PSP 2.0

East of Aberline

EASTERN MAAR COUNTRY

Precinct Structure Plan

SEPTEMBER 2025

More Homes For Victorians
VICTORIA State Government
Department of Transport and Planning
vpa Victorian Planning Authority

Acknowledgment of country

The Victorian Planning Authority proudly acknowledges Victoria's Aboriginal community and their rich culture and pays respect to their Elders past and present.

We acknowledge Aboriginal people as Australia's first peoples and as the Traditional Owners and custodians of the land and water on which we rely.

We recognise and value the ongoing contribution of Aboriginal people and communities to Victorian life and how this enriches us.

We embrace the spirit of reconciliation, working towards the equality of outcomes and ensuring an equal voice.

We acknowledge the Peek Whurrong and Kirrae Whurrong people of the Eastern Maar Nations as the Traditional Owners of their unceded Country. We acknowledge their ongoing connection to this land, waterways, and skies, and we pay our respects to their Elders past and present.

Accessibility

The Victorian Planning Authority is committed to ensuring that all persons, including those with disabilities, can access information about our key planning projects, are able to participate in community engagement and consultation activities, and have access to our premises.

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CONTENTS

Plans

Tables

Figures

Cross Sections

1 CONTEXT

1.1 How to read this document

The Precinct Structure Plan (PSP) guides land use and development where a planning permit is required under the Urban Growth Zone (Clause 37.07 of the Warrnambool Planning Scheme), or any other provision of the Warrnambool Planning Scheme that references this PSP.

Part 1: Context

Part 1 contains the contextual overview of the PSP document and the function of individual components as well as infrastructure contributions required to deliver the precinct.

Part 2: PSP outcomes

Part 2 contains the outcomes this PSP is seeking to achieve.

A planning application and subsequent planning permit must implement the outcomes of the PSP.

The outcomes are expressed as:

- The **Vision** - the overarching unique place-based outcome intended for this PSP.
- The **Purpose** - how the PSP will facilitate the vision for the precinct.
- The **Place-based Plan** - outlines the intended urban structure for the precinct.

Part 3: Implementation

Part 3 contains the strategic land use context and place-making elements to be implemented for the precinct and responds to each of the seven 20-minute neighbourhood **hallmarks**.

Each hallmark is implemented according to the following sub-structure:

- **PSP objectives:** The PSP identifies a set of place-based objectives to achieve the vision and purpose for the precinct. These provide the guidance required to achieve the specific outcomes sought for each of the seven hallmarks within the precinct.
- **PSP implementation and delivery:** The PSP provides guidance in the form of plans, tables and diagrams to help with interpretation and implementation of the requirements and guidelines.
- **PSP requirements:** Requirements are implementation actions that must be adhered to in developing the land. Where they are not demonstrated in a permit application, requirements will usually be included as a condition on a planning permit whether or not they take the same wording as in the PSP. The responsible authority may consider alternatives only where flexibility has been provided in the specific requirement. A requirement may reference a plan, table or figure in the PSP.
- **PSP guidelines:** Guidelines express how discretion will be exercised by the responsible authority in certain matters that require a planning permit. The responsible authority may consider an alternative to a guideline if it is satisfied that an application for an alternative, achieves the objective/s. A guideline may include or reference a plan, table or figure in the PSP.

Any objective, requirement or guideline applies to the whole PSP, and not just to the Hallmark under which it is nested. Meeting these requirements and guidelines will implement the vision, purpose and objectives of the PSP.

Part 4: Appendices

Part 4 contains the technical and administrative information required to support the implementation of the strategic land use context and place-making elements of the PSP. It includes tables, plans, diagrams and definitions. These include:

- Precinct infrastructure plan and table.
- Summary land use budget and property-specific land use budget.
- Cross-sections.
- Activity centre performance requirements & guidelines.
- Various concept plans (e.g., activity centre, Biodiversity Conservation Strategy [BCS] conservation area, etc).
- Canopy street tree calculation methodology
- Glossary of terms.

Not every aspect of land use, development or subdivision is addressed in this PSP. A responsible authority may manage development and issue permits as relevant under its general discretion. The *Generally in Accordance Guidance Note* is available on the VPA website to provide direction in the application of discretion where a PSP applies.

Development must comply with all other relevant Acts and approvals..

1.2 Function of the PSP

The function of the PSP is to:

- Provide the planning conditions for private industry delivery
- Identify and where appropriate, provide the shared funding for a diverse range of open spaces and community infrastructure
- Ensure development will generate the necessary population to support investment in critical infrastructure.

1.3 Regional context

The East of Aberline Precinct is located approximately 4 kilometres northeast of the Warrnambool CBD. Warrnambool is a designated regional city on Victoria's southwest coast, situated about 180 kilometres west of Geelong and 260 kilometres from the Melbourne CBD. The city is identified in the *Plan for Victoria* as a key regional city, with a population of 35,406 recorded at the 2021 Census.

The *Warrnambool City-wide Housing Strategy (2013)* identifies land east of Aberline Road (North-East Warrnambool) as one of Warrnambool's priority greenfield growth areas, intended to address the city's growth needs over the longer term. The strategy also highlights the growing importance of providing for social and affordable housing within future growth area planning.

The *Great South Coast Regional Growth Plan* positions Warrnambool as the primary hub for population and employment growth within the region. It reinforces Warrnambool's strategic role as a regional city expected to accommodate a substantial share of Victoria's population growth, projecting an increase to approximately 37,440 residents by 2031 (*Victoria in Future*, 2023).

The East of Aberline Precinct plays a key role in supporting the *Victoria Housing Statement: The Decade Ahead 2024–2034*, which targets the delivery of 152,000 new homes in regional Victoria. As one of Warrnambool's key long-term greenfield growth fronts, the precinct is expected to accommodate between 4,000-4,500 new dwellings and support a future population of around 12,000. Its contribution is critical to meeting both local housing demand and statewide supply targets, while enabling the delivery of diverse, well-located and potentially affordable housing in a designated regional city.

Plan 1
Regional Context
East of Aberline Precinct Structure Plan

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1.4 Precinct features

The precinct area is approximately 410 hectares of predominantly undeveloped land located on the eastern fringe of Warrnambool and generally characterised by agricultural-based land uses, including grazing.

The precinct is defined by a range of surrounding land uses and internal physical characteristics that will influence its future urban structure.

West – Aberline Road

The western boundary of the precinct is formed by Aberline Road, a key north–south arterial road that separates the precinct from established residential areas in Northeast Warrnambool. Aberline Road provides important local and regional connectivity and will serve as a key movement corridor for the future community.

North – Wangoom Road

Wangoom Road defines the northern boundary of the precinct and functions as a key east–west rural arterial route. Land north of Wangoom Road is predominantly rural, with the PSP providing a soft urban–rural transition through the provision of local access street with shared path.

East – Rural land

The eastern boundary adjoins open rural land that continues the Russells Creek corridor, which is of ecological, landscape, and cultural significance. This interface provides an opportunity to establish an appropriate transition and create public open space with visual and recreational connections to the rural hinterland.

Southeast - Horne Road

Horne Road is a key north–south connector located along the southeastern edge of the precinct. It provides access to the adjacent Horne Road Industrial Precinct and links with key regional transport routes, supporting both local employment and freight movement. As development proceeds, Horne Road will play an important role in servicing residential neighbourhoods in the south and providing access to nearby jobs. Future upgrades will be required to accommodate increased traffic volumes, improve safety, and support active transport connections. Interface planning along Horne Road must also address potential amenity impacts and futureproof the road upgrade.

The southeast corner of the precinct interfaces with the Horne Road Industrial Precinct, one of Warrnambool's key employment areas. This precinct is 65 hectares and is zoned Industrial 3 Zone (INZ3). The development of this land is set out in the approved *"Horne Road Development Plan"*.

This proximity offers opportunities for future residents to access local jobs, but also requires careful land use transition and buffering to manage amenity impacts from the high-impact uses such as waste transfer station, asphalt batching plant, concrete batching plant (proposed), caravan repairs, vehicle mechanic services and farming equipment fabrication. Planning for this interface must consider noise, traffic, and operational considerations, supported by appropriate setbacks, road design, and landscape treatment.

Southwest – Gateway Road and existing residential areas:

Gateway Road forms the southwestern edge of the precinct and connects to established residential neighbourhoods and a significant retail complex at Gateway Plaza. This interface

presents an opportunity for integrated neighbourhood design, increased density and connectivity with existing communities.

South – Dales Road

The southern boundary of the precinct is defined by Dales Road and adjacent water storage infrastructure managed by Wannon Water. These reservoirs serve an essential service function.

Russells Creek Waterway Corridor

Russells Creek traverses the precinct, forms a key part of the local drainage network and is environmentally and visually significant. The natural waterflow of the creek is also important to the Eastern Maar Peoples' cultural values and heritage significance. The creek presents opportunities for integrated water management, passive open space, cultural values and ecological restoration. The alignment of Russells Creek will influence the structure of development parcels and road network.

Francis Tozer Memorial Reserve (Tozer Reserve)

Tozer Reserve is in the middle of the precinct south of Wangoom Road and has an ecological connection to Russells Creek in the south. The reserve is owned by the Department of Education and managed by a Committee of Management. It forms a key anchor for open space planning within the precinct and provides a valuable interface with the adjoining established neighbourhood. The reserve contains cultural heritage significance and ecological values and presents opportunities for integration with future shared path networks, bushfire management areas and active open space corridors. A Bushfire Management Overlay also applies to most of the reserve and the Department of Transport and Planning are in the process of updating the BMO to extend it to cover the whole of the reserve.

Boiling Down Road

Boiling Down Road runs east–west through the southern portion of the precinct and serves as an important existing rural connector road. The proposed upgrade of Boiling Down Road will support new neighbourhoods, provide permeability across the precinct, and potentially accommodate future public transport services and shared paths.

Undulating topography

The precinct features gently rolling terrain, with higher ground located in the eastern parts in Horne Road and lower-lying areas concentrated around Russells Creek. These variations in elevation offer opportunities for views, character precincts, and water-sensitive urban design.

Scattered vegetation and shelter belts

The landscape includes areas of native vegetation, planted windrows, and shelter belts, particularly along drainage lines and former property boundaries. These provide habitat value and opportunities for integration into new developments.

1.5 Cultural & historical context

1.5.1 Cultural context

The Eastern Maar Aboriginal Corporation is the Registered Aboriginal Party (RAP) for and on behalf of the Peek Whurrong and Kirrae Whurrong People of the Eastern Maar Nations and are recognised as the Traditional Owners of lands, waters and skies across the Greater Southwest Coast Region.

The Eastern Maar people hold a strong and ongoing connection to their Country, encompassing cultural, spiritual and historical associations that continue to shape the landscape today.

The planning of the precinct respects and protects Aboriginal cultural heritage within the precinct and has consulted the Eastern Maar Aboriginal Corporation to help identify the significant cultural values within the precinct and surrounds.

In addition to statutory requirements under the Native Title Act 1993 (Commonwealth), Aboriginal and Torres Strait Islander Heritage Protection Act 1984 (Commonwealth) and Aboriginal Heritage Act 2006 (Victoria), the PSP provides the opportunity for new developments to recognise and celebrate Eastern Maar culture through landscape design, place naming, interpretive elements and partnerships in the ongoing stewardship of Country. Embedding cultural values into the urban fabric of the precinct will help foster a deeper sense of place, identity and reconciliation in Warrnambool's future growth.

1.5.2 Historical context

The precinct consists of large rural properties with scattered dwellings, outbuildings, and internal access tracks. These rural land uses will transition over time to urban residential neighbourhoods as the precinct is developed, guided by a coordinated approach to subdivision and infrastructure servicing.

While the precinct does not currently contain registered or listed post-contact heritage sites, the significant heritage place below is recommended to be included to the Heritage Overlay in accordance with the East of Aberline Precinct Aboriginal and Historical Heritage Assessment (Ecology and Heritage Partners, 2025):

- 174 Aberline Road, Warrnambool (structural and archaeological remains of a primary sandstone house structure and associated sandstone building)

1.6 Strategic policy context

This PSP is informed by:

- Plan for Victoria (2025)
- Plan Melbourne 2017-2050
- Victoria's Housing Statement – The decade ahead 2024-2034
- The Precinct Structure Planning Guidelines: New Communities in Victoria (VPA, 2021).
- The Planning Policy Framework set out in the Warrnambool planning scheme
- Great South Coast Regional Growth Plan (2014)
- Warrnambool City-wide Housing Strategy (2013).

1.7 Development Contributions Plan

This PSP will be supported by the *East of Aberline Development Contributions Plan (the DCP)* and is incorporated into the Warrnambool Planning Scheme.

The DCP sets out the essential infrastructure requirements and expected contribution arrangements delivered as part of the planning permit process.

1.8 Background information

The *East of* Aberline PSP Background Report provides detailed information relating to the precinct, including its local and regional city context, history, landform and topography, biodiversity, drainage, open space, transport infrastructure, employment, and community facilities. The report details the technical information and rationale that has informed the place-based decisions and planning outcomes expressed in this PSP.

The technical studies are available at East of Aberline PSP - VPA.

2 PSP OUTCOMES

2.1 PSP vision

The East of Aberline Precinct is a series of residential neighbourhoods integrated with Warrnambool's established urban areas, parks and creek trails. It is vital to Warrnambool's identity as a regional city blending coast and country.

This precinct is a sustainable, vibrant, green and resilient community that honours the cultural values of the Peek Whurrong and Kirrae Whurrong people of the Eastern Maar Nations.

The precinct is a diverse, inclusive residential community with affordable housing. Higher-density development near shops and parks encourages walking and cycling. Co-located community, recreation and education facilities at Russells Creek Civic Precinct and the Horne Road Neighbourhood Activity Centre form accessible hubs enhancing residents' lives.

Sustainable transport is supported, with tree-lined streets and dedicated infrastructure for safe cycling, walking, and public transit. Active transport corridors and infrastructure connect the community to Warrnambool's established areas, promoting healthy movement. The road network is designed for safety and efficiency, accommodating goods and services movement.

The precinct will support the enhancement of ecological values and protect biodiversity corridors, particularly along Russells Creek and Tozer Reserve. A restored and interconnected habitat network will support the recolonisation of threatened species such as the Growling Grass Frog, while fostering broader environmental resilience. Conservation areas will provide vital ecological functions, incorporating wetland restoration, terrestrial habitat buffers, and hydrological enhancements to sustain local fauna and flora.

2.2 PSP purpose

The East of Abeline PSP aims to facilitate:

1. A unique and contextually appropriate urban environment that responds to its surrounding landscape character, topography and environmental considerations.
2. Diverse housing types to meet a range of affordability needs.
3. The timely delivery of new homes through a well-structured planning framework that coordinates land use, infrastructure provision and sequencing.
4. Urban growth through the coordinated delivery of transport and transport infrastructure upgrades that improve local connectivity, safety and access to services.
5. A connected and inclusive neighbourhood by integrating an active transport network that links schools, community facilities, the local town centre, Tozer Reserve and Russells Creek.
6. Resilient, sustainable urban development that reflects Warrnambool's rural character and responds to the impacts of climate change
7. Opportunities to identify and celebrate important Aboriginal cultural heritage connections with Country through consulting with Peek Whurrong and Kirrae Whurrong people of the Eastern Maar Nations.
8. An integrated and sustainable approach to management of water that responds holistically to drainage considerations and prioritises sustainable consumption.
9. The protection and enhancement of Russells Creek and Tozer Reserve as multifunctional landscape corridors that provide habitat for native species, manage water sustainably, and enable the long-term recolonisation of the Growling Grass Frog.

Plan 2
Place Based Plan
East of Aberline Precinct Structure Plan

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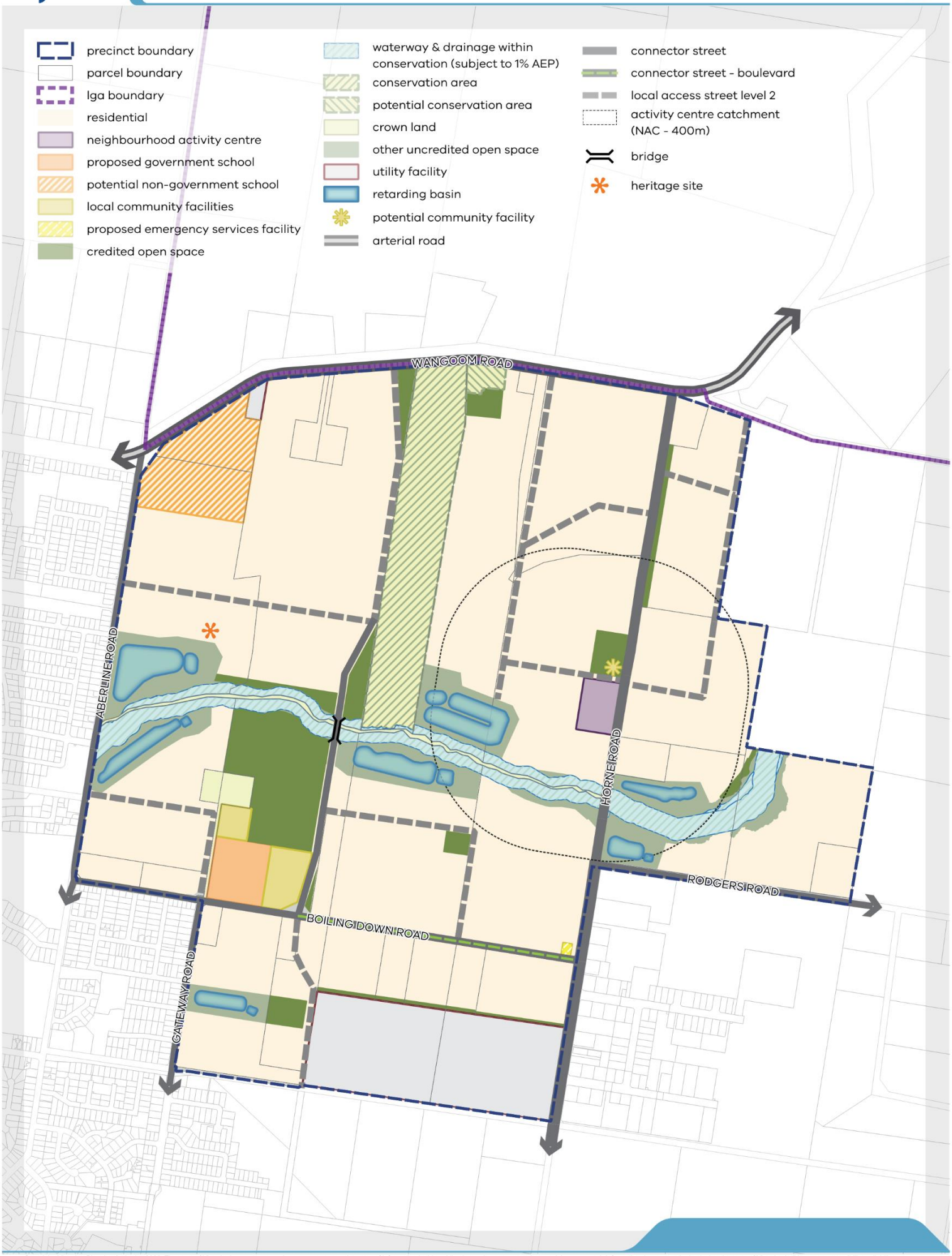
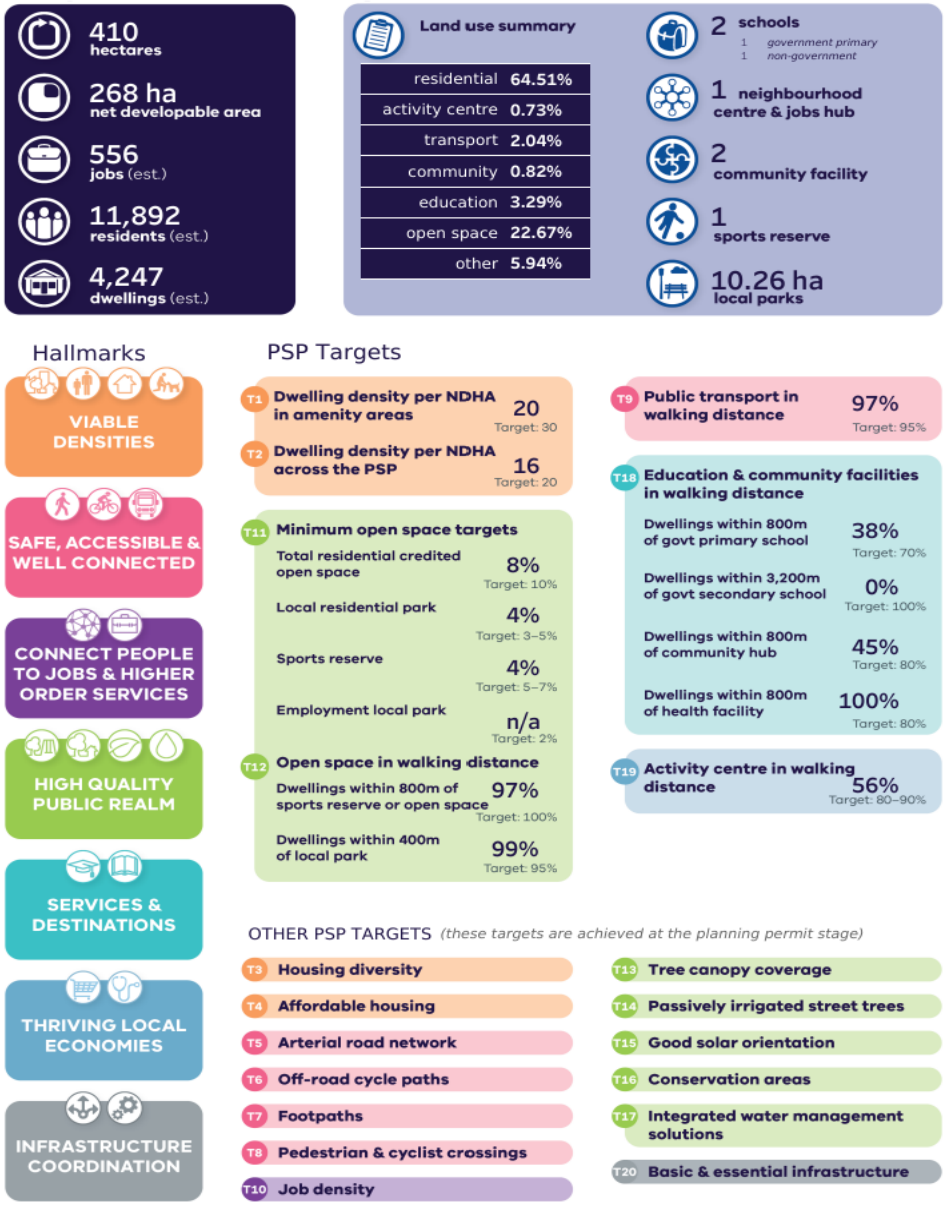


Figure 1 summarises how East of Abeline PSP measures against the performance targets based on the PSP Guidelines. The metrics including total numbers and percentage in Figure 1 are rounded

Figure 1 PSP performance summary



NOTE: See East of Abeline Precinct Structure Plan – Amendment C217warr Background Report – August 2025 for a discussion of the place-based response to PSP Guideline target metrics

3 IMPLEMENTATION

3.1 Viable densities

3.1.1 Objectives – viable densities

OBJECTIVES		IMPLEMENTATION TOOLS
O1	To facilitate subdivision and development that contributes to housing diversity and affordability	R1, G7 Table 2
O2	To provide housing choices within walkable catchments to areas of high amenity, including around key destinations such as activity centres, community facilities and active open space.	O2, R4, Table 1
O3	To facilitate 11.3% of affordable housing	Table 2
O4	To facilitate subdivision and development that promote a sense of place for residents with site-responsive design that is local and of its place, responds to the Aboriginal cultural values, infrastructure demand, precinct features and bushfire hazard areas.	R2, R3, R5, G1, G2, G4, G5, G6

3.1.2 Requirements and guidelines – viable densities

REQUIREMENTS	
R1	Residential development must be generally in accordance with the density, distribution and diversity targets set in Plan 3 Housing Plan and Table 1 Housing Density and Diversity to the satisfaction of the responsible authority. Residential subdivision and development that can demonstrate how target densities can be achieved over time may be considered. *(T1, T2, T3 & T4)*

R2	Residential development that seeks to demonstrate how target densities can be achieved over time must be accompanied by a staging and density plan prepared to the satisfaction of the responsible authority.
	The plan must:
	• Calculate the total number of dwellings based on the housing catchment areas applicable to the subdivision and the total net developable area across the subdivision
	• Demonstrate how the development achieves the total number of dwellings across the subdivision.
	• Illustrate a logical and coordinated staging sequence, including:
	  ○ Delivery of lower-density housing types in the initial stages; and
	  ○ Integration of higher-density housing types within a designated housing choice area in later stages, where supported by infrastructure provision and land value uplift.
	• Show the indicative dwelling yield, average density, and lot size mix for each stage, including any superlots nominated for future higher-density or affordable housing delivery.
	• Identify the location and yield of affordable and social housing to be delivered across the subdivision in accordance with Table 2.

	• Provide a breakdown of affordable and social housing typologies, including the number and proportion of bedrooms, in accordance with Table 2, unless otherwise agreed by the responsible authority. • Demonstrate that proposed densities and staging are compatible with the planned delivery of infrastructure outlined in the Development Contributions Plan, including transport, open space, and community facilities. • Identify any superlots or parcels intended for transfer or delivery in partnership with a housing agency or public housing provider, including indicative timing for delivery.
R3	Development and design must appropriately respond to the existing and proposed precinct features and surrounding uses, in particular: • Topographical features and slopes • Identification of Aboriginal cultural significance and heritage places (including place naming) and survey of potential archaeological sites in consultation with the Registered Aboriginal Party, in accordance with the relevant legislations • Conservation masterplan • Landscape values • Bushfire hazard areas • Existing native vegetation • Existing and identified drainage, conservation and waterway corridors • Character and heritage places • Urban-rural transition to the eastern edge of the precinct that adjoins open rural land • Wannon Water storage facilities.
R4	Development must facilitate active frontages to adjoining open space, landscape values areas, and waterway corridors to the satisfaction of the responsible authority.
R5	Residential development must demonstrate as appropriate how they promote a sense of place through a diverse neighbourhood and street character by providing a range of lot sizes, frontage widths and dwelling types to avoid large areas of similar building types.
GUIDELINES	
G1	Development should provide a design response to the "Sustainable Subdivision Framework (SSF)" prepared by the Council Alliance for Sustainable Built Environment (CASBE).
G2	Landmark sites and gateway entry points should be planned, developed, and landscaped to create a sense of arrival and entry at main connector and arterial roads intersections.
G3	Development should facilitate a sense of place and respond to the local context and create view line corridors to significant distant visual features that protect and reinforce the natural, rural and scenic amenity and landscape character values, as

	per the Aberline to Horne Growth Corridor Landscape and Viewshed Assessment (prepared by Spiire January 2018).
G4	Subdivision for super-lots for future higher density dwellings, or integrated housing should demonstrate: • Expected dwelling yield. • Connections and active interfaces with adjacent streets, open space and waterways • Safe and effective internal vehicle and pedestrian circulation.
G5	Residential subdivision and development that contributes to meeting the 11.3% affordable housing target is encouraged. *(T4)*
G6	Where affordable housing is provided, affordable housing products should be predominately located in higher amenity areas close to services, public transport and community facilities and provide for a range of housing typologies to meet demonstrated local needs having consideration to Table 1 Housing density and diversity. *(T4)*
G7	Where affordable housing is provided, consideration should be given to meeting the needs of different income ranges and household sizes generally in accordance with Table 3 Affordable housing delivery guidance. *(T4)*
G8	Specialised housing forms, such as lifestyle communities, retirement living, or aged care should: • respond to and integrate with adjoining development, avoiding inactive interfaces and blank facades to the public street network • be located within a housing choice area • be accessible by public transport and shared path networks and not present a barrier to movement through the surrounding road, public transport, pedestrian and active transport movement network.
G9	Prior to the subdivision of larger parcels or parcels in contiguous ownership, applicants should prepare a masterplan demonstrating how the subdivision design and built form response achieves the designated land uses, infrastructure provisions, objectives, requirements, and guidelines in the PSP, to the satisfaction of the responsible authority.

Table 1 Housing density and diversity

HOUSING CHOICE AREA 1	
Housing catchment area	Land shown as "Housing Choice Area 1" on Plan 3 – Housing Plan. Applies to land which is located within the 400m walkable catchments of the Neighbourhood Activity Centre east of Horne Road and west of the Russells Creek Civic Precinct.
Minimum density	Average of 20 dwellings or more per NDHa
Target typologies	**Character Statement** Development should align with the established pattern in Aberline and along Gateway Road, providing a mix of medium density lots (to support walkability and access to the NAC) and larger lots that maintain housing diversity. Development will have a modest scaled urban neighbourhood character, characterised by buildings up to four storeys in height set within a landscaped setting. Mixed building typologies will be applied throughout the amenity areas to help create a sense of place, provide visual transition and diversity in built form, enable landscaped areas with canopy trees, create view corridors, and provide appropriate interfaces with other balance areas, rural interfaces or existing urban areas. More intensive forms of development such as apartment buildings, Small Lot Housing Code and attached townhouses may be provided in discreet locations. **Typologies** To support delivery of diverse housing outcomes the PSP and applicable planning applications should enable opportunities to deliver at least two (2) different housing typologies. The mix of dwelling typologies should include, but is not limited to: • Integrated/apartment/mixed-use developments • Attached multi-unit developments/townhouse developments • Semi-detached/duplex style developments (e.g. Small Lot Housing Code products) • Key worker accommodation. Affordable housing provision is encouraged in accordance with Table 3.
HOUSING CHOICE AREA 2	
Housing catchment area	Land shown as "Housing Choice Area 2" on Plan 3 – Housing Plan. Applies to land within 400 metres east and south of the proposed Government Primary School and sports reserve.
Minimum density	Average of 18 dwellings or more per NDHa
Target typologies	**Character Statement** Development will continue the established pattern of mixed lot sizes, while responding to the accessibility of school and kindergarten services. Larger family-oriented lots are encouraged to support

	households with children and provide a strong community setting adjacent to education and open space facilities. Development will have a modest scaled urban neighbourhood character, characterised by buildings up to three storeys in height set within a landscaped setting. Mixed building typologies will be applied throughout the amenity areas to help create a sense of place, provide visual transition and diversity in built form, enable landscaped areas with canopy trees, create view corridors, and provide appropriate interfaces with other balance areas, rural interfaces or existing urban areas. More intensive forms of development such as apartment buildings, Small Lot Housing Code and attached townhouses may be provided in discreet locations. **Typologies** To support delivery of diverse housing outcomes in balance areas, the PSP and applicable planning applications should enable opportunities to deliver at least two (2) different housing typologies. The mix of dwelling typologies should include, but is not limited to: • Integrated/apartment/mixed-use developments • Attached multi-unit developments/townhouse developments • Semi-detached/duplex style developments (e.g. Small Lot Housing Code products) • Key worker accommodation. Affordable housing provision is encouraged in accordance with Table 3.
BALANCE AREA	
Housing catchment area	All land other than land shown as "Balance Area" on Plan 3 – Housing Plan.
Minimum density	Average of 15 dwellings or more per NDHa
Target typologies	**Character Statement** Development will have a modest scaled urban neighbourhood character, characterised by buildings up to three storeys in height set within a landscaped setting. Mixed building typologies will be applied throughout the balance areas to help create a sense of place, provide a diversity in built form, enable landscaped areas with canopy trees, create view corridors, and provide appropriate interfaces with open space or public areas. More intensive forms of development such as walk up apartment buildings, Small Lot Housing Code and attached townhouses may be provided in discreet locations. **Typologies** To support delivery of diverse housing outcomes in balance areas, the PSP and applicable planning applications should enable opportunities to deliver at least two (2) different housing typologies within each small cluster of street blocks. The mix of dwelling typologies should include, but is not limited to: • Attached townhouse development • Semi-detached/duplex style development • Detached traditional style housing

	• Small Lot Housing Code products (in limited cases)

LOW DENSITY/TRANSITIONAL AREA	
Housing catchment area	Land shown as "Low Density area" and "Transitional Area" on Plan 3 – Housing Plan. Applies to land interfacing with Tozer Reserve and interfaces with Farming Zoned land to the east of the PSP.
Minimum density	Average of 12 dwellings or more per NDHa, with no lot size less than 800 sqm.
Target typologies	**Character Statement** Development must reflect the bushfire settlement planning guidelines and provide a sensitive transition between the urban edge and the adjoining rural context, ensuring appropriate setbacks, landscaping, and building design. **Typologies** Dwelling typologies should include, but is not be limited to: • Detached traditional style housing, with no lot size less than 800 sqm. .

Table 2 Dwelling yields

HOUSING CATCHMENT AREA	NDA (HA)	DWELLINGS/NDHA	NO. OF DWELLINGS
Housing Choice Area 1	45.3	20	904
Housing Choice Area 2	35.1	18	632
Balance Area	154	15	2,310
Low Density Area	26.7	12	321
Transitional Area	6.7	12	81
TOTAL	267.8		4,247
Anticipated population at 2.8 persons per dwelling			11,891

Table 3 Affordable housing delivery guidance

	Affordable housing	
% of total dwellings	11.3% Use total affordable housing demand number.	
	Subsidised Market Housing	**Social Housing**
% of total dwellings	1.6%	9.7%
Income Band	**% of subsidised market housing by income band**	**% of social housing by income band**
Very low	0%	0%
Low	0%	47%
Moderate	100%	6%
Housing Type	**% of subsidised market housing by number of bedrooms**	**% of social housing by number of bedrooms**
1-bedroom	74%	62%
2-bedroom	11%	13%
3-bedroom	8%	12%
4+ bedrooms	8%	13%

Plan 3
Housing
East of Aberline Precinct Structure Plan

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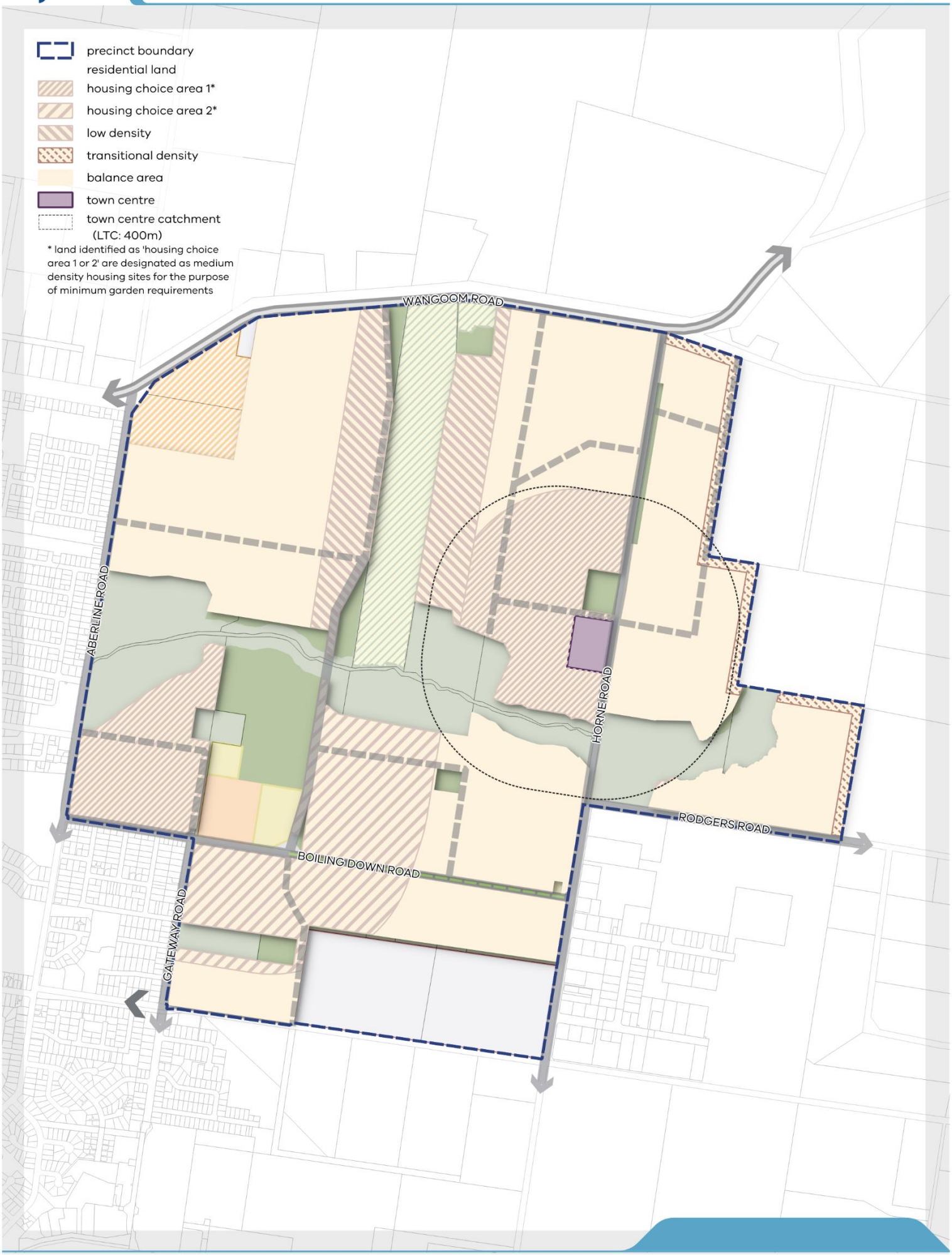


3.2 Safe, accessible, and well-connected

3.2.1 Objectives

OBJECTIVES		IMPLEMENTATION TOOLS
O5	To deliver a safe, accessible, and well-connected walkable neighbourhood. *(T5, T6, T7)*	R3, R4, R10, G9
O6	To establish efficient and direct connections to key destinations within and beyond the precinct, including Russells Creek Civic Precinct and activity centres and railway stations, the Warrnambool CBD, Deakin University and key industrial and employment areas.	R7, R9
O7	To prioritise active and public transport modes and reduce reliance on private vehicles.	R12, R14
O8	To ensure the transport network is safe, legible, and efficient for all users.	R6, R8, R11, R38
O9	To enable the timely and efficient delivery of the road network construction and/or upgrade.	R13

3.2.2 Requirements and guidelines

REQUIREMENTS	
R6	All roads must be in accordance with the IDM road design guidelines and generally in accordance with Plan 4 Movement Network Plan, Table 4 Local Road Upgrade Implementation, relevant cross sections in Appendix 5 Standard & non-standard road cross sections and the planned DCP infrastructure, unless otherwise agreed by the relevant authority.
R7	Pedestrian and cyclist crossings must be provided generally in accordance with those indicated in Plan 4 Movement Network Plan. Additional pedestrian and cycle crossings must be provided every 400–800m, where appropriate, along arterial roads, waterways, and any other accessibility barriers. *(T8)*
R8	New developments fronting Russells Creek must provide pedestrian and cyclist crossings for walking and cycling to key destinations of Russells Creek Civic Precinct and activity centres, generally in accordance with Plan 4 Movement and Network. These crossings should be provided every 400 metres where appropriate, along roads, waterways, and any other accessibility barriers, except in the instance of Tozer Reserve.
R9	New development fronting Wangoom Road must provide a 3m shared path adjacent to the PSP boundary connecting to the existing and/or proposed shared path network of the PSP as proposed in Plan 4 or via the relevant cross sections to the satisfaction of the responsible authority.
R10	New development fronting Boiling Down Road, Horne Road, Abeline Road south of Russell Creek and Wangoom Road must: • Provide consolidated vehicle access points via internal loop, service road or access street intersections in accordance with the restrictions shown on Plan 4, unless otherwise agreed by the relevant road authority; and

	• Construct a continuous footpath or shared path along the site frontage to the satisfaction of the road authority. The provision of access street intersections with right-turn lanes on Boiling Down Road may be allowed to the satisfaction of the road authority.
R11	New developments and road network designs must provide: • Connections to the existing and/or constructed road and active transport network; • Local access streets and shared paths generally in accordance with Plan 4 Movement and Network; • A permeable, direct and safe street network prioritising walking and cycling particularly to key destinations of Russells Creek Civic Precinct and activity centres; • Upgrade to existing road network, including Aberline Road, Wangoom Road, Horne Road and Boiling Down Road in accordance with Plan 4 and Table 4 'Local Road Upgrade Implementation, which set out the process for delivering upgrades for the precinct traffic. The requirements will be implemented through subdivision permit conditions as determined by the responsible authority. • Design of crossings over the conservation corridor in accordance with Growling Grass Frog Crossing Design Standards (DELWP, 2017)
R12	Roads abutting a community facility, school, or open space area, must be designed to achieve slow vehicle speeds and include pedestrian crossing points near these sites.
R13	Where lots are 7.5 metres or narrower, vehicle access must be provided via a rear laneway, unless otherwise approved by the responsible authority to improve pedestrian and cyclist safety.
R14	Where a connector street terminates at a local street, the intersection must accommodate safe U-turns for buses.
R15	Development adjoining a bushfire hazard area must include a publicly accessible perimeter road unless otherwise agreed by the Responsible Authority and relevant fire authority.
GUIDELINES	
G10	A variety of cross sections should be used in subdivision layouts for local streets, to create differentiation, sense of place and neighbourhood character. *(T5, T6)* Alternative cross sections should ensure that: • Relevant minimum road reserve widths for the type of street are maintained. • Sufficient provision is made for street tree planting to achieve 30% canopy tree coverage in the public realm (excluding areas dedicated to biodiversity, native vegetation conservation, and drainage assets). (T13) • The performance characteristics of standard cross sections are maintained, including provision for pedestrian and cycle use.
G11	Alternative cross sections may be considered for arterial roads where supported by a movement and place assessment completed according to the matrix methodology in Module 1 in *Movement and Place in Victoria* (Department of Transport, 2019), so that road design is in accordance with the IDM, is appropriate to the transport function for

	all modes, surrounding land uses and user experience, to the satisfaction of the relevant road authority and the responsible authority. *(T5)*
G12	Slip lanes should be avoided in areas of high pedestrian activity (including schools and the Local Town Centre) and only provided at intersections between connector streets and arterial roads where they are necessitated by high traffic volumes with pedestrian priority crossings.
G13	Street layouts should create frame views to places of visual interest such as Tozer Reserve and Russells Creek, as identified in the Aberline to Horne Growth Corridor Landscape and Viewshed Assessment (prepared by Spiire January 2018).
G14	Development should include frontage roads to all edges of open spaces. Where frontage roads are not provided, an access way should be provided to the satisfaction of the responsible authority.

Table 4 Local Road Upgrade Implementation

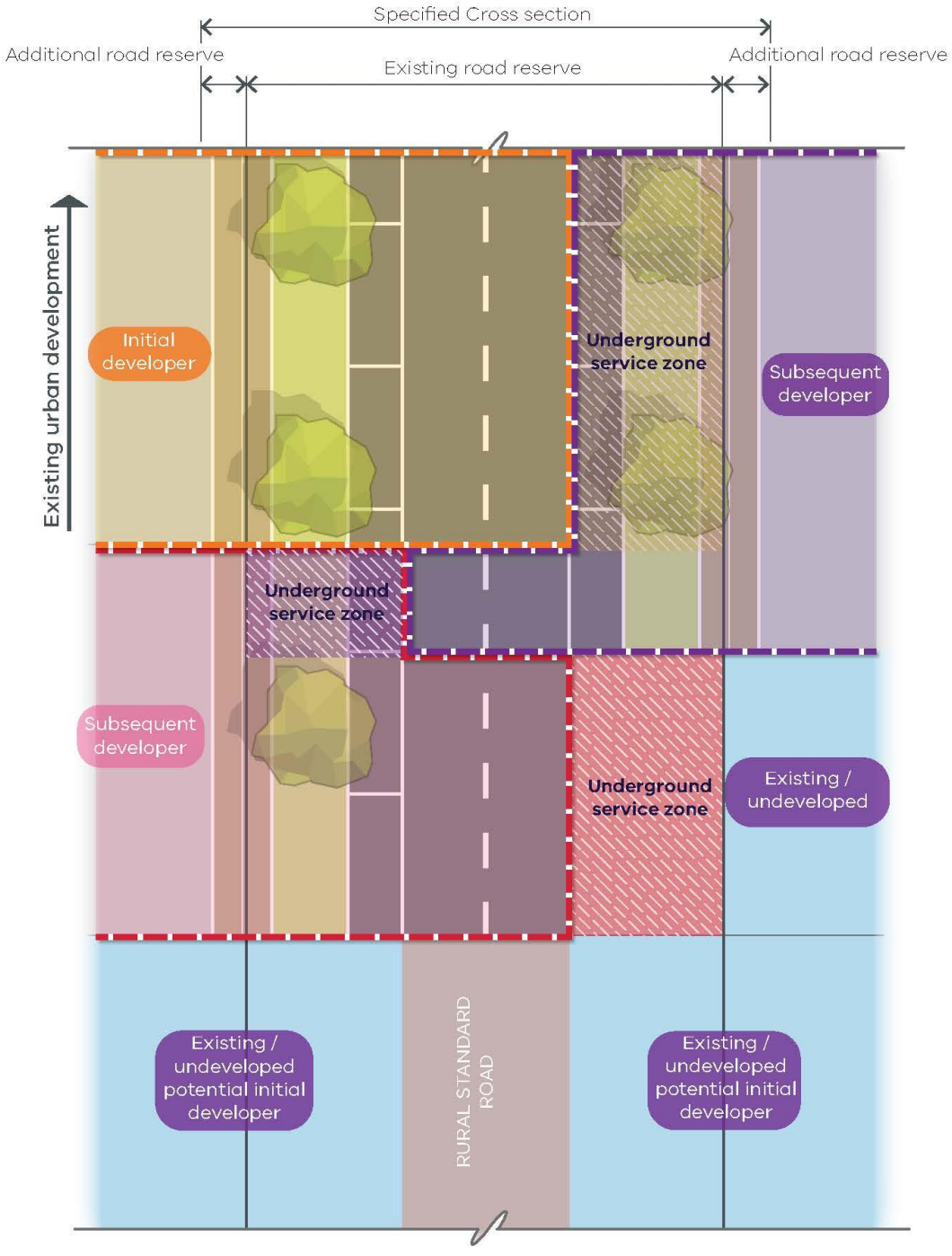
Implementation areas		
All existing roads	New developments abutting the road are responsible for the upgrade to the deliverable section of road to a standard in line with the cross sections of the PSP. A deliverable section of road includes: • The road section(s) abutting the development land.	
Boiling Down Road / Aberline Road / Horne Road / NS Connector	New developments abutting the road are responsible for the upgrade to the deliverable section of road to a standard in line with the cross sections of the PSP. A deliverable section of road includes: • The road section(s) abutting the development land; and • The road section(s) from the access point(s) of new development to Boiling Down Road.	
Below outlines the delivery responsibilities of initial developers and subsequent developers, unless otherwise agreed by the Responsibility Authority, with Figure 2 showing the implementation concept.		
Development Proponent	**Applicable length**	**Cross Section**
Initial Developer	• Full length of deliverable section of carriageway within existing road reserve	• Full width of carriageway
	• Full length of deliverable section of road within existing road reserve and additional road reserve (frontage)	• Parking bay • Nature Strip (including landscaping)

		• Shared path / pedestrian path (to be connected to the existing pedestrian/cycling network)
	• Partial length of deliverable section of road within underground service zone	• Extend/upgrade the underground service to the satisfaction of Responsible Authority and utility service providers
Subsequent Developer	• Remainder of deliverable section of road within existing road reserve and additional road reserve (frontage)	• Carriageway • Parking bay • Nature Strip (including landscaping) • Shared path / pedestrian path (to be connected to the existing pedestrian/cycling network)
	• Partial length of deliverable section of road within underground service zone	• Extend/upgrade the underground service to the satisfaction of Responsible Authority and utility service providers

Note:

- The additional road reserve must be vested in Council upon the completion of the road upgrade.
- Road projects must be provided by developers of land within the PSP. 'Out-of-sequence' development occurs when a property is developed outside of the logical sequence. In addition to providing the identified section of road associated with their property, an out-of-sequence developer may be required by the responsible authority to provide for road infrastructure attributed to the initial developer in the preceding section to ensure continuity of the road's delivery.

Figure 2 Local Road Upgrade Implementation Concept



Plan 4
Movement Network
East of Aberline Precinct Structure Plan

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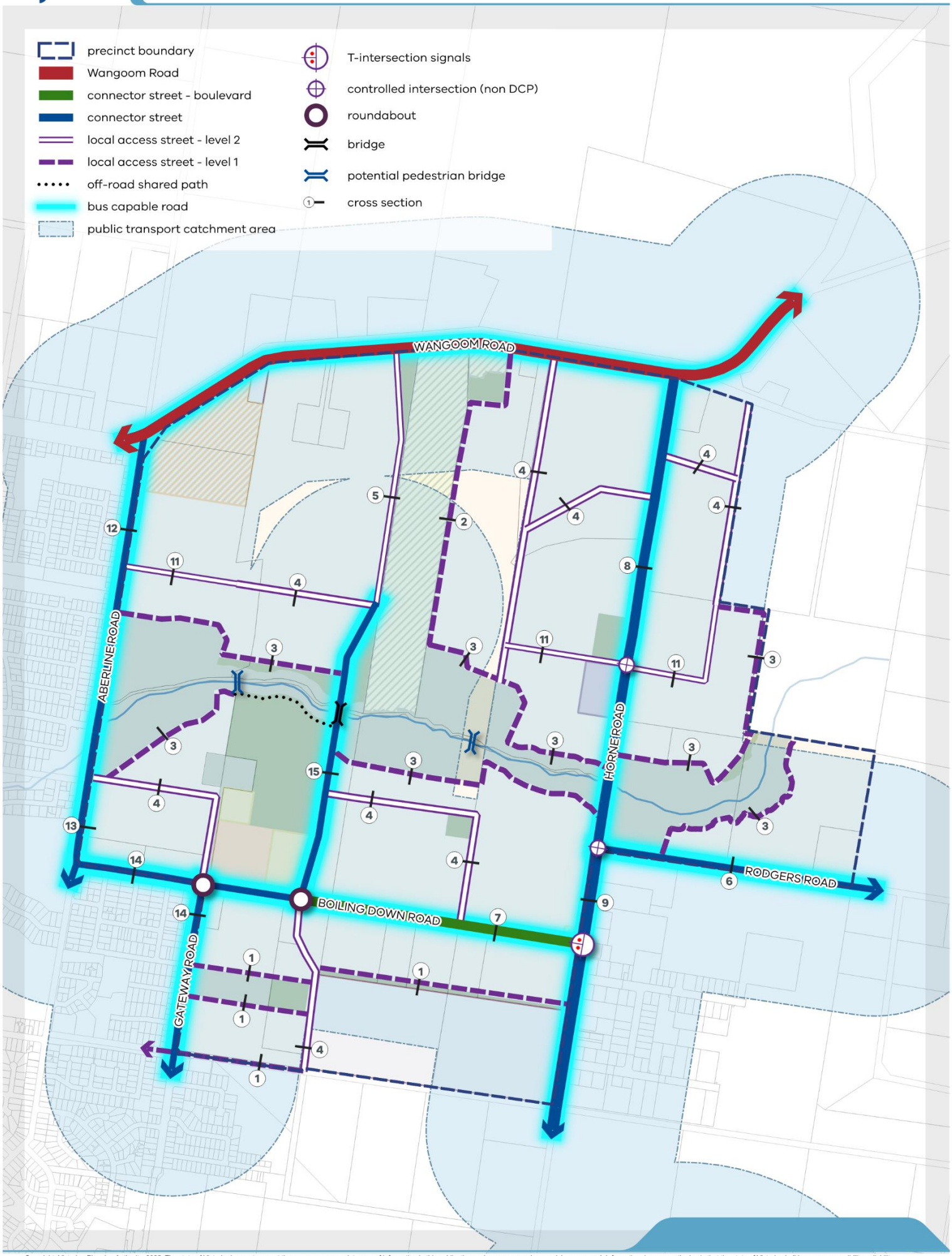

3.3 High quality public realm

3.3.1 Objectives - High quality public realm

OBJECTIVES		IMPLEMENTATION TOOLS
O10	To recognise, protect, and celebrate Aboriginal cultural heritage by embedding cultural values and stories throughout the precinct's design, landscape, and public spaces.	R14, R26, G14, G15
O11	To ensure development recognises and incorporates post contact heritage features in a way that contributes to neighbourhood character and place-based character	R15
O12	To create a climate-resilient urban environment that enhances biodiversity, supports sustainable water and drainage systems, and integrates natural features to protect and strengthen ecological values.	R16, R17, R18, R19, R20, R23, G11
O13	To retain and protect features of the natural environment that make an important contribution to local character, amenity, culture and ecology.	R21
O14	To facilitate the development of streetscapes, local parks, sports reserves, and recreational facilities that are safe, functional and enjoyable.	R24, R25, R27, R28, R29, R30, R31, G12, G13, G16, G17 Street cross sections
O15	To support the establishment of cooler, greener neighbourhoods through canopy tree cover, green infrastructure, and the integration of natural and landscape features that reinforce local character and amenity.	R9, R10, R16
O16	To develop sustainable water, drainage and wastewater systems that protect, conserve, and improve biodiversity, waterways and other natural resource and maintain or enhances the safety, health and wellbeing of people and property."	G14
O17	Ensure that bushfire risk is considered in the layout, staging and design of development	R22

3.3.2 Requirements and guidelines - High quality public realm

REQUIREMENTS	
Cultural and Post-contact Heritage Requirements	
R16	Eastern Maar cultural heritage and post-contact historic heritage sites must be recognised through the design of public places, infrastructure and interpretive installations.

	Opportunities should be explored through the creation of cultural heritage interpretation trails along proposed escarpment parklands, in consultation with relevant stakeholders. Signage or interpretive opportunities should be integrated into the public realm to contribute to the knowledge and understanding of the local area's Aboriginal cultural and historic cultural history.
R17	Any subdivision and/or development of land adjoining a heritage site identified under the Heritage Overlay in the Warrnambool Planning Scheme and/or of post-contact cultural heritage significance must have regard to the heritage significance of the site and provide a sensitive interface.
R18	Any heritage site / reserve or conservation area to be vested in the relevant authority must be done so in a standard that satisfies the requirements of that authority. Works required prior to the transfer include, but may not be limited to: • Clearing of rubbish, weeds and contaminated soils • Essential repairs to and stabilisation of any structures • Any fencing required to ensure the safety of the public Any works carried out must be consistent with any relevant Cultural Heritage Management Plan and Conservation Management Plan.
Public Realm, Open Space and Biodiversity Requirements	
R19	Canopy tree coverage within the public realm must achieve a minimum of 30% coverage (excluding areas dedicated to biodiversity or native vegetation conservation, or drainage assets, or affected by the BMO). *(T13)*
R20	The design of the subdivision and development must facilitate the retention of existing canopy trees to contribute to the 30% canopy tree over target, where practical. *(T13)*
R21	Street trees must be provided on both sides of all roads/streets (excluding laneways) generally in accordance with the cross-sections, any relevant Warrnambool City Council policy, and at regular intervals appropriate to tree size at maturity. Alternative street tree planting arrangements may be considered by the responsible authority where site specific constraints restrict street tree planting on both sides of the street.
R22	The retention, enhancement and integration of the natural environment, landscape features and places of Aboriginal cultural values must be considered through subdivision design, and, where applicable, building and landscape design.
R23	Conservation areas identified in Plan 5 Public Realm must be retained in accordance with this plan and relevant Commonwealth and State government legislation and policies unless otherwise agreed by the Responsible Authority.
R24	Vegetation or development within bushfire hazard areas shown on Plan 7 Bushfire must be managed unless otherwise agreed by the responsible authority and relevant fire authority.
R25	Any reserve, biolink, or conservation area to be vested in the relevant authority must be transferred in a state that satisfies the requirements of that authority. Works required prior to the transfer include, but may not be limited to: • Clearing of rubbish, weeds and contaminated soils;

- Essential repairs to and stabilisation of any structures; and
- Any fencing required to ensure the safety of the public.

Any works carried out must be consistent with the approved conservation masterplan.

R26

Development on land within and abutting Russells Creek corridor and Tozer Reserve Conservation Corridor must prepare a Conservation Area Masterplan for the section on the same ownership in accordance with Growling Grass Frog Habitat Design Standards MSA (DELWP, 2017) to the satisfaction of the responsible authority.

The Conservation Area Masterplan must:

- Include wetland-level and landscape-level design objectives for habitat management through preserving and maintaining existing wetland features and waterways, and improving potential locations (as identified on Plan 8) which Growling Grass Frog are likely to occur or repopulate.
- Provide a 30 metre riparian habitat buffer or biolink either side of Russells Creek to support the establishment of the conservation corridor. and delineate the conservation corridor from other open space in the precinct.
- Provide for the reinstatement of the hydrological conditions of Russells Creek and Tozer Reserve.
- Include a vegetation plan in line with Swamp Shrub EVA and Plains Grassy Woodland EVC.
- Design the biolinks and in-stream pools of low flowing water, natural barriers to water flow and varying bank grades.
- Identify local parks and recreation areas occur adjacent to conservation areas to compliment the outcomes of the conservation area or biolinks.
- Demonstrate drainage infrastructure and shared path alignment along Russells Creek incorporates the Growling Grass Frog-friendly design elements, in accordance with Growling Grass Frog Habitat Design Standards MSA (DELWP 2017), where feasible
- Design any public lighting to prevent light spill and glare within and adjacent to the potential habitat in accordance with the relevant guidelines
- Integrate the design of the conservation habitat/links with the opportunities for recreation and biodiversity-related learning
- Design any crossings over the conservation corridor in accordance with Growling Grass Frog Crossing Design Standards (DELWP, 2017) to minimise impacts on Matters of National Environmental Significance
- include signage and public art that acknowledge the biodiversity values of the creek corridor.

Development that includes areas designated as conservation must be in accordance with the approved masterplan.

R27

Development of land that contains existing native vegetation patches and potential vegetation retention area as identified by Plan 8 Native Vegetation Retention and Removal and/or abutting the Russells Creek and Tozer Reserve Conservation Corridor must:

- Retain existing native vegetation including potential roosting habitat and flowering Eucalypts and provide indigenous revegetation opportunities to provide habitat and movement corridors for local fauna

- Locate open space network and conservation links adjacent to significant landscape value areas, existing vegetation and waterways to create and enhance buffer area
- Incorporate existing ponds, where practical, and WSUD initiatives to maximise water use efficiency and long-term viability of vegetation

to the satisfaction of the responsible authority.

R28	All parks and areas of open space must be located, designed and developed to the satisfaction of the responsible authority generally in accordance with Plan 5 Public Realm and Water and Land Use Budget, unless otherwise approved by the responsible authority.
R29	Encroachment or intensification of development must not occur within the Russells Creek Conservation Corridor. Drainage infrastructure must minimise impacts on biodiversity values and Aboriginal cultural values, particularly habitat for matters of national environmental significance located within conservation areas.

Drainage, Waterways and Integrated Water Management

R30

Development must:

- provide for the delivery of appropriate ultimate waterway and drainage infrastructure, including stormwater detention, quality treatment and volume control (as applicable),
- consider opportunities for early establishment of waterways.
- Address the staging and timing of stormwater drainage works, including any interim flood mitigation works and temporary outfall provisions.

To the satisfaction of Glenelg Hopkins Catchment Management Authority and the responsible authority.

R31

Drainage infrastructure must be designed to satisfy the requirements of the responsible authority, including any interim flood mitigation works, to the satisfaction of Glenelg Hopkins Catchment Management Authority (GHCMA).

Applications must demonstrate:

- GHCMA freeboard requirements for finished floor level of buildings to be set at least 300 millimetres above the 1%AEP (climate change), excluding garages, are met
- GHCMA balanced cut and fill requirements to ensure lots are filled 300 millimetres above the applicable 1%AEP (climate change) flood level are met.
- GHCMA requirement for roads to be no lower than 300 millimetres below the 1%AEP (climate change) are met.

to the satisfaction of the responsible authority and/or GHCMA.

R32

Waterways must:

- Provide safe drainage and flood protection
- Incorporate environmental, cultural and amenity value
- Provide open waterways

all to the satisfaction of Glenelg Hopkins Catchment Management Authority and the responsible authority

R33	Stormwater conveyance and treatment must be designed to avoid or mitigate the risk of erosion from sodic and/or dispersive soils to the satisfaction of the responsible authority.
R34	Stormwater runoff from the development must meet the performance objectives of the Commonwealth Scientific and Industrial Research Organisation Best Practice Environmental Management Guidelines for Urban Stormwater prior to discharge to receiving waterways, unless otherwise approved by Glenelg Hopkins Catchment Management Authority and the responsible authority. Proposals that exceed the performance objectives are highly encouraged and can be considered, all to the satisfaction Glenelg Hopkins Catchment Management Authority and the responsible authority
R35	Permit applications for subdivision and/or development must be accompanied by an appropriate integrated water management plan which clearly identifies how development will contribute towards the strategic outcomes applicable to the development identified in the DEECA Great South coast IWM Strategic Directions Statement, to the satisfaction of Wannon Water, Glenelg Hopkins Catchment Management Authority and the responsible authority.
Bushfire Requirements	
R36	Development adjoining bushfire hazards shown on Plan 8 Bushfire must be setback in accordance with the corresponding bushfire hazard designations to the satisfaction of the responsible authority and relevant fire authority.
R37	Any vegetation located in a setback required for bushfire purposes must be managed in accordance with the following requirements, unless otherwise agreed by the Responsible Authority and relevant fire authority: • Grass must be short cropped and maintained during the declared fire danger period. • All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period. • Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building. • Plants greater than 10 centimetres in height must not be placed within 3 metres of a window or glass feature of the building. • Shrubs must not be located under the canopy of trees. Individual and clumps of shrubs must not exceed 5 square metres in area and must be separated by at least 5 metres. • Trees must not overhang or touch any elements of a building.
R38	Development and subdivision must provide for a perimeter road or alternative bushfire interface for the entire width of the corresponding bushfire hazard area identified on Plan 7 Bushfire.
GUIDELINES	
Cultural and Post-contact Heritage Requirements	
G15	Aboriginal and historic cultural heritage should be recognised through the design of public places, infrastructure and interpretive installations. Meaningful opportunities should be explored through cultural heritage interpretation trails along public path

networks in areas of known historic cultural history or areas of Aboriginal cultural heritage sensitivity, in consultation with relevant stakeholders.

Public Realm, Open Space and Biodiversity Requirements	
G16	Canopy trees should have an average canopy foliage of 6.4m in diameter at maturity in summer. Where this cannot be achieved because of local climate and soil conditions, a suitable species should be selected which closest achieves this canopy cover, to the satisfaction of the responsible authority. *(T13)*
G17	The design of subdivision and development should facilitate the retention of existing canopy trees to contribute to the 30% canopy tree cover target where practical. *(T13)*
G18	Passive irrigation of street trees should be provided. Alternative irrigation may be considered where it can be demonstrated through a comprehensive alternative plan (such as an Integrated Water Management Plan) that passive irrigation is either unnecessary or inferior to the proposed alternative. *(T13, T14)*
G19	Movement corridors for local fauna and adjacent land uses should be designed and managed sensitively in accordance with a management plan, and to enhance community access and experience of the conservation and landscape value areas. *(T16)*
G20	Subdivision layouts should include frontage roads to all edges of open spaces. Where frontage roads are not provided, an access way should be provided to the satisfaction of the responsible authority. This guideline does not apply where community hubs or drainage reserves front open spaces.
G21	Vegetation removal can be considered if it is necessary to provide for the functional and operational needs of infrastructure, including, drainage, community infrastructure, and the road network.
G22	Native vegetation identified on Plan 8 should be retained as far as practical to the satisfaction of the Responsible Authority.
G23	Alternative locations and configurations for local parks shown on Public Realm Plan, may be considered subject to: • Open space being retained within the same landownership, unless otherwise agreed with the affected landowners. • not diminishing the quality or usability of the space • not adversely affecting walkable accessibility of the network • not adversely affecting the overall diversity of the precinct's open space network
G24	The design and layout of public open space within commercial and residential areas, community facilities and sporting reserves should consider space for growing, harvesting, distributing, and consuming food where appropriate. This should be achieved using Flood Sensitive Planning and Urban Design initiatives such as urban farming, raised garden beds, car space gardens, rooftop gardens and community gardens that utilise rainwater or recycled water as negotiated with Wannon Water.
G25	Development and road layout should respond to significant landscape features, places of Aboriginal cultural heritage and values, and existing vegetation in a way that the layout:

	• acknowledges Aboriginal cultural values, in consultation with the Eastern Maar Aboriginal Corporation and any other relevant stakeholders. • supports an urban structure that is easy to understand and navigate. • retains and protects landscape features and existing vegetation that make a significant positive contribution to place character, amenity, cultural and/or ecological values. • incorporates the sense and experience of the natural environment into the planned urban character • facilitates space between buildings to enable landscaping to establish. • uses focal points for view lines along streets such as views towards areas of open space such as Russells Creek and Tozer Reserve • provides for increased provision of tree canopy cover in the public realm over time. The above should be delivered in consultation with relevant stakeholders.
G26	Crime Prevention Through Environmental Design (CPTED) principles, and in particular the provision of positive address and good passive surveillance from adjoining development, should guide the design of open spaces and associated infrastructure.
G27	A consistent suite of lighting and furniture should be used across neighbourhoods, appropriate to the type and role of street or public space to the satisfaction of the responsible authority.
Drainage, Waterways and Integrated Water Management	
G28	Water sensitive urban design (WSUD) measures should be implemented to the satisfaction of the responsible authority. Proposed landscape plantings as part of WSUD measures must predominantly constitute indigenous species of local provenance.
G29	Development should be designed to: • Reduce reliance on drinking water. • contribute to a sustainable built environment through utilisation of alternative water where appropriate, including rain/stormwater harvesting and recycled water. • Improve stormwater quality. • Maximise habitat values for local flora and fauna species. • Manage surface and groundwater quality and hydrological regimes to protect environmental values.
G30	Subdivisions should create opportunity for rainwater capture to support the augmentation of a roof water harvesting network as part of broader water sensitive urban design initiatives which can assist with climate resilience, reduce nuisance flooding and reduce stress on water catchments of environmental significance
G31	Where primary waterway, conservation or recreation functions are not adversely affected, land required for integrated water management initiatives (such as stormwater harvesting, aquifer storage and recovery, sewer mining) should be incorporated within the precinct open space system as depicted on Plan 6 Water.

Table 5 Open Space

LOCAL PARK NETWORK			
PROJECT ID	**DESCRIPTION**	**AREA (HA)**	**Responsibility**
LP-01	*Local Park to be delivered by Cl53.01*	*1.00*	*Warrnambool Council*
LP-02	*Local Park to be delivered by Cl53.01*	*1.00*	*Warrnambool Council*
LP-03	*Local Park to be delivered by Cl53.01*	*1.40*	*Warrnambool Council*
LP-04	*Local Park to be delivered by Cl53.01*	*1.00*	*Warrnambool Council*
LP-05	*Local Park to be delivered by Cl53.01*	*1.51*	*Warrnambool Council*
LP-06	*Local Park to be delivered by Cl53.01*	*1.18*	*Warrnambool Council*
LP-07	*Local Park to be delivered by Cl53.01*	*0.35*	*Warrnambool Council*
LP-08	*Local Park to be delivered by Cl53.01*	*0.60*	*Warrnambool Council*
LP-09	*Local Park to be delivered by Cl53.01*	*0.22*	*Warrnambool Council*
LP-10	*Local Park to be delivered by Cl53.01*	*1.00*	*Warrnambool Council*
LP-11	*Local Park to be delivered by Cl53.01*	*1.00*	*Warrnambool Council*

Table 6 Water infrastructure

DRAINAGE SCHEME				
PROJECT ID	**DESCRIPTION**	**LOCATION**	**AREA (HA)**	**Responsibility**
RBWL-01	*Retarding Basin/Wetland & Sedimentation Pond - Catchment A*	*Construction of Combined Retarding Basin/Wetland & Sedimentation Pond in Aberline Road (North) - Catchment A*	*6.53*	*Warrnambool Council*
RBWL-02	*Retarding Basin/Wetland & Sedimentation*	*Construction of Combined Retarding Basin/Wetland & Sedimentation Pond to*	*5.77*	*Warrnambool Council*

	Pond - Catchment B	*west of Tozer Reserve - Catchment B*		
RBWL-03	*Retarding Basin/Wetland & Sedimentation Pond - Catchment C*	*Construction of Combined Retarding Basin/Wetland & Sedimentation Pond to south of Tozer Reserve - Catchment C*	*5.16*	*Warrnambool Council*
RBWL-04	*Retarding Basin/Wetland & Sedimentation Pond - Catchment D*	*Construction of Combined Retarding Basin/Wetland & Sedimentation Pond in Aberline Road (South) - Catchment D*	*3.83*	*Warrnambool Council*
RBWL-05	*Retarding Basin/Wetland & Sedimentation Pond - Catchment E*	*Construction of Combined Retarding Basin/Wetland & Sedimentation Pond in Gateway Road - Catchment E*	*2.19*	*Warrnambool Council*
RBWL-06	*Retarding Basin/Wetland & Sedimentation Pond - Catchment F*	*Construction of Combined Retarding Basin/Wetland & Sedimentation Pond in Rodgers Road - Catchment F*	*2.57*	*Warrnambool Council*
RBWL-07	*Retarding Basin/Wetland & Sedimentation Pond - Catchment G*	*Construction of Combined Retarding Basin/Wetland & Sedimentation Pond in Horne Road (North) - Catchment G*	*2.22*	*Warrnambool Council*
WW-01	*Russells Creek Wawterway & Conservation Corridor*	*Russells Creek waterway and conservation corridor, natural waterway and 1%AEP floodplain storage (not applicable to land vested in Council at subdivision)*	*15.50*	*Warrnambool Council*

Plan 5
Public Realm
East of Aberline Precinct Structure Plan

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Plan 6
Water
East of Aberline Precinct Structure Plan

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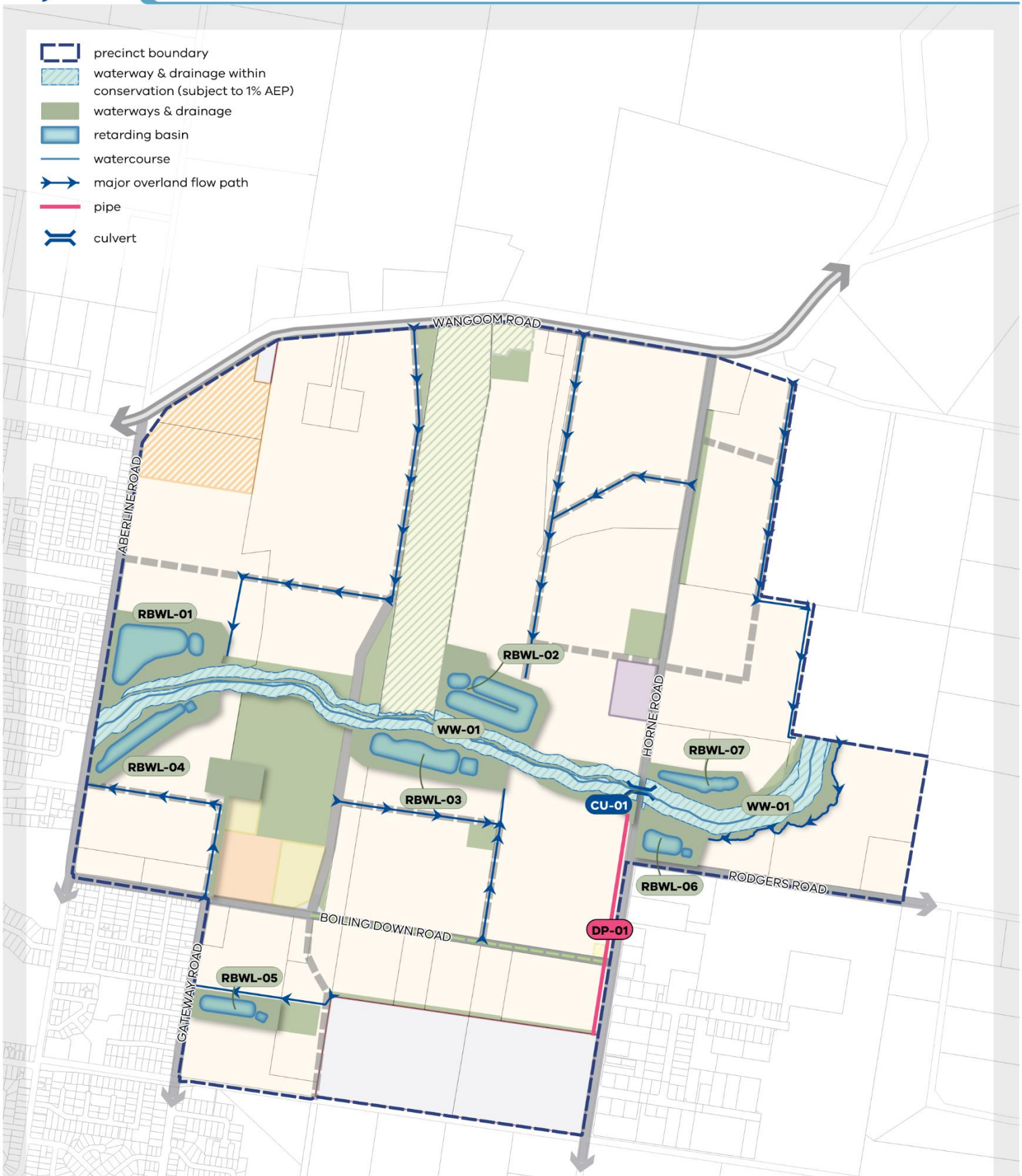

Plan 7
Bushfire
East of Aberline Precinct Structure Plan

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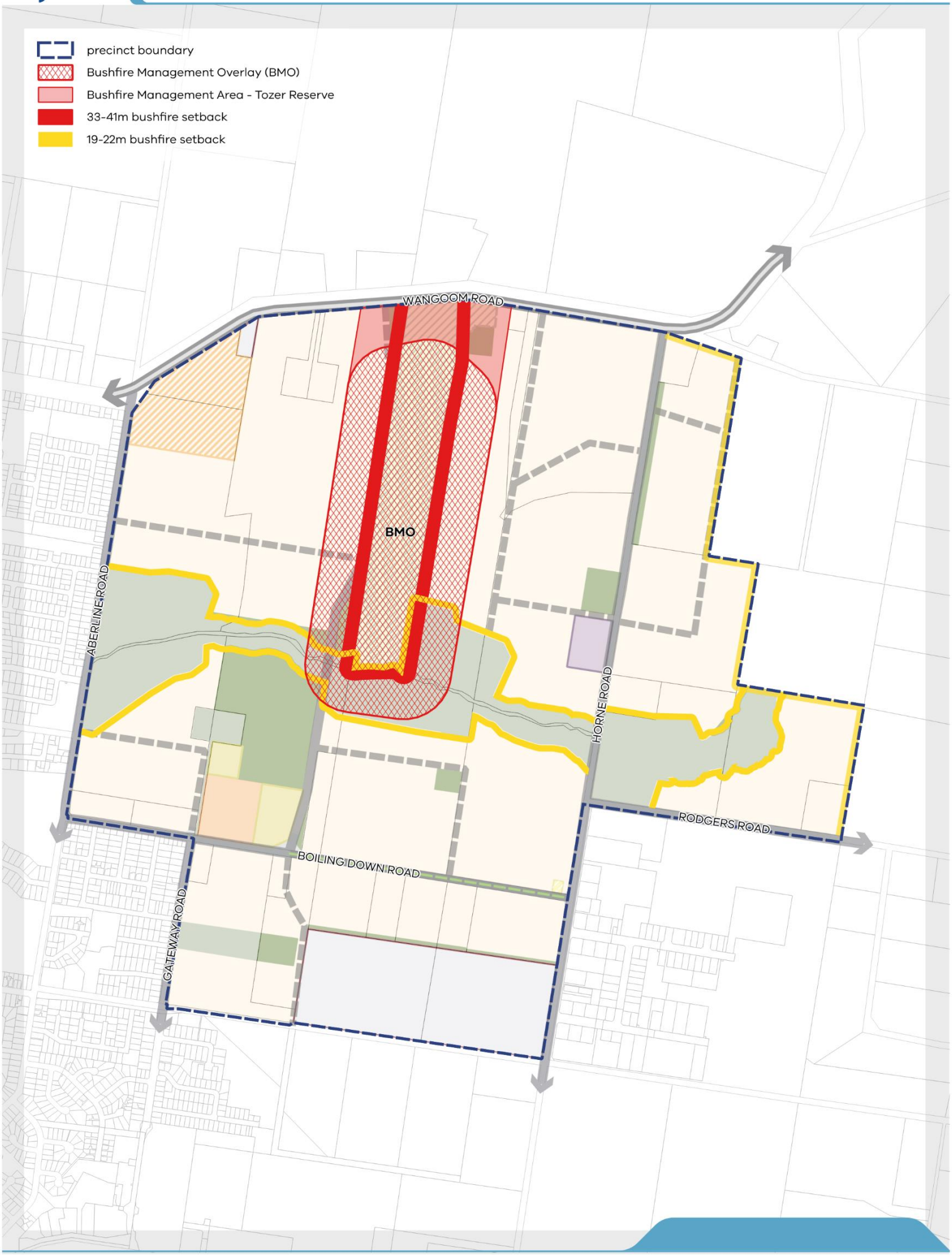

Plan 8
Native Vegetation Retention & Removal
East of Aberline Precinct Structure Plan

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3.4 Services and destinations

3.4.1 Objectives – Services and destinations

OBJECTIVES		IMPLEMENTATION TOOLS
O18	To facilitate the equitable and efficient delivery of community and education infrastructure that maximises accessibility for residents of the precinct and surrounding areas. *(T18)*	R23, R24, G26, G27
O19	To provide convenient access to everyday community, education, and social services, through well-located and connected infrastructure. *(T18)*	R25, R35, G24, G25
O20	To support the development of community facilities and public spaces that are functional, attractive, safe, and inviting for all users.	R36, R37, R39

3.4.2 Requirements and guidelines – Services and destinations

REQUIREMENTS	
R39	Proposed government school sites must have a minimum of two road frontages (three preferred), one of which must be a bus-capable connector road. All roads fronting school sites must be wide enough to simultaneously accommodate safe and efficient: • Pedestrian movement. • Two-way traffic and cycling movement. • Student drop-off zones, and indented parking of cars and buses. • Designated pedestrian crossing points as required by the responsible authority
R40	All lots created on the proposed government school site must be designed and serviced to the satisfaction of Department of Education. The land must be finished to a standard (clean of any identified contamination and serviced as would normally be expected of any residential lot) that satisfies the requirements of the Department of Education prior to the transfer of the land to the Department of Education. Any changes that affect a proposed government school site must also be to the satisfaction of the Department of Education.
R41	Any connector street or access street abutting a community or education infrastructure must be designed to achieve slow vehicle speeds and provide designated pedestrian crossing points in the vicinity of the site.
R42	Subdivision and development involving the delivery and design of community facilities, services and public spaces must: • Appropriately reflect and cater for the anticipated needs of the community • Complement the planned activity and community-related outcomes in adjoining neighbourhoods. • Provide convenient, walkable access to everyday needs, services and recreation opportunities.
R43	Where the responsible authority is satisfied that land shown as a potential non-government school site is unlikely to be used for a non-government school, the land

may be used for an alternative purpose which is generally in accordance with the PSP and consistent with the provisions of the applied zone. The development or subdivision of the PSP must be 80% complete and the responsible authority must be in receipt of a letter from the proposed education provider stating that the land is no longer required.

The responsible authority must verify the need for the potential school with the education provider by referring to the Background Report and Community Infrastructure Assessment of the subject PSP area.

Further guidance on this can be found in the VPA's 'Non-government School Planning Guidance Note'.

GUIDELINES	
G32	Education facilities, community facilities and sports reserves should be co-located and accessible by active and public transport routes and provide an address to the street, with legible entry and exit, generally in accordance with Plan 9 Community Infrastructure.
G33	Community and recreation infrastructure, schools, and sporting reserves which are co-located should be designed to maximise efficiencies through the sharing of car parking and other complementary infrastructure, street activation, permeability, safe pedestrian and cyclist access and facilitate out of hours use.
G34	The layout of community infrastructure and open space as illustrated in Plan 9 Community Infrastructure may be altered to the satisfaction of the relevant responsible authorities. Alterations that may impact a proposed government school site must be to the satisfaction of the Department of Education
G35	The design and layout of schools, community facilities and sports reserves should: • Apply a user centred approach to ensure these spaces are accessible, flexible, safe, intuitive and create a positive experience for the community • Encourage direct access and permeability for pedestrians and cyclists through and between facilities • Encourage efficiencies through the sharing of car parking and other complementary infrastructure • Minimise fencing to improve integration with adjacent land uses • Provide continuous pedestrian paths of travel • Incorporate canopy tree planting or built structures to provide appropriate shade. • Provide opportunities for out of hours community use.
G36	Emergency service facilities should: • be located along the connector road network • provide an address to the street and a legible entry and exit to the satisfaction of Emergency Services Victoria and the Department of Health. Where the responsible authority is satisfied that land shown as a potential emergency facility site is unlikely to be used for an emergency service facility, the land may be used for an alternative purpose which is generally in accordance with the PSP and consistent with the provisions of the applied zone.

Plan 9
Community Infrastructure
East of Aberline Precinct Structure Plan

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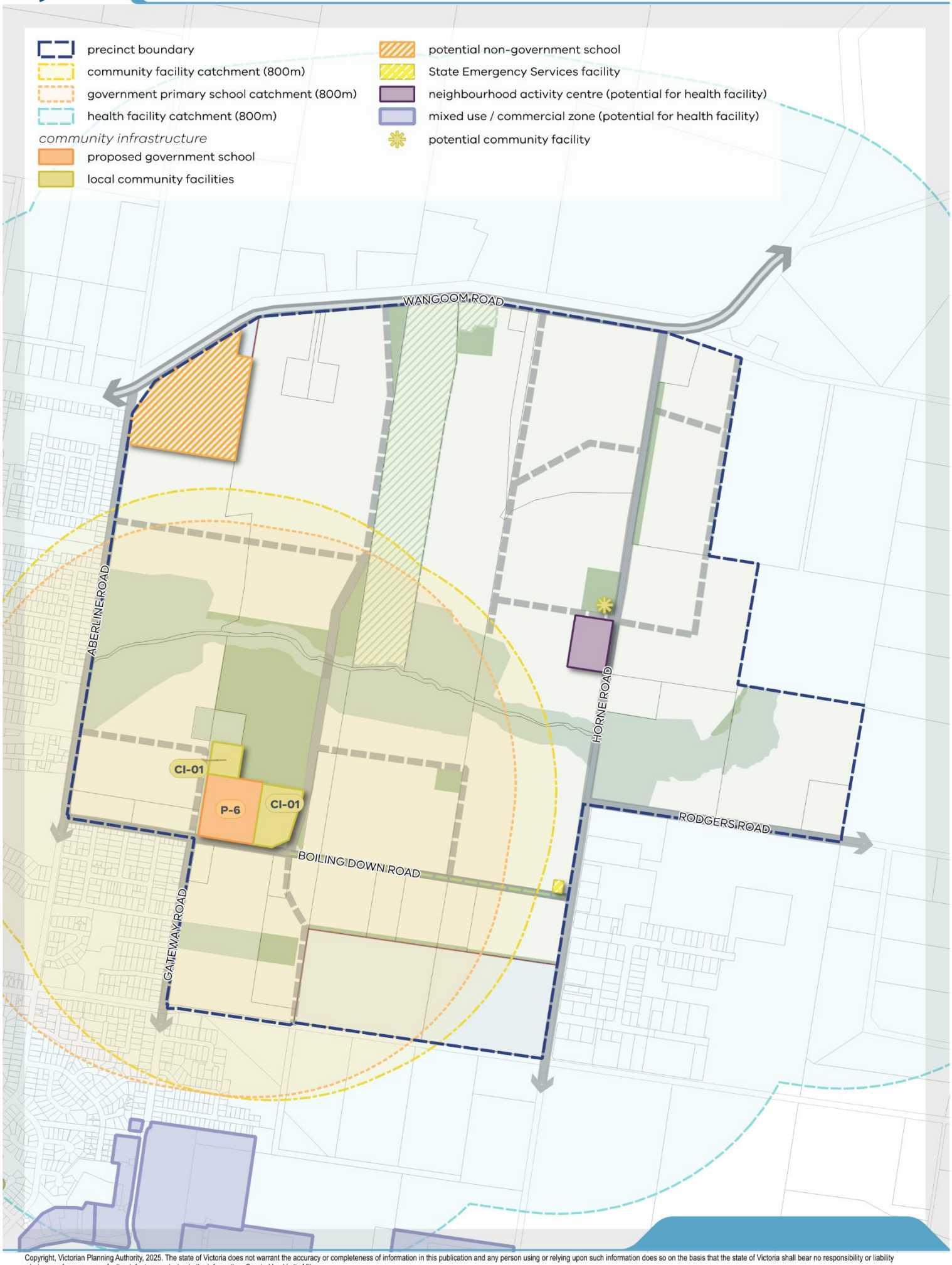

3.5 Thriving local economies

3.5.1 Objectives– Thriving local economies

OBJECTIVES		IMPLEMENTATION TOOLS
O21	To deliver activity centres that accommodate a range of jobs, services, amenities, activities, and housing that supports a full range of employment opportunities and meet the changing economic, climate and social needs of a place to support a diverse sustainable economy.	R44
O22	To ensure activity centres are planned and scaled to meet the needs of local neighbourhoods, enhance safety and amenity, support activation throughout the day and evening, and complement the role of Warrnambool's CBD as the primary commercial and civic centre.	R40, R41, R42, R43

3.5.2 Requirements and guidelines – Thriving local economies

REQUIREMENTS	
R44	Land use and development within the Activity Centres must respond to the relevant criteria and concept plans in Appendix 3 Activity Centre Performance Requirement and Guidelines, unless otherwise approved by the responsible authority.
R45	Development of the designated activity centre must: • Provide safe, walkable access to daily needs and services. • Establish a fine-grain street and block structure with block lengths ideally under 100m. • Include public spaces or plazas that support social interaction, with active frontages and access to sunlight. • Design buildings to align with street edges and promote activation at ground level. • Provide entrances that are clearly legible, well-located and designed to enhance street safety. • Avoid long, inactive façades or expanses of highly reflective or tinted glass. • Locate service areas, car parks and loading docks to rear or side frontages, away from primary streets. • Sleeve large-format tenancies and car parking areas with smaller tenancies to maintain activation. • Provide loading and delivery zones that are not facing the main streets and must be screened or sleeved by active uses where possible. • Incorporate weather protection such as continuous canopies on main pedestrian streets. • Follow CPTED principles to maximise passive surveillance and perceived safety. • Use durable, tactile materials at the lower levels to create human scale and visual interest.
R46	Development of the designated activity centre must demonstrate alignment with Table 6.

R47	New development on the designated Neighbourhood Activity Centre must construct a signalised intersection with the arrangement for turning vehicle traffic and pedestrian crossings in Horne Road to the satisfaction of the responsible authority.
R48	Subdivision and development involving the delivery of employment land must contribute to: • a form, scale and intensity of land use and activity that is compatible with adjacent land uses. • adaptable and changing uses, regeneration, and intensification initiatives • a range of lot sizes to cater to a diverse mix of businesses

GUIDELINES

G37	A masterplan should be prepared for subdivision that creates the designated activity centre site to show integration of built form, land use, access, and public realm. Development should: • Align with Safer Design Guidelines for Victoria and the Urban Design Guidelines for Victoria. • Provide centralised, welcoming public spaces that function as community focal points. • Include a mix of tenancy sizes to support diverse business types, including small and emerging enterprises. • Position community uses on the ground floor to maximise public access and street presence. • Integrate signage and services without creating visual clutter or detracting from public realm quality. • Ensure weather protection and street furniture are of high-quality and contribute to public comfort. • Incorporate sustainable urban design elements such as WSUD, canopy trees, and energy-efficient façades. • Include end-of-trip cycling facilities and ensure pedestrian/cyclist priority across key nodes. • Avoid large blank walls, deep alcoves, and setbacks that reduce passive surveillance or create unsafe conditions. • Encourage night-time activation through lighting, mixed uses, and adaptable spaces. • Ensure design details support a coherent local identity and respond to regional character.
G38	Applications for subdivision, use and buildings or works of any land wholly or partly located in the Activity Centre shown on Plan 10 Employment and Activity Centre Plan, must: • Contribute to a design response generally in accordance with Appendix 4 - Local Town Centre Performance Requirements and Guidelines.

Table 7 Activity Centre performance requirements

ACTIVITY CENTRE	PERFORMANCE REQUIREMENTS	PERFORMANCE OUTCOMES
Neighbourhood Activity Centre (NAC)	Land area (Ha) = 3.0 ha Retail floor space (m^2) = *7,700*	Located in Horne Road - the neighbourhood activity centre (NAC) is to service all residents within the precinct and meet their day-to-day retail and community needs. The NAC will include a full-line supermarket, speciality retailers, hospitality and retail services. and other general commercial floor space. Higher density residential and mixed-use development is envisaged as part of the overall centre concept.

Plan 10
Employment & Activity Centres
East of Aberline Precinct Structure Plan

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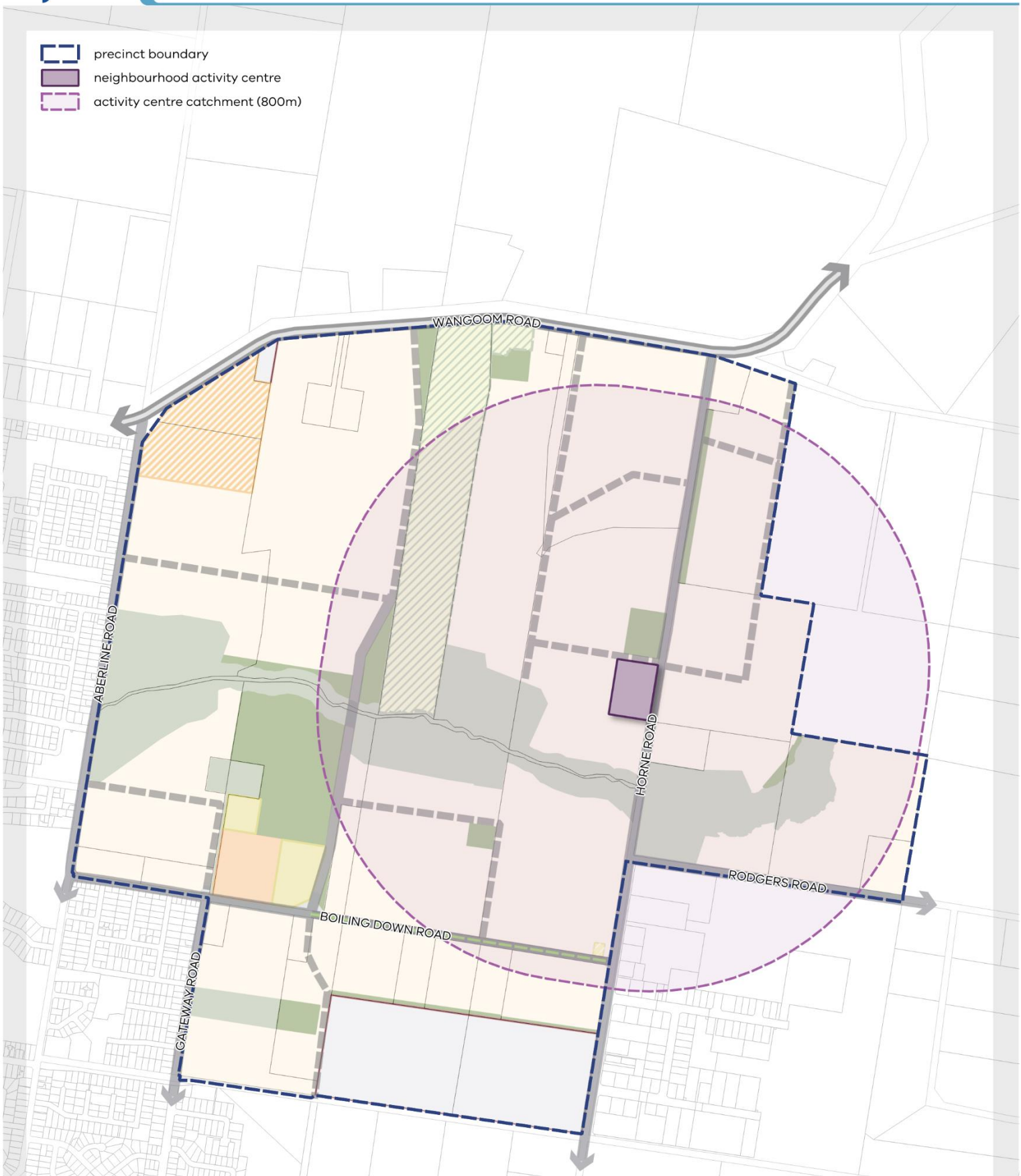

3.6 Infrastructure coordination

3.6.1 Objectives – Infrastructure coordination

OBJECTIVES		IMPLEMENTATION TOOLS
O23	To plan for development that leverages existing and planned infrastructure.	R28, R29, R30, R39, R51, G31
O24	To encourage environmentally sustainable design and development and encourage the use of sustainable energy across the precinct.	R30, R48, R50, R52
O25	To plan for an integrated water management system that reduces reliance on reticulated potable water, increases the re-use of alternative water through stormwater harvesting and water recycling contributing towards a sustainable and green urban environment.	R37, R38, R53
O26	To ensure the coordinated and timely delivery of development and infrastructure to support early access for residents and sustainable long-term growth of the precinct.	R45, R47, R49, R56
O27	To facilitate orderly, staged development that is resilient to climate-related hazards and responsive to environmental conditions.	R43, R46, R54, R55, R57, R58, R59, R60, R61, PIP (Table 8), Plan 11

3.6.2 Requirements and guidelines – Infrastructure coordination

REQUIREMENTS	
R49	Staging of infrastructure and development must be generally in accordance with Plan 11 Infrastructure and Development Staging Plan and Table 8 Precinct Infrastructure Plan, and must provide for the timely provision and delivery of infrastructure to the satisfaction of the responsible authority:
R50	Development must give effect to relevant policies and strategies being implemented by the drainage authority and utility service providers in accordance with the relevant legislations.
R51	Utilities and other infrastructure must not cross conservation areas and waterway corridors identified in Plan 5 Public Realm Plan and Plan 6 Water Plan. Where services cannot avoid crossing or being located within a conservation area or waterway corridor, they must be located to avoid disturbance to identified environmental values.
R52	The design and delivery of underground services must be coordinated, located, and bundled (using common trenching) to maintain the cross-section widths of paths and nature strips as shown in Plan 12 Precinct Infrastructure Plan and Appendix 5 and to facilitate trees and other planting within road reserve.

R53	Utilities must be placed outside of conservation areas, natural waterway corridors or on the outer edges of these corridors in the first instance. Where services cannot avoid crossing or being located within a conservation area or natural waterway corridor, they must be located to avoid disturbance to existing waterway values, native vegetation, areas of strategic importance to Growling Grass Frog, to the satisfaction of the Department of Energy, Environment and Climate Action, and the responsible authority.
R54	All new electricity supply infrastructure (excluding substations and cables with voltage 66kv or greater) must be provided underground.
R55	All public open space contributions via Clause 53.10 must be finished in accordance with the approved landscape masterplan and to a standard that satisfies the requirements of the responsible authority prior to the transfer of the public open space, including: • Removal of all existing and disused structures, foundations, pipelines, and stockpiles • Basic levelling including the supply and spread of minimum 75mm topsoil and subsoil if required on the proposed areas of open space to provide a stable free draining surface • Clearing of rubbish and weeds, levelled, topsoiled and grassed with warm climate grass (unless conservation reserve requirements dictate otherwise) • Provision of water tapping, potable and recycled water connection points • Planting of trees and shrubs (with drought tolerant species) • Adequate protection of existing trees that are to be retained including exclusion zones as appropriate • Provision of vehicular exclusion devices (fence, bollards, or other suitable method) • Bicycle parking facilities • Maintenance access points • Construction of minimum 1.5-metre-wide pedestrian paths around the perimeter of the reserve, connecting and linking into any other surrounding paths or points of interest, except where shown as a shared path on Plan 4 • Installation of boundary fencing where the public open space abuts private land • Installation of park furniture including barbeques, water fountains, shelters, furniture, rubbish bins, local scale playground equipment, local scale play areas, and appropriate paving to support these facilities, consistent with the type of public open space listed in the open space delivery guide and relevant open space strategies and landscape guidelines
R56	All open space areas including waterway corridors, utilities easements and any other encumbered open space must be constructed generally in accordance with the approved landscape masterplan.
R57	Stormwater runoff from any development must meet the performance objectives of the *CSIRO Best Practice Environmental Management Guidelines for Urban Stormwater* prior to discharge to receiving waterways and as outlined on Plan 6 Water Plan, unless otherwise approved by the responsible authority. Proposals that exceed the performance objectives are encouraged and will be considered to the satisfaction of the relevant authority. *(T13, T14, T17)*

R58	Where an inter-parcel connection is intended or indicated in the PSP, streets must be constructed to property boundaries at the relevant stage of development required or approved by the responsible authority. Provision should be made for temporary vehicle turning until the inter-parcel connection is delivered.
R59	Planning applications must demonstrate how the subdivision and buildings or works will avoid and minimise impacts to conservation areas through consolidating utilities into dedicated service corridors.
R60	Final designs and boundaries of constructed wetlands, retarding basins, stormwater quality treatment infrastructure, and associated paths, boardwalks, bridges, and planting, must be to the satisfaction the responsible authority.
R61	Land identified as public land and required to be delivered as identified in a DCP or separate agreement must be vested in the relevant authority in the following condition: • Free from all existing disused structures, foundations, pipelines, stockpiles, rubbish, environmental weeds rocks and soil contamination • Reasonably graded and/or topsoiled to create a safe and regular surface with a maximum 1:6 gradient • Seeded and top-dressed with drought-resistant grass in bare, patchy and newly-graded areas • Removal of soil contamination.
R62	Development must provide for and meet the cost for all local infrastructure, other than that provided for within the DCP, the satisfaction of the responsible authority.
R63	Before development commences on a property, functional layout plans of the road network must be submitted that illustrate the location of all: • Underground services • Driveways and crossovers • Intersection devices • Shared, pedestrian and bicycle paths • Street lights • Street trees A typical cross-section of each street must be submitted showing above-and-below ground placement of services, street lights and street trees. The plans and cross-sections (including long road cross sections) must demonstrate how services, driveways and street lights will be placed to achieve the required road reserve width and accommodate at least the minimum street tree planting requirements. Functional, detailed design plans, and cross-sections must meet the requirements of the IDM to the satisfaction of the responsible authority and all relevant service authorities before development commences and may be approved in stages to the satisfaction of the responsible authority.

GUIDELINES	
G39	Staging of infrastructure and development should provide for the timely provision and delivery of the following infrastructure to the satisfaction of the responsible authority:

	• Consolidate the urban edge of the precinct and connect early-stage development to the existing local road network and the services and amenities • Facilitate gradually transitioning of rural drainage into urban drainage or infrastructure development • Connection to any council arterial road network and seek to co-ordinate the delivery of these roads in conjunction with the timing of the arterial road connections located external to the precinct • Connector streets and connector street bridges • Street connections between properties, constructed to the property boundary • On- and off-road pedestrian and bicycle network paths, bridges and intersection crossings • Safe pedestrian path/s (crushed rock or alternative interim provision where deemed appropriate) from any existing pedestrian network/s to proposed connections to facilitate connectivity to services, transport, community infrastructure and adjoining communities • Drainage infrastructure • Essential infrastructure. • Land for community infrastructure, sports fields, local open space including urban agriculture.
G40	Out-of-sequence development may be considered where an agreement between a developer and the impacted infrastructure providers does not impose unreasonable additional burden on infrastructure providers.
G41	Development staging should have regard to: • Proximity to existing or proposed development fronts or serviced land Proximity to significant existing public transport infrastructure or public transport services • Proximity to stormwater detention and treatment infrastructure • Proximity to existing or committed community infrastructure, such as schools • Proximity to new or existing arterial or connector road infrastructure, inclusive of active transport. • Its role in facilitating delivery of the above infrastructure. Staging that meets alternative criteria to the above may be considered by the responsible authority where an applicant satisfactorily demonstrates that development will not be isolated from basic and essential infrastructure and services, as identified in Plan 12.
G42	Integrated water management systems should be designed to enable connection for the supply of treated stormwater for existing and future Growling Grass Frog wetlands.
G43	The early delivery of community facilities, local parks and playgrounds is encouraged within each neighbourhood and may be delivered in stages, to the satisfaction of the responsible authority.
G44	To enable domestic electric vehicle charging, subdivisions of residential lots and residential developments should allow pre-wiring to support a 32 A Mode 3EVSE or alterative standard, to the satisfaction of the responsible authority.

G45	Above-ground utilities (such as electricity substations, sewer pump stations, telecommunications facilities, and overhead powerlines) should be identified at the subdivision design stage to ensure effective integration with the surrounding neighbourhood. This includes meeting expectations for mobile telecommunications infrastructure under the Commonwealth's Telecommunication In New Developments (TIND) Policy. Land required to accommodate the infrastructure must not be counted as contributing to open space requirements specified under cl53.01.
G46	All new above-ground utilities, including temporary utilities, should be located outside of key view lines, and screened, to the satisfaction of the responsible authority.
G47	Where primary waterway, conservation or recreation functions are not adversely affected, land required for integrated water management initiatives (such as stormwater harvesting, aquifer storage and recovery, sewer mining) should be incorporated within the precinct open space system as depicted on Plan 5 Public Realm Plan.
G48	Utilities should generally be located within the road reserve. Where this is not practical, easements to place utilities within lots may be considered.
G49	Trunk services should be placed along general alignments shown in Plan 12 Precinct Infrastructure Plan as advised by the relevant servicing authorities.
G50	Above-ground utilities should be located outside of key view lines outlined in the Aberline To Horne Growth Corridor Landscape And Viewshed Assessment (prepared by Spiire January 2018) and screened with vegetation to the satisfaction of the responsible authority.

Plan 11
Precinct Infrastructure Plan
East of Aberline Precinct Structure Plan

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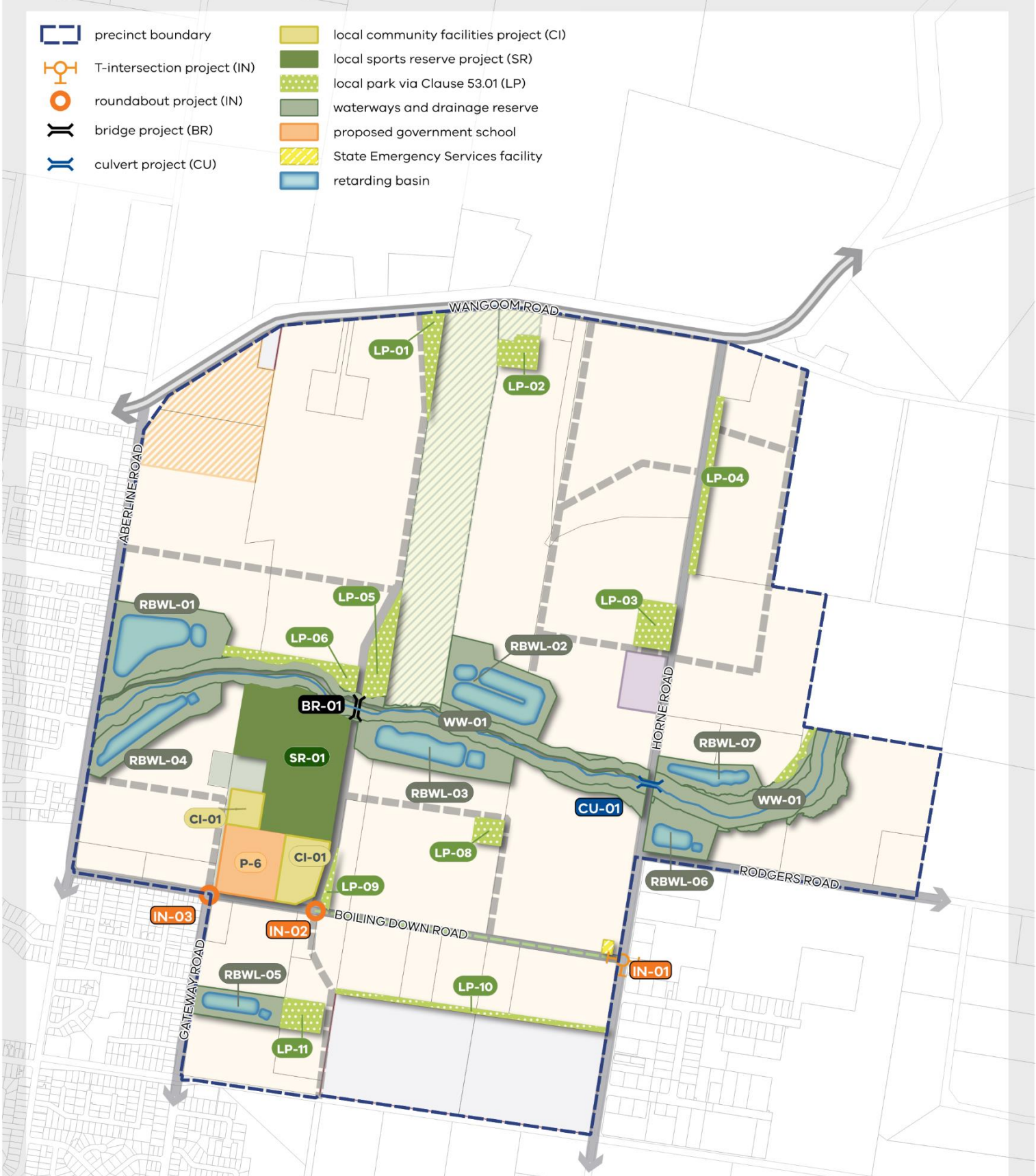


4 APPENDICES

Appendix 1 Precinct infrastructure plan

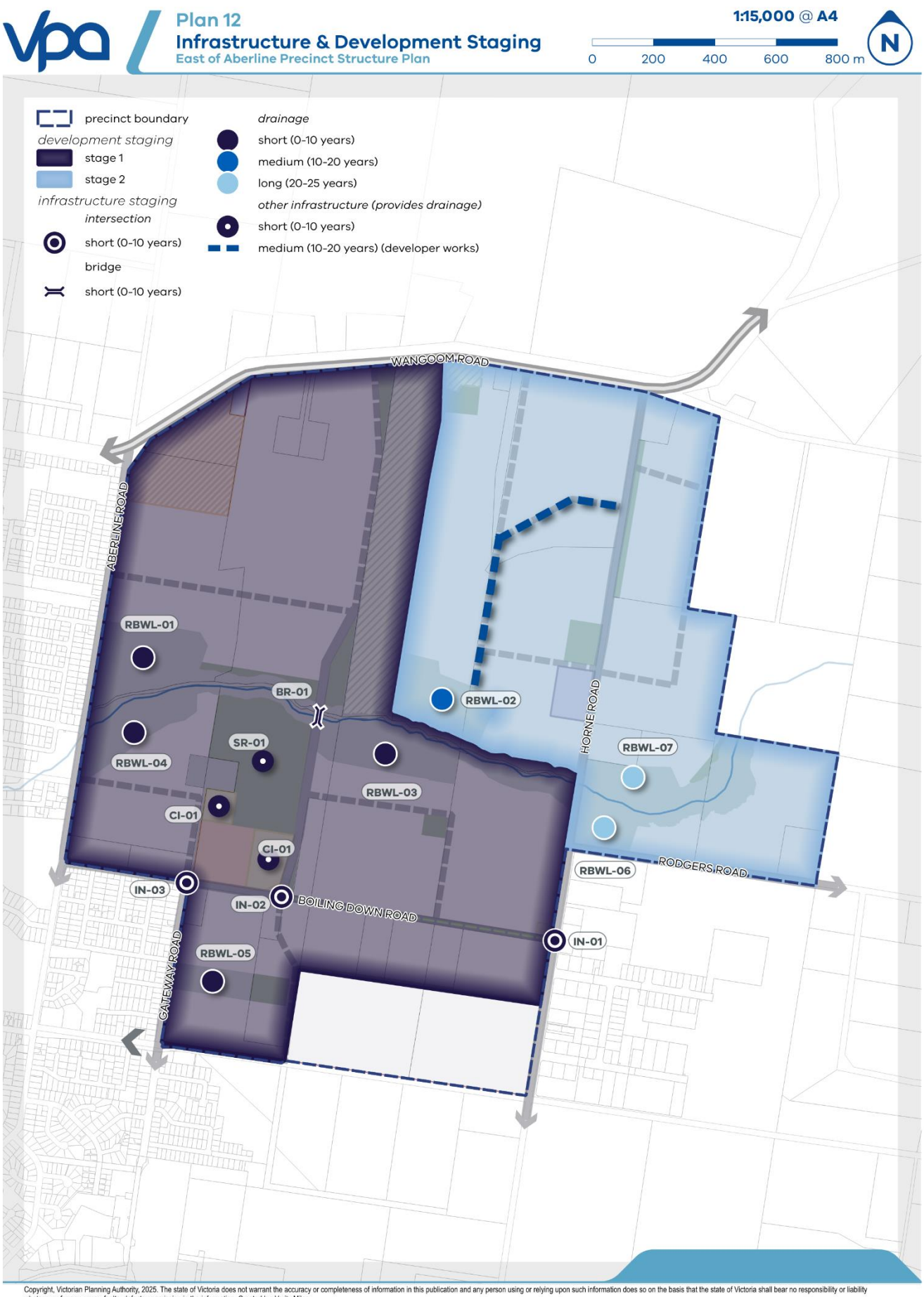


Table 8 Precinct infrastructure

CATEGORY	REF NO.	TITLE	DESCRIPTION	LEAD AGENCY	COMPONENT INCLUDED IN DCP			TIMING	APPORTIONMENT FUNDING SOURCE	APPORTIONMENT
					ULTIMATE LAND	INTERIM CONSTRUCTION	ULTIMATE CONSTRUCTION			
Intersection	IN-01	Horne Road & Boiling Down Road Boulevard	Construction of Signalised T-intersection	Warrnambool Council	Yes	No	Yes	S	Development	100%
Intersection	IN-02	Connector Road & Boiling Down Road Boulevard	Construction of Three-leg roundabout (excluding the southern leg)	Warrnambool Council	Yes	No	Yes	S	Development	100%
Intersection	IN-03	Gateway Road & Boiling Down Road Boulevard	Extension of the northern leg of the existing roundabout	Warrnambool Council	Yes	No	Yes	S	Development	100%
Bridge	BR-01	Russell Creek Bridge	Construction of connector road and T-beam bridge over Russells Creek	Warrnambool Council	Yes	No	Yes	S	Development	100%
Community Facility	CI-01	Level 2 Community Centre	Construction of Sports Reserve and fields	Warrnambool Council	Yes	No	Yes	S	Development	100%
Sports Reserve	SR-01	Active Open Space - Sports Reserve including fields and outdoor court	Construction of Sports Reserve and fields	Warrnambool Council	Yes	No	Yes	S	Community (Pavilions) and Development (Land and other construction)	100%

Basin/wetland	RBWL-01	Retarding Basin/Wetland & Sedimentation Pond - Catchment A	Construction of Combined Retarding Basin/Wetland & Sedimentation Pond in Aberline Road (North) - Catchment A	Warrnambool Council	Yes	No	Yes	S	Development	100%
Basin/wetland	RBWL-02	Retarding Basin/Wetland & Sedimentation Pond - Catchment B	Construction of Combined Retarding Basin/Wetland & Sedimentation Pond to west of Tozer Reserve - Catchment B	Warrnambool Council	Yes	No	Yes	M	Development	100%
Basin/wetland	RBWL-03	Retarding Basin/Wetland & Sedimentation Pond - Catchment C	Construction of Combined Retarding Basin/Wetland & Sedimentation Pond to south of Tozer Reserve - Catchment C	Warrnambool Council	Yes	No	Yes	S	Development	100%
Basin/wetland	RBWL-04	Retarding Basin/Wetland & Sedimentation Pond - Catchment D	Construction of Combined Retarding Basin/Wetland & Sedimentation Pond in Aberline Road (South) - Catchment D	Warrnambool Council	Yes	No	Yes	S	Development	100%
Basin/wetland	RBWL-05	Retarding Basin/Wetland &	Construction of Combined	Warrnambool Council	Yes	No	Yes	S	Development	100%

		Sedimentation Pond - Catchment E	Retarding Basin/Wetland & Sedimentation Pond in Gateway Road - Catchment E							
Basin/wetland	RBWL -06	Retarding Basin/Wetland & Sedimentation Pond - Catchment F	Construction of Combined Retarding Basin/Wetland & Sedimentation Pond in Rodgers Road - Catchment F	Warrnambool Council	Yes	No	Yes	L	Development	100%
Basin/wetland	RBWL -07	Retarding Basin/Wetland & Sedimentation Pond - Catchment G	Construction of Combined Retarding Basin/Wetland & Sedimentation Pond in Horne Road (North) - Catchment G	Warrnambool Council	Yes	No	Yes	L	Development	100%
Waterway	ww-01	Russells Creek Waterway & Conservation Corridor	Land acquisition cost for the establishment of the Russells Creek waterway and conservation corridor, including natural waterway functions and 1% AEP floodplain storage. Applies only to land	Warrnambool Council	Yes	No	Yes	S	Development	100%

			subject to PAO acquisition and excludes land vested in Council at subdivision.							
Drainage pipe	DP-01	Drainage piping (Catchment C) and Grassed swales along Russells Creek corridor	Construction of Q100 pipe in Horne Road connecting to Catchment C and grassed swales along Russells Creek corridor	Warrnambool Council	Yes	No	Yes	S	Development	100%
Culvert	CU-01	Drainage culvert upgrade in Horne Road	Upgrade of existing culvert in Horne Road	Warrnambool Council	Yes	No	Yes	S	Development	100%

Appendix 2 Summary land use budget & property-specific land use budget

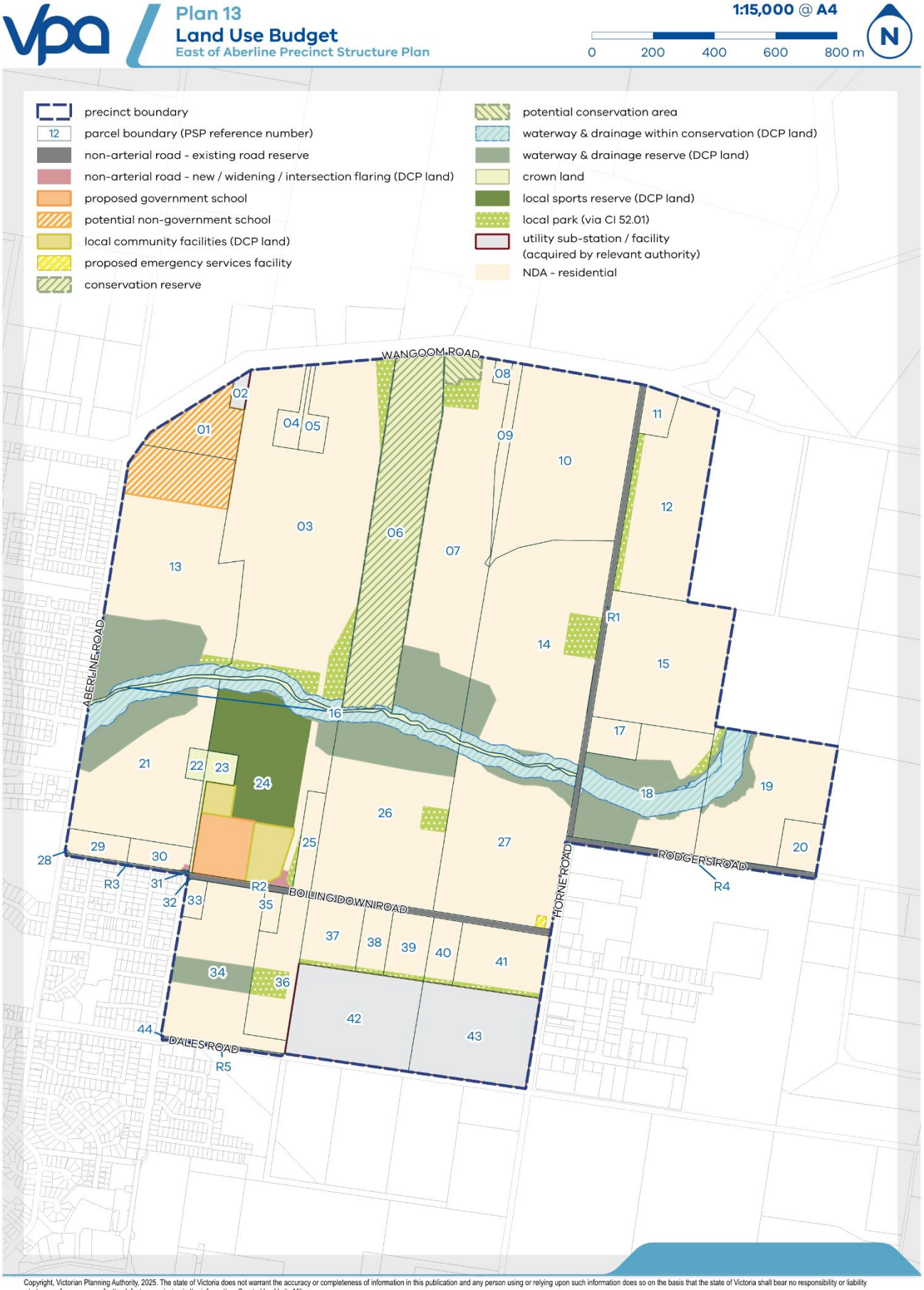


Table 9 Summary land use budget

DESCRIPTION	AREA (HA)	% OF TOTAL	% OF NDA
TOTAL PRECINCT AREA	**410.41**		
TRANSPORT			
Non-Arterial Road - Existing Road Reserve	7.81	1.90%	2.90%
Non-Arterial Road - New / Widening / Intersection Flaring (DCP land)	0.31	0.07%	0.11%
Sub-total Transport	**8.12**	**2.0%**	**3.02%**
COMMUNITY & EDUCATION			
Proposed Government School	3.50	0.85%	1.30%
Potential Non-Government School	10.00	2.44%	3.72%
Local Community Facility (DCP land)	3.23	0.79%	1.20%
Government Services	0.12	0.03%	0.04%
SUB-TOTAL COMMUNITY & EDUCATION	**16.85**	**4.1%**	**6.3%**
OPEN SPACE			
UNCREDITED OPEN SPACE & REGIONAL OPEN SPACE			
Conservation reserve	19.52	4.76%	7.25%
Potential conservation reserve	1.06	0.26%	0.39%
Waterway and drainage with conservation	15.50	3.78%	5.76%
Waterway and drainage reserve	31.30	7.63%	11.63%
Crown Land	3.68	0.90%	1.37%
SUB-TOTAL UNCREDITED OPEN SPACE & REGIONAL OPEN SPACE	**71.06**	**17.31%**	**26.41%**
CREDITED OPEN SPACE			
Local sports reserve (DCP land)	10.65	2.6%	3.96%
Local network park (via clause 53.01)	10.26	2.5%	3.81%
SUB-TOTAL CREDITED OPEN SPACE	**20.91**	**5.1%**	**7.77%**
TOTAL ALL OPEN SPACE	**91.97**	**22.4%**	**34.18%**
OTHER			
Utilities sub-stations / facilities (acquired by relevant authority)	24.39	5.94%	9.06%
SUB-TOTAL OTHER	**24.39**	**5.94%**	**9.06%**
TOTAL NET DEVELOPABLE AREA – (NDA) Ha	**269.08**	**65.57%**	
NET DEVELOPABLE AREA – RESIDENTIAL (NDAR) Ha	**269.08**	**65.57%**	
NET DEVELOPABLE AREA – EMPLOYMENT (NDAE) Ha	**0.00**		

Table 10 Property-specific land use budget

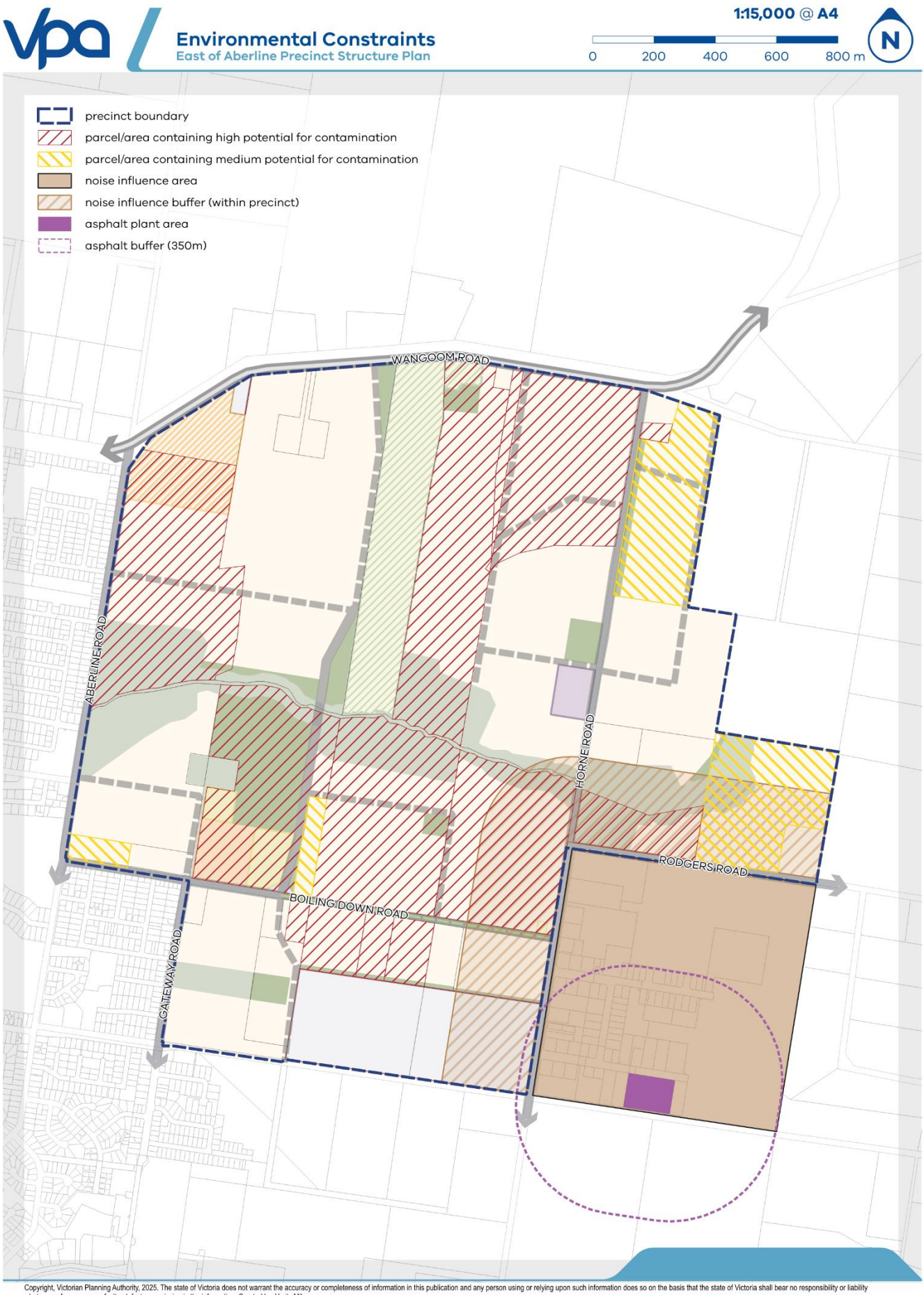
PARCEL ID	TOTAL AREA (HA)	Transport		COMMUNITY/EDUCATION				Uncredited OPEN SPACE					Credited Open Space		Other		
		NON ARTERIAL ROAD – EXISTING ROAD RESERVE Y	ARTERIAL ROAD – NEW/ WIDENING/ INTERSECTION FLARING (DCP LAND)	PROPOSED GOVERNMENT SCHOOL	POTENTIAL NON-GOVERNMENT SCHOOL	COMMUNITY FACILITIES (DCP LAND)	GOVERNMENT SERVICES	CONSERVATION RESERVE	POTENTIAL CONSERVATION RESERVE	WATERWAY & DRAINAGE WITHIN CONSERVATION	WATERWAY & DRAINAGE RESERVE	CROWN LAND	LOCAL SPORTS RESERVE (DCP LAND)	LOCAL NETWORK PARK (VIA 53.01)	UTILITIES / SUB STATION FACILITIES (ACQUIRED BY RELEVANT AUTHORITIES)	TOTAL CONTRIBUTION LAND (HA)	NET DEVELOPABLE AREA % OF PROPERTY
EA-01	4.46	-	-	-	4.46	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
EA-02	0.55	-	-	-	-	-	-	-	-	-	-	-	-	-	0.55	0.00	0.00%
EA-03	44.17	-	-	-	-	-	-	-	-	1.10	0.03	-	-	3.43	-	39.62	89.69%
EA-04	1.24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.24	100.00 %
EA-05	1.24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.24	100.00 %
EA-06	19.63	-	-	-	-	-	-	19.52	-	0.11	-	-	-	-	-	0.00	0.00%
EA-07	26.71	-	-	-	-	-	-	-	1.06	0.64	4.44	-	-	1.00	-	19.57	73.28%
EA-08	0.41	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.41	100.00 %
EA-09	1.72	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.72	100.00 %
EA-10	22.01	-	-	-	-	-	-	-	-	-	-	-	-	-	-	22.01	100.00 %
EA-11	1.51	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.51	100.00 %

EA-12	14.67	-	-	-	-	-	-	-	-	-	-	-	-	1.00	-	13.67	93.18%
EA-13	29.66	-	-	-	5.54	-	-	-	-	0.87	6.53	-	-	0.26	-	16.46	55.48%
EA-14	27.78	-	-	-	-	-	-	-	-	1.14	1.43	-	-	1.40	-	23.81	85.70%
EA-15	16.78	-	-	-	-	-	-	-	-	-	-	-	-	-	-	16.78	100.00 %
EA-16	1.76	-	-	-	-	-	-	-	-	-	-	1.76	-	-	-	0.00	0.00%
EA-17	1.97	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.97	100.00 %
EA-18	14.04	-	-	-	-	-	-	-	-	3.13	5.54	-	-	0.20	-	5.18	36.87%
EA-19	14.99	-	-	-	-	-	-	-	-	2.03	1.14	-	-	0.149	-	11.67	77.87%
EA-20	2.08	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.08	100.00 %
EA-21	19.89	-	-	-	-	-	-	-	-	2.23	3.84	-	-	-	-	13.82	69.49%
EA-22	0.61	-	-	-	-	-	-	-	-	-	-	0.61	-	-	-	0.00	0.00%
EA-23	1.31	-	-	-	-	-	-	-	-	-	-	1.31	-	-	-	0.00	0.00%
EA-24	22.08	-	0.24	3.50	-	3.23	-	-	-	1.54	0.68	-	10.65	0.22	-	2.03	9.18%
EA-25	1.94	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.94	100.00 %
EA-26	23.88	-	-	-	-	-	-	-	-	1.33	4.56	-	-	0.60	-	17.39	72.84%
EA-27	20.62	-	0.01	-	-	-	0.12	-	-	1.39	0.92	-	-	-	-	18.17	88.14%
EA-28	0.01	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00 %

EA-29	1.63	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.63	100.00 %
EA-30	1.64	-	0.05	-	-	-	-	-	-	-	-	-	-	-	-	1.59	97.24%
EA-31	0.01	0.01	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
EA-32	0.01	0.01	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
EA-33	0.81	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.81	100.00 %
EA-34	13.35	-	-	-	-	-	-	-	-	-	2.19	-	-	-	-	11.16	83.58%
EA-35	0.77	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.77	100.00 %
EA-36	6.07	-	-	-	-	-	-	-	-	-	-	-	-	1.00	-	5.08	83.55%
EA-37	3.97	-	-	-	-	-	-	-	-	-	-	-	-	0.23	-	3.74	94.12%
EA-38	1.98	-	-	-	-	-	-	-	-	-	-	-	-	0.12	-	1.86	94.08%
EA-39	2.82	-	-	-	-	-	-	-	-	-	-	-	-	0.17	-	2.65	94.08%
EA-40	2.00	-	-	-	-	-	-	-	-	-	-	-	-	0.12	-	1.88	94.01%
EA-41	5.97	-	0.01	-	-	-	-	-	-	-	-	-	-	0.36	-	5.60	93.83%
EA-42	12.26	-	-	-	-	-	-	-	-	-	-	-	-	-	12.26	0.00	0.00%
EA-43	11.58	-	-	-	-	-	-	-	-	-	-	-	-	-	11.58	0.00	0.00%
EA-44	0.001	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	100.00 %
SUB-TOTAL	**402.61**	**0.02**	**0.31**	**3.50**	**10.00**	**3.23**	**0.12**	**19.52**	**1.06**	**15.50**	**31.30**	**3.68**	**10.65**	**10.26**	**24.39**	**269.08**	**66.83%**

Road Reserve																	
EA-R1	2.90	2.90	-	-	-	-	-	-		-	-	-	-	-	-	0.00	0.00%
EA-R2	2.45	2.45	-	-	-	-	-	-		-	-	-	-	-	-	0.00	0.00%
EA-R3	0.41	0.41	-	-	-	-	-	-		-	-	-	-	-	-	0.00	0.00%
EA-R4	1.66	1.66	-	-	-	-	-	-		-	-	-	-	-	-	0.00	0.00%
EA-R5	0.38	0.38	-	-	-	-	-	-		-	-	-	-	-	-	0.00	0.00%
SUB-TOTAL	**7.79**	**7.79**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**0.00**	**0.00%**
TOTALS	**410.41**	**7.81**	**0.31**	**3.50**	**10.00**	**3.23**	**0.12**	**19.52**	**1.06**	**15.50**	**31.30**	**3.68**	**10.65**	**10.26**	**24.39**	**269.08**	**65.57%**

Appendix 3 Environmental Constraints Plan



Appendix 4 Activity centre performance requirements & guidelines and design criteria

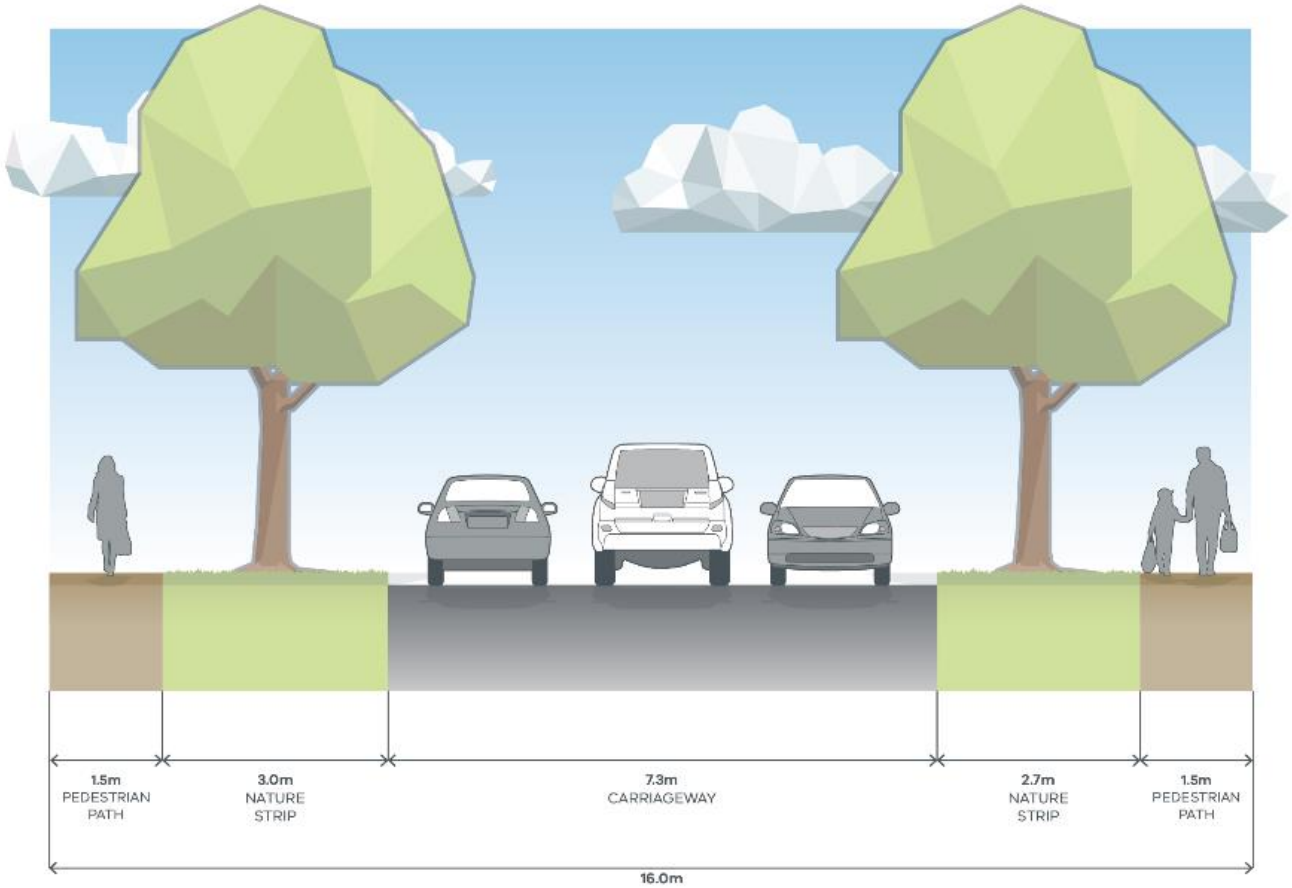
Table 11 Activity centre design principles

DESIGN PRINCIPLES	DESIGN OUTCOMES
Design the Activity Centre to be pedestrian friendly and accessible by all modes of transport, while enabling private vehicle access. The Activity Centre should be easily, directly, and safely accessible for pedestrians, cyclists, public transport modes, private vehicles, service, and delivery vehicles with priority given to pedestrian movement, amenity convenience and safety.	• Public transport infrastructure/facilities should be planned for commuter friendly/convenient locations adjacent to the Local town Centre. • Bus stops should be provided to the satisfaction of the Department of Transport and Planning. • Bicycle parking should be provided within the street network and public spaces in highly visible locations and close to pedestrian level 1desire lines and key destinations. • The design of buildings within the Local town Centre should have a relationship with and should interface to the public street network. • Car parking areas should be located centrally to the site and to the rear and or side of street based retail frontages. • Car parking areas should be designated to ensure passive surveillance and public safety through adequate positioning and lighting. • Car parking areas should be designed to provide dedicated pedestrian routes and areas of landscaping. • On street car parking should be provided either as parallel or angle parking to encourage short stay parking. • Car parking ingress and egress crossovers should be grouped and limited. • Car parking ingress or egress and car parking areas accommodating heavy vehicle movements should be designed to limit the pedestrian/vehicle conflict. • Streets, public spaces, and car parks should be well lit to Australian standards and with pedestrian friendly (generally white) light. Lighting should be designed to avoid unnecessary spill to the side or above.

Appendix 5 Road cross sections

Local Access Street Level 1 (16m)

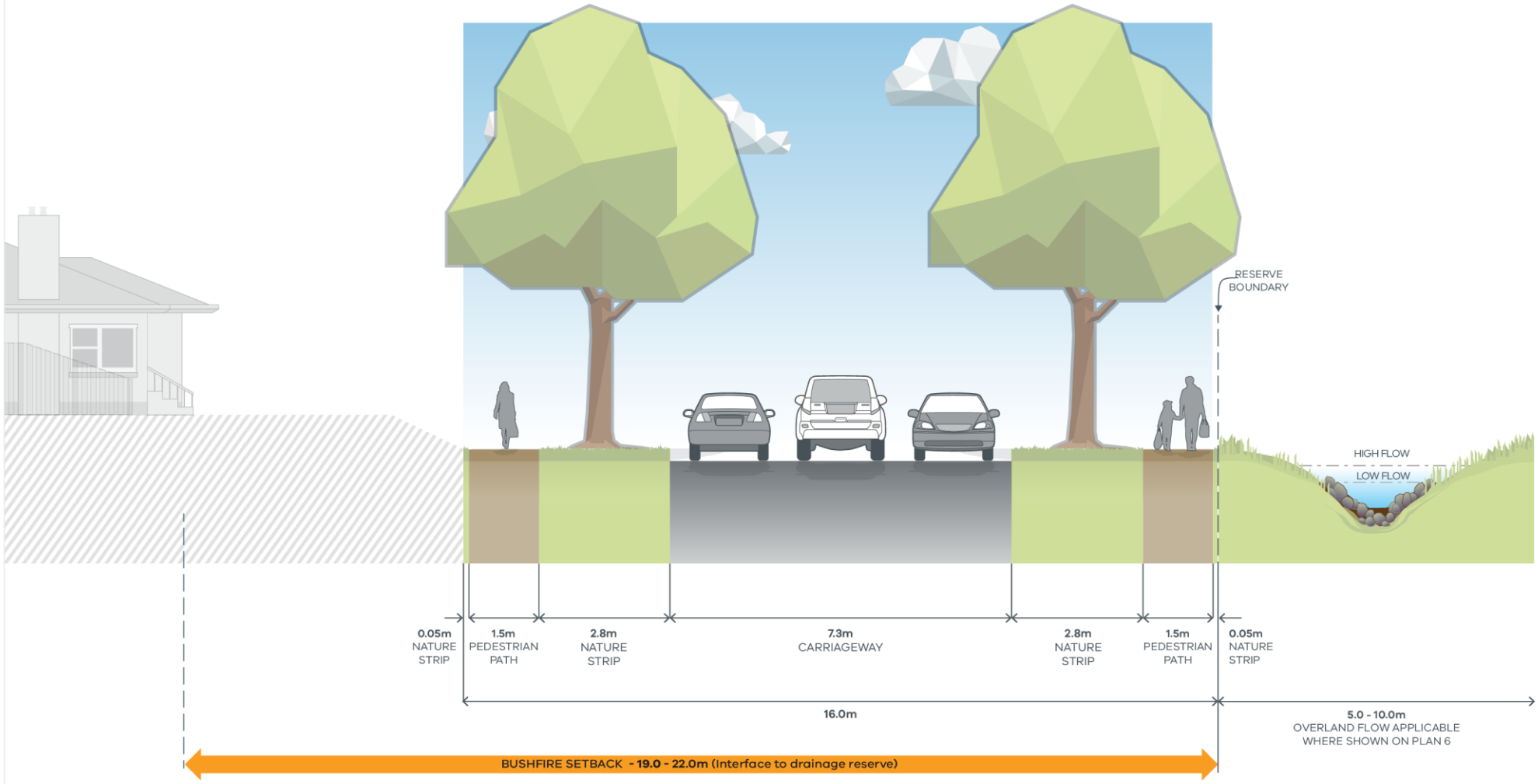
VPA Standard Cross Section



NOTES:

- Minimum street tree mature height 15 metres.
- All kerbs are to be B2 Barrier Kerb..

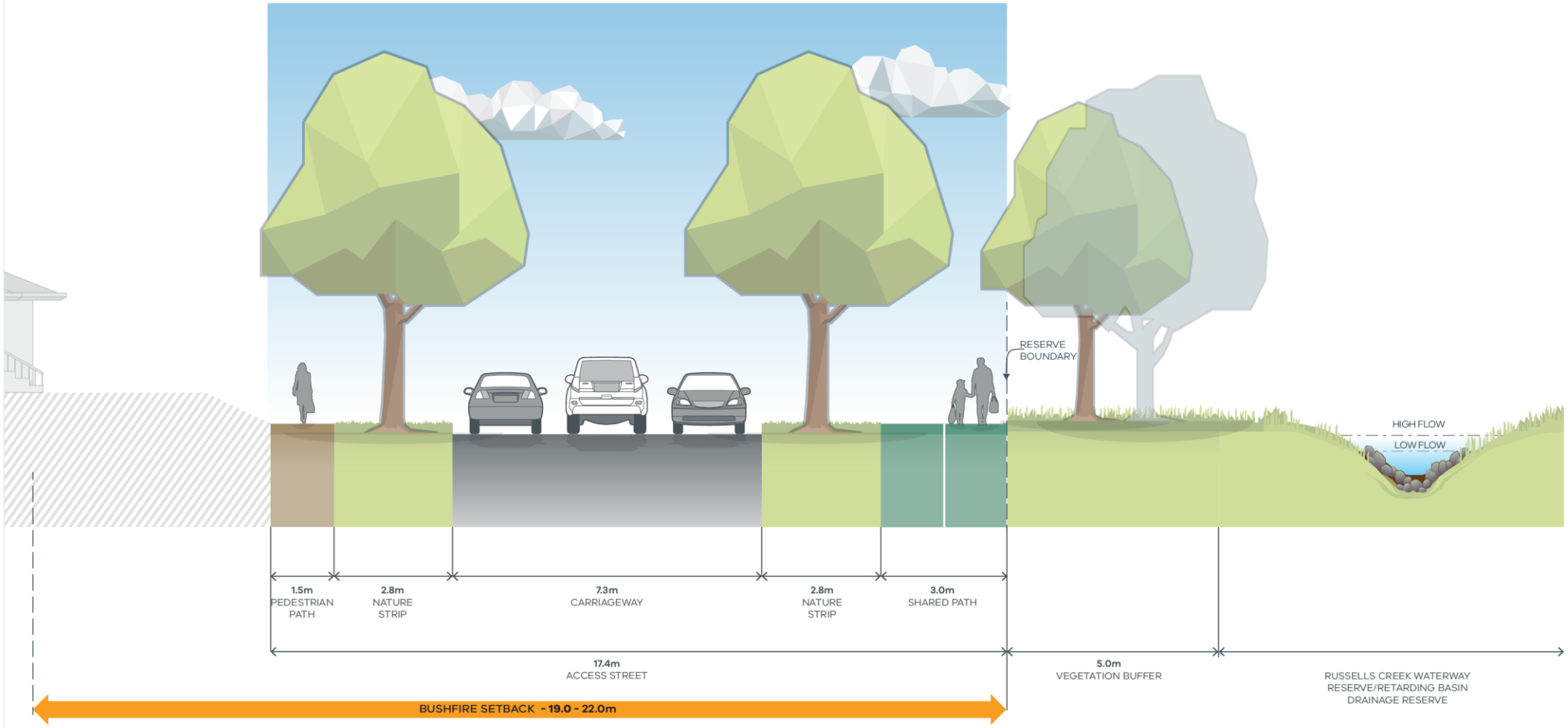
Cross Section 1
Local Access Street Level 1 (16m) Overland Flow Path Interface



NOTES:

- Minimum street tree mature height 15 metres.
- All kerbs abutting park to be B2 Barrier kerb and SM modified elsewhere (refer to the Infrastructure Design Manual).
- Verge widths maybe reduced where roads abut open space with the consent of the responsible authority.
- Specific setback requirements to be determined by an approved Bushfire Management Plan

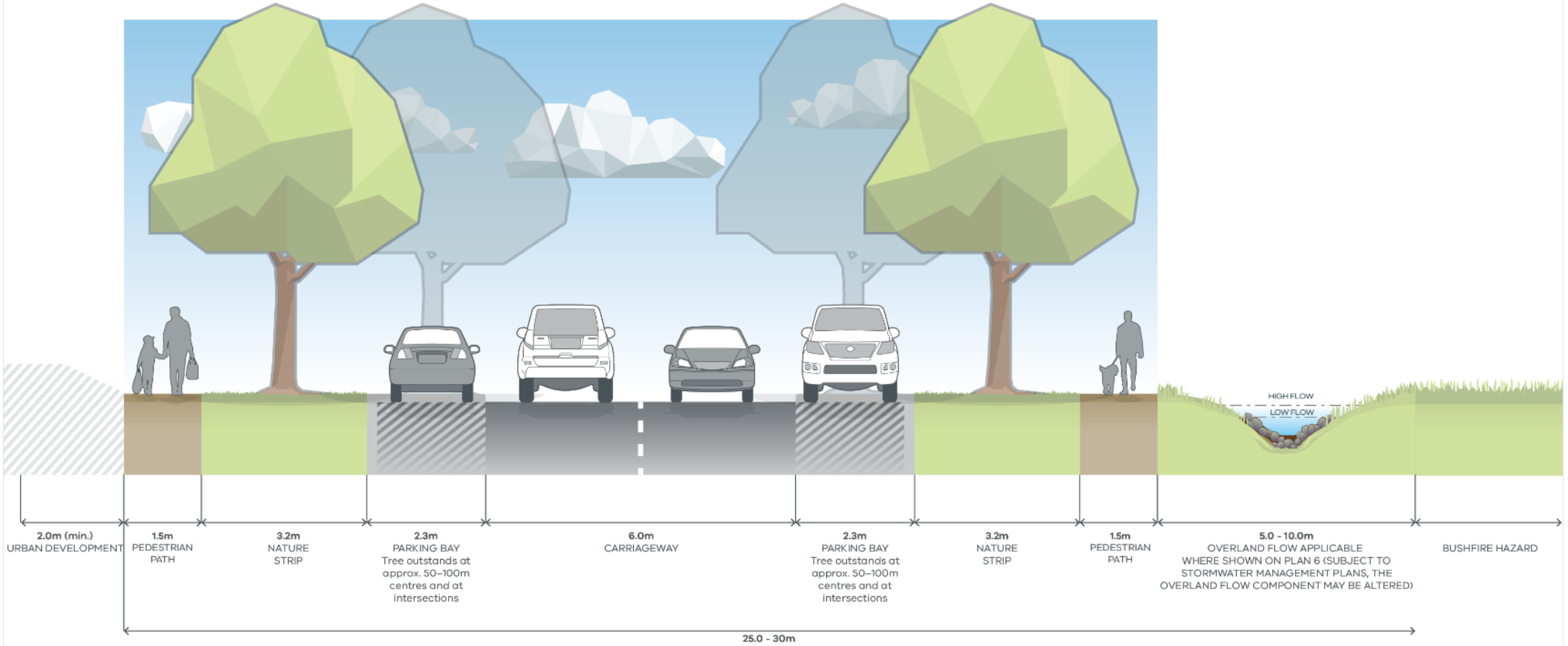
Cross Section 3
Local Access Street Level 1 (17.4m) - Russells Creek & Drainage Reserve Perimeter Road



NOTES:

- Overland flow path may be able to be accommodated within the reserve..
- Specific setback requirements to be determined by an approved Bushfire Management Plan
- Shared path may be accommodated within the drainage reserve subject to the recommendations by the Growling Grass Frog Habitat Masterplan and Bushfire Hazard Assessment

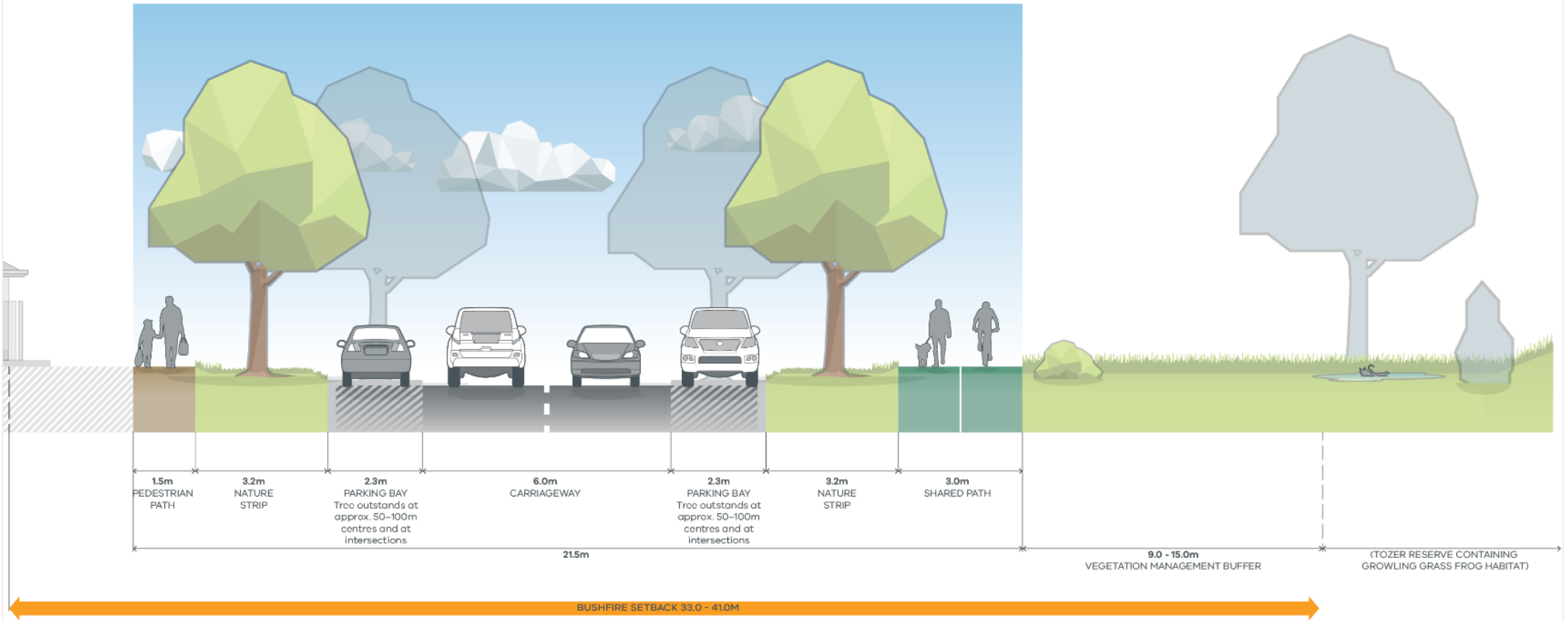
Cross Section 4
Local Access Street Level 2 (25-30m) Overland Flow Interface



NOTES:

- Specific setback requirements to be determined by an approved Bushfire Management Plan

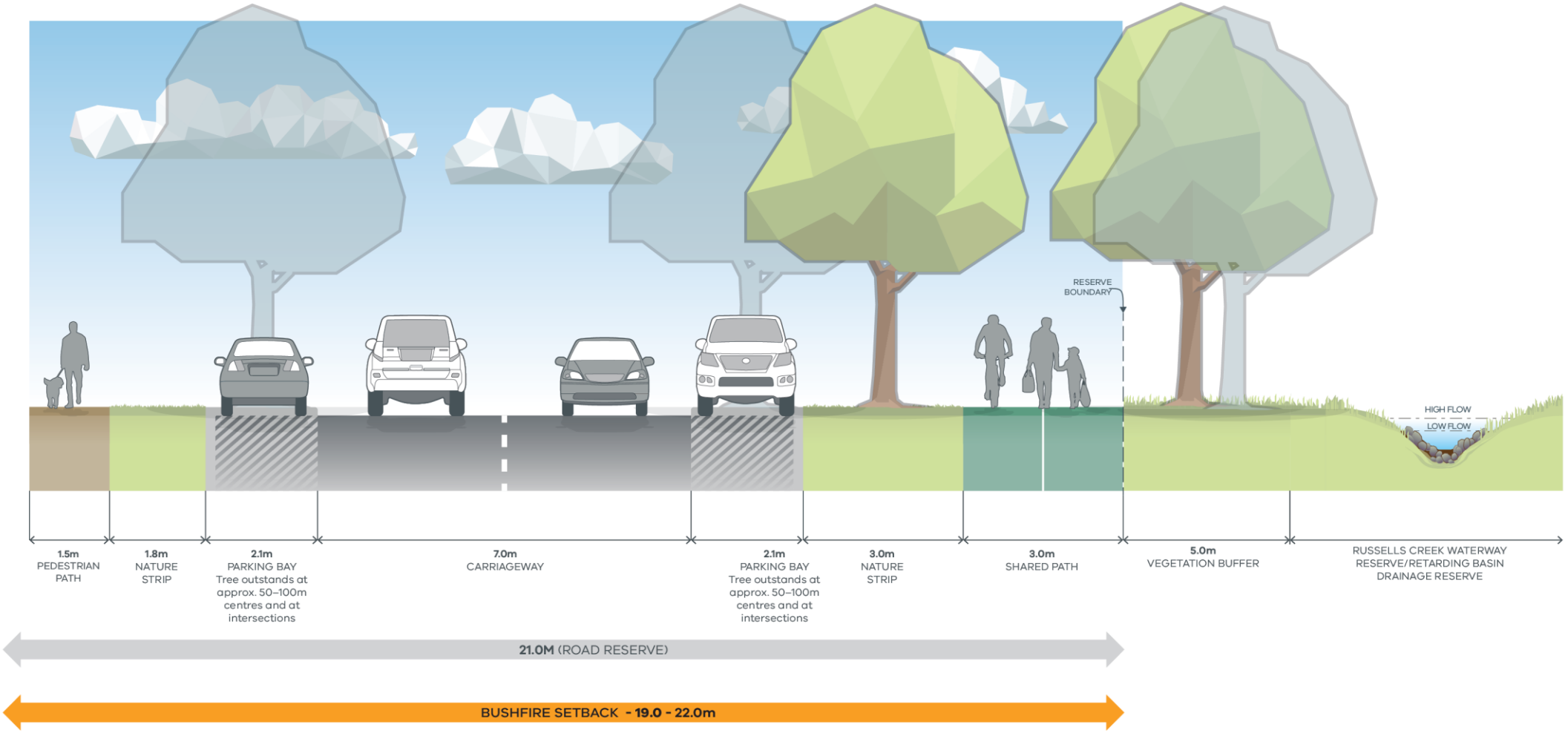
Cross Section 5
Local Access Street Level 2 (21.5m) Tozer Reserve Perimeter Road Western Side



NOTES:

- Shared path may be accommodated within the vegetation management buffer subject to the recommendations by the Growling Grass Frog Habitat Assessment and Bushfire Hazard Assessment.
- Specific setback requirements to be determined by an approved Bushfire Management Plan

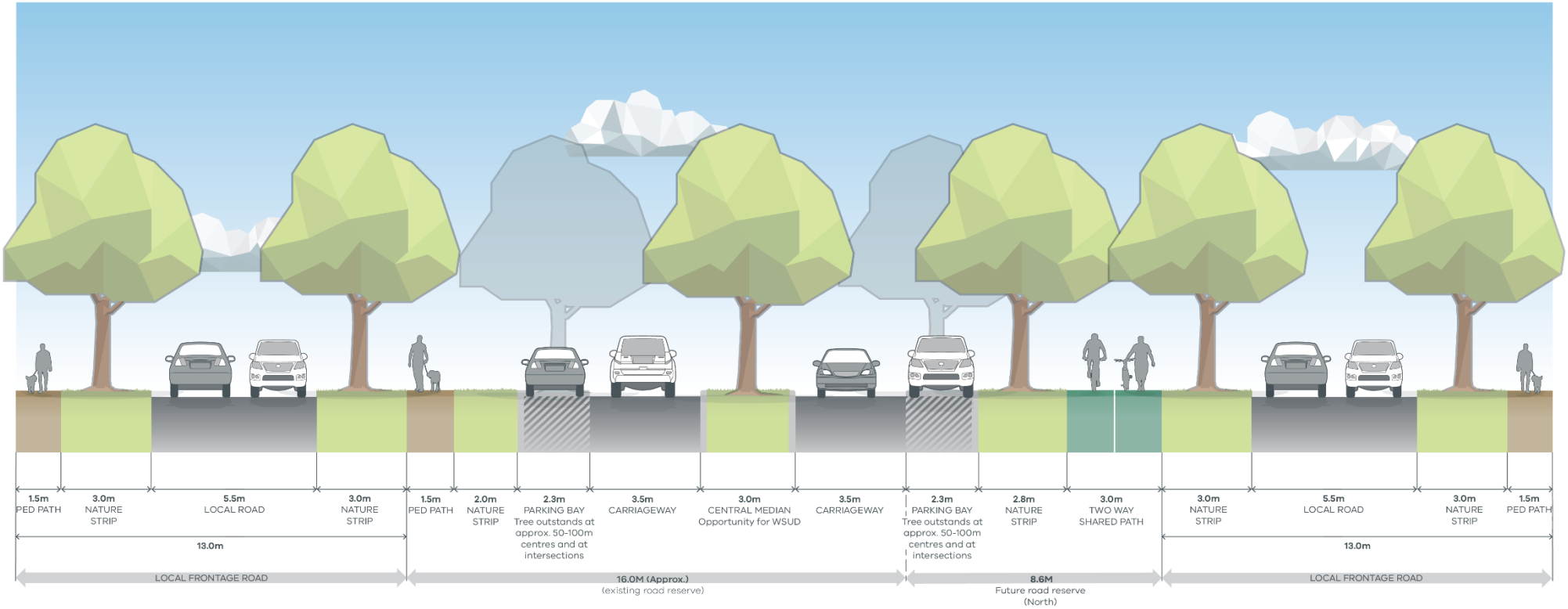
Cross Section 6
Connector Street (21.0m) - Rodgers Road



NOTES:

- Minimum street tree mature height 15 metres.
- All kerbs are to be B2 Barrier Kerb as per the Infrastructure Design Manual.
- Where roads abut school drop-off zones and thoroughfares, grassed nature strip should be replaced with pavement. Canopy tree planting must be incorporated into any additional pavement.
- Verge widths may be reduced where roads abut open space with the consent of the responsible authority.
- No indented street parking is required where no direct lot access is allowed
- Variations to indicative cross-section may include water sensitive urban design (WSUD) outcome. These could includebut are not limited to bioretention tree planter systems and/or median bioretention swales. Such variations must be to the satisfaction of the responsible authority.

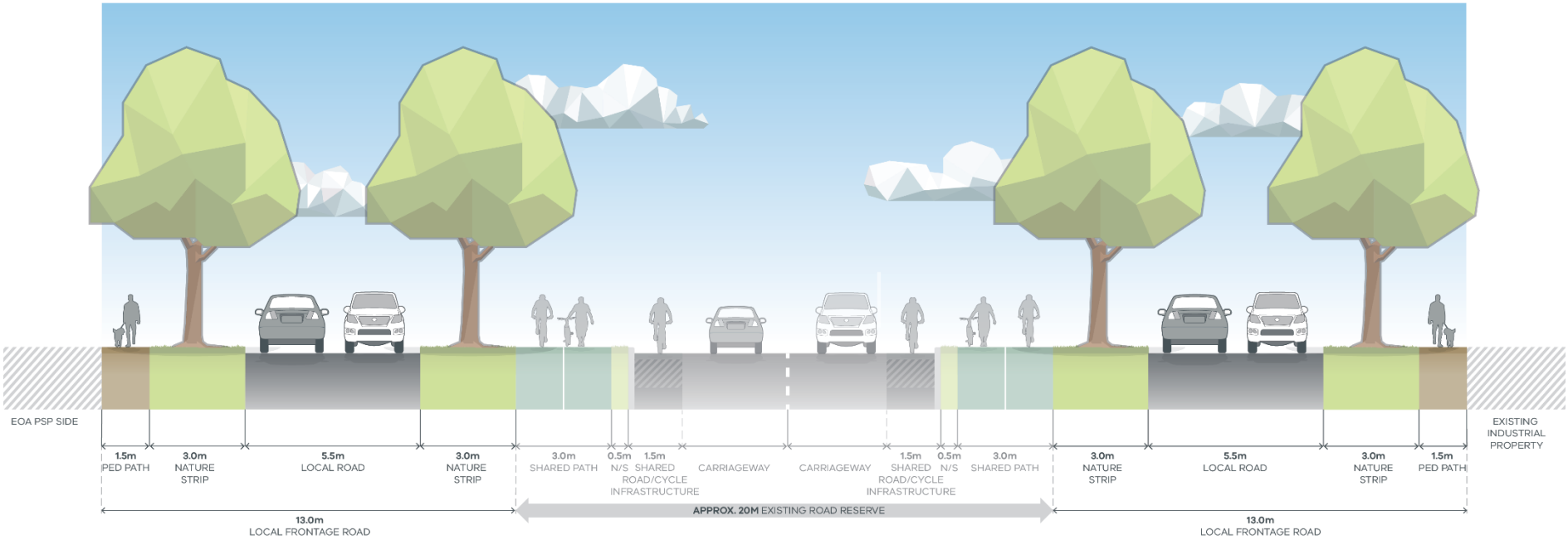
Cross Section 7
Boulevard Connector Street (24-31m) Boiling Down Road



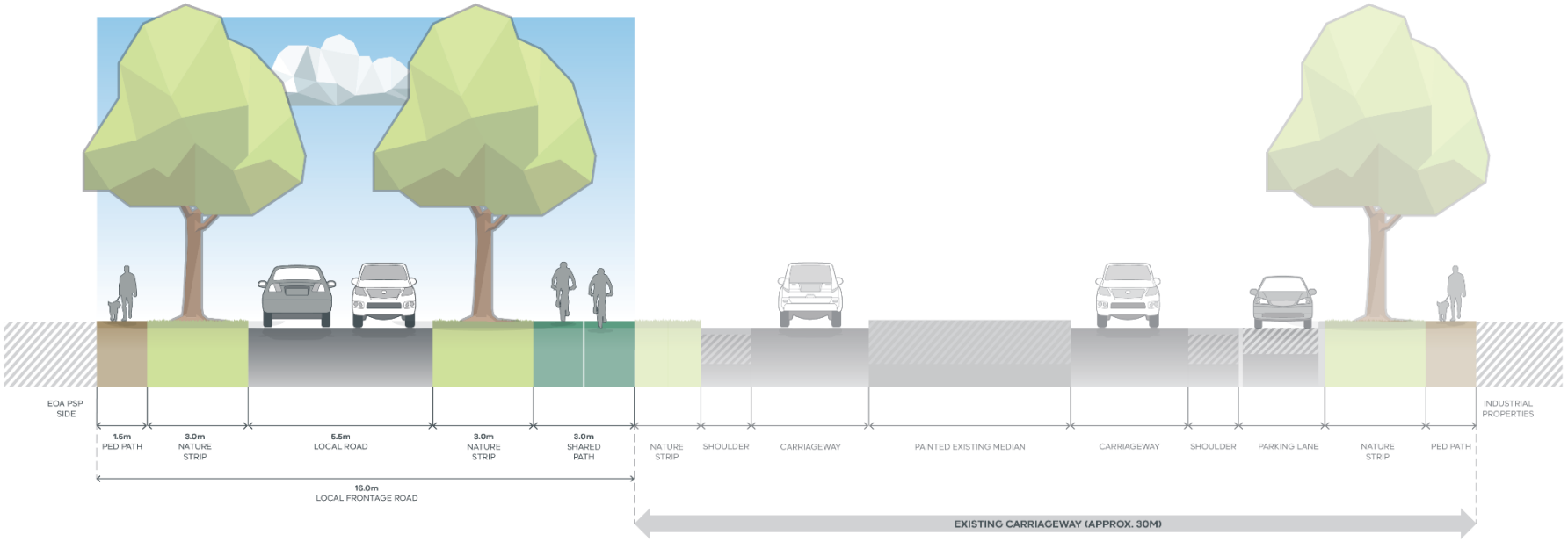
NOTE:

- Future road reserve will be secured via subdivision (land to be vested in Council) or public acquisition i.e. Parcel 25 only.
- No indented street parking is required where no direct lot access is allowed

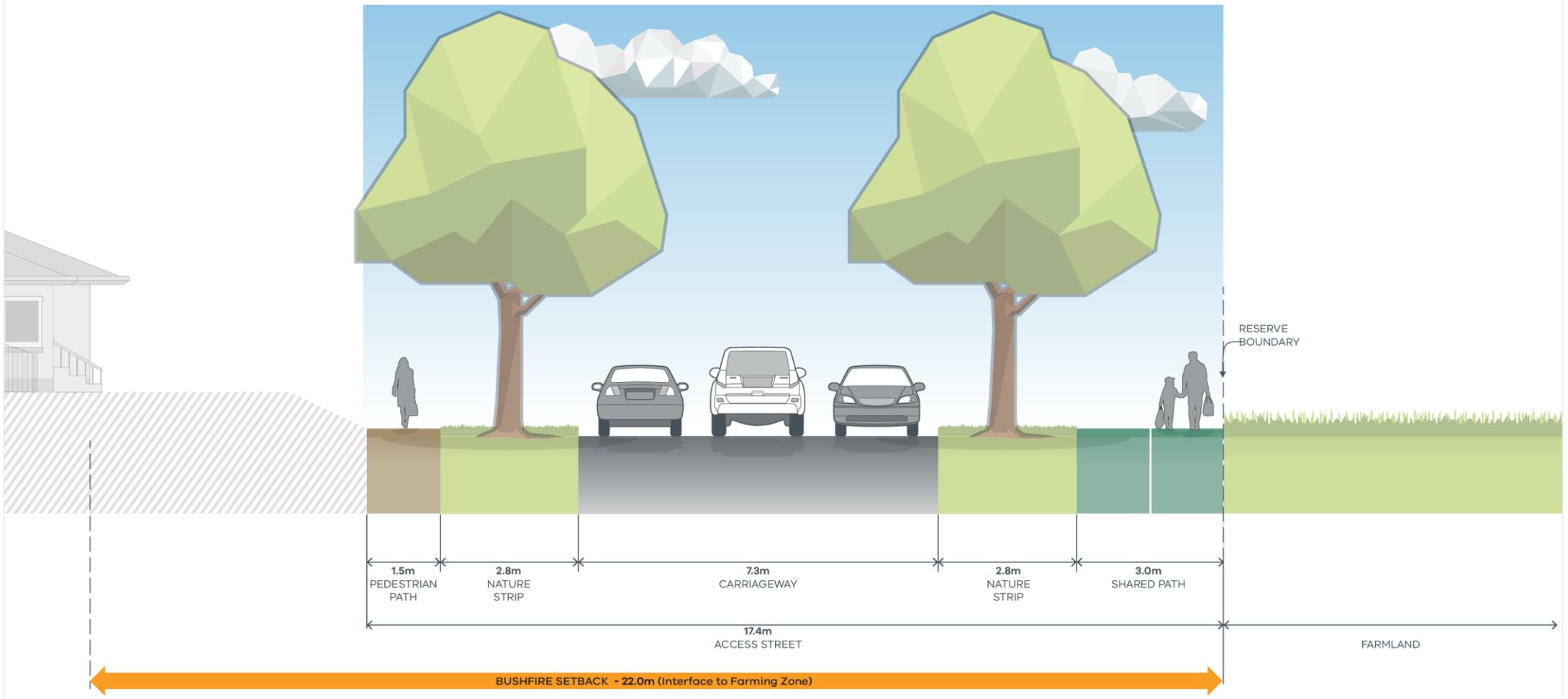
Cross Section 8
Horne Road north of Rodgers Road



Cross Section 9
Horne Road - Rodgers Road to Dales Road



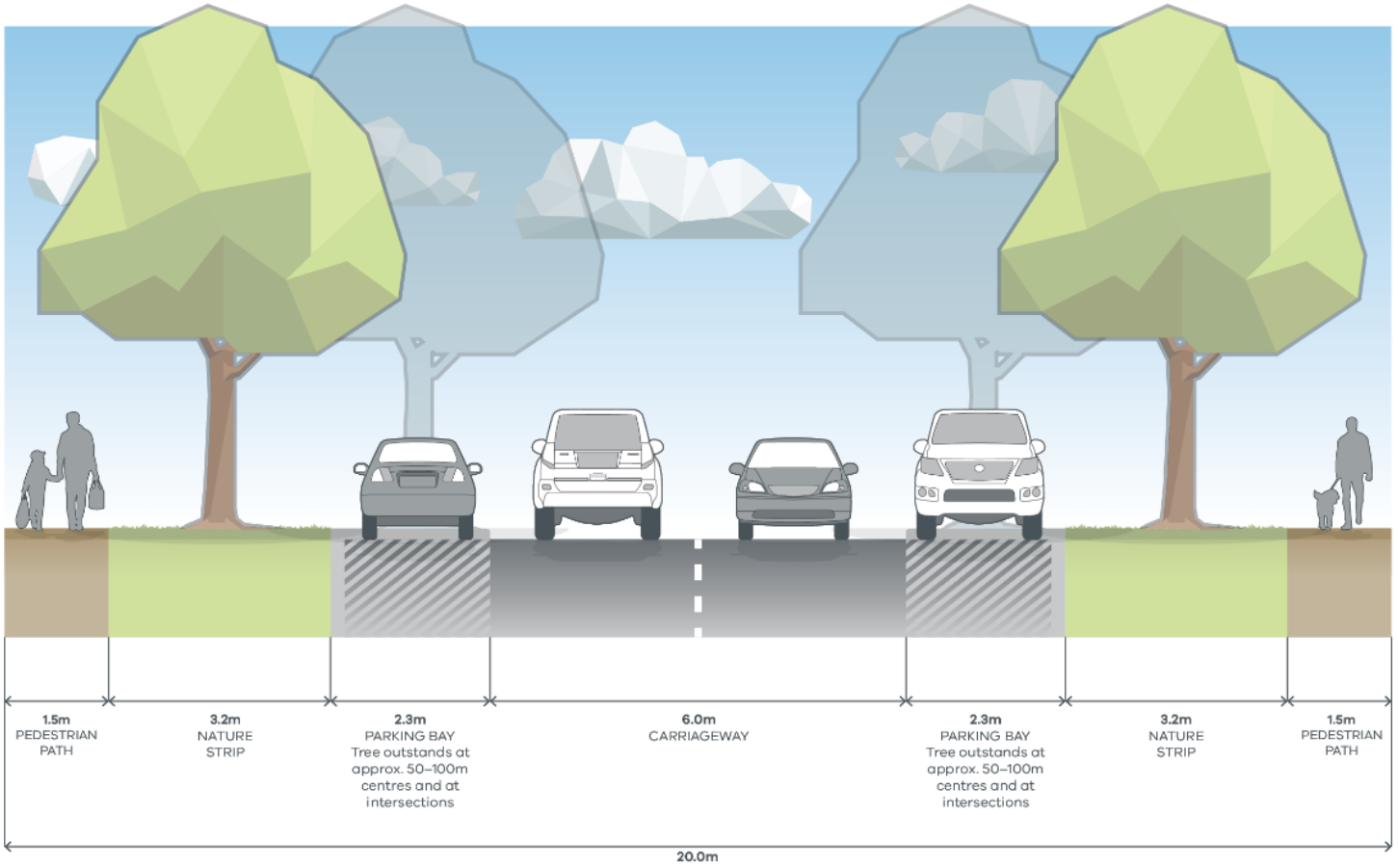
Cross Section 10
Local Access Street Level 1 (17.4m) - Farmzone Interface



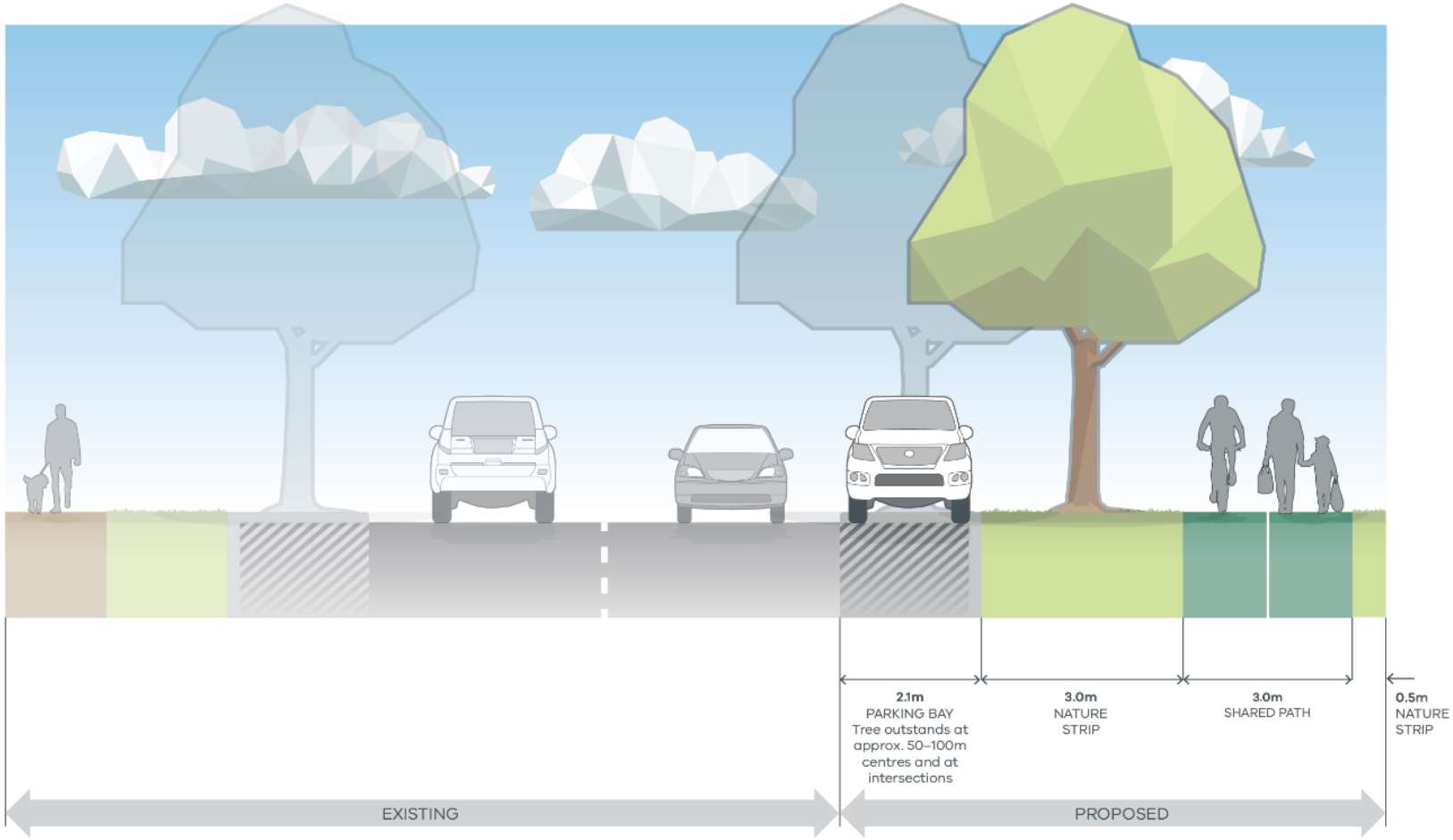
NOTES:

- Specific setback requirements to be determined by an approved Bushfire Management Plan

Cross Section 11
Local Access Street Level 2 (20m)



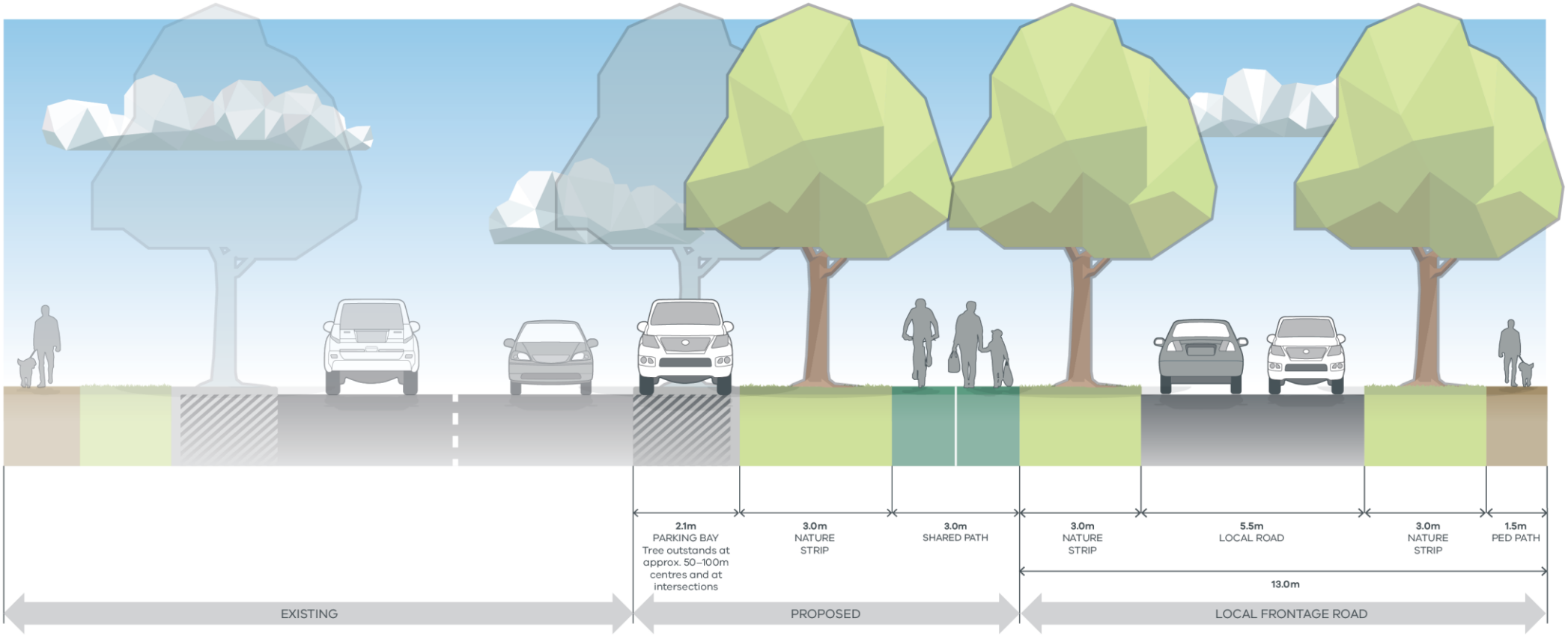
Cross Section 12
Connector Street Aberline Road North of Russells Creek



NOTES:

- Minimum street tree mature height 15 metres.
- All kerbs are to be B2 Barrier Kerb as per the Infrastructure Design Manual.
- Where roads abut school drop-off zones and thoroughfares, grassed nature strip should be replaced with pavement. Canopy tree planting must be incorporated into any additional pavement.
- Verge widths may be reduced where roads abut open space with the consent of the responsible authority.
- No indented street parking is required where no direct lot access is allowed
- Variations to indicative cross-section may include water sensitive urban design (WSUD) outcome. These could includebut are not limited to bioretention tree planter systems and/or median bioretention swales. Such variations must be to the satisfaction of the responsible authority.

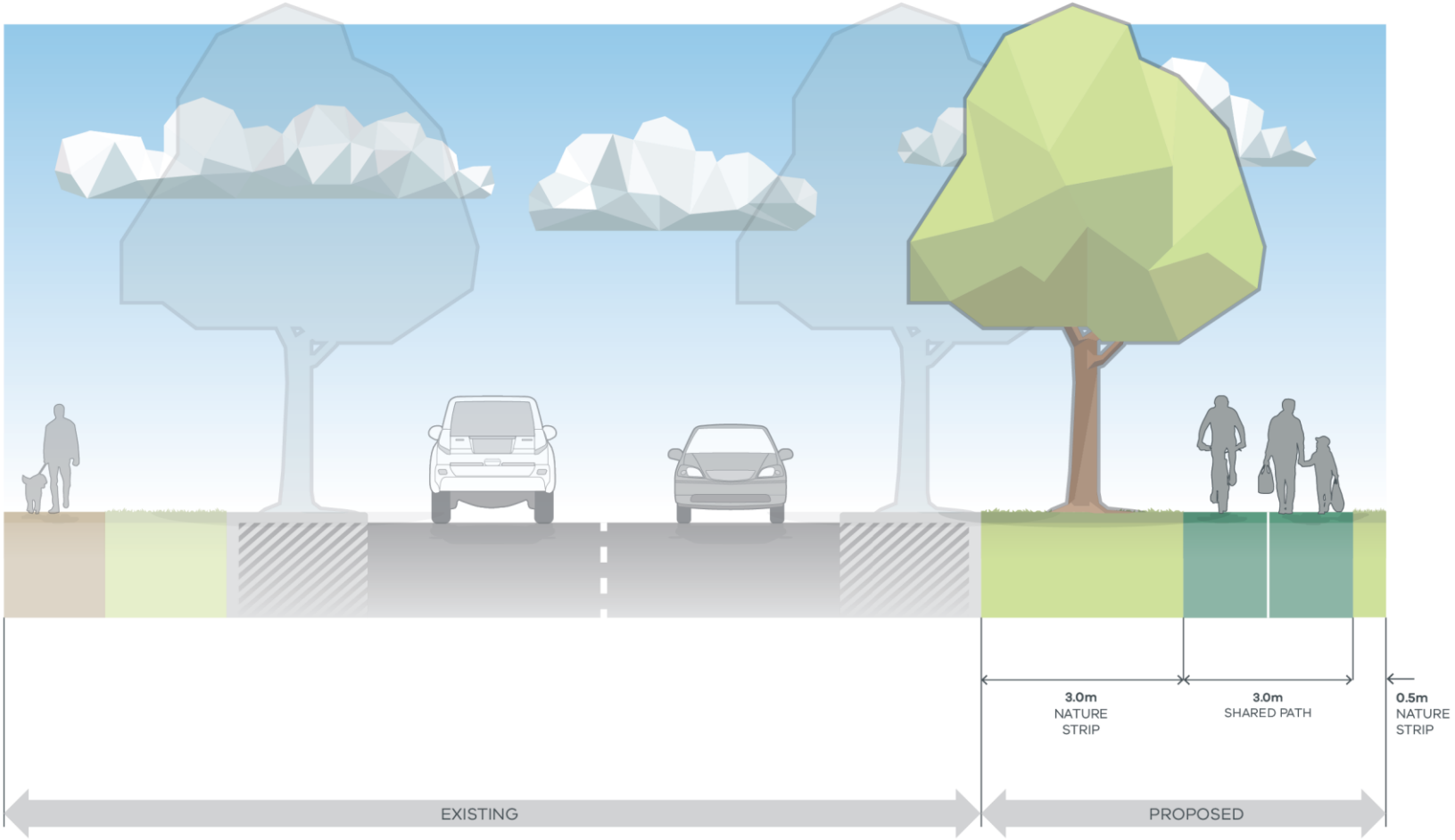
Cross Section 13
Connector Street Aberline Road South of Russells Creek



NOTES:

- Minimum street tree mature height 15 metres.
- All kerbs are to be B2 Barrier Kerb as per the Infrastructure Design Manual.
- Where roads abut school drop-off zones and thoroughfares, grassed nature strip should be replaced with pavement. Canopy tree planting must be incorporated into any additional pavement.
- Verge widths may be reduced where roads abut open space with the consent of the responsible authority.
- No indented street parking is required where no direct lot access is allowed
- Variations to indicative cross-section may include water sensitive urban design (WSUD) outcome. These could includebut are not limited to bioretention tree planter systems and/or median bioretention swales. Such variations must be to the satisfaction of the responsible authority.

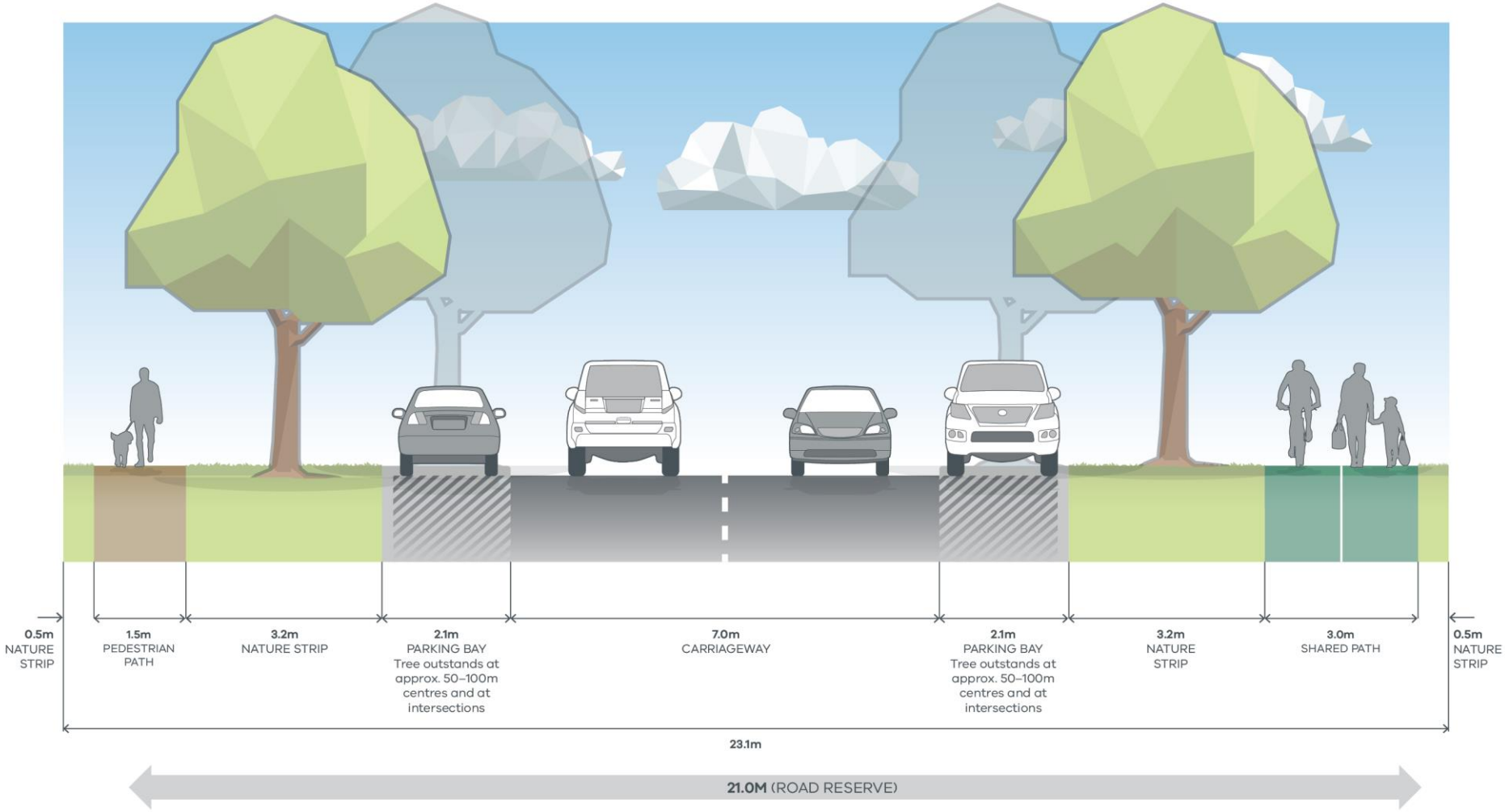
Cross Section 14
Connector Street Boiling Down Road and Gateway Street



NOTES:

- Minimum street tree mature height 15 metres.
- All kerbs are to be B2 Barrier Kerb as per the Infrastructure Design Manual.
- Where roads abut school drop-off zones and thoroughfares, grassed nature strip should be replaced with pavement. Canopy tree planting must be incorporated into any additional pavement.
- Verge widths may be reduced where roads abut open space with the consent of the responsible authority.
- No indented street parking is required where no direct lot access is allowed
- Variations to indicative cross-section may include water sensitive urban design (WSUD) outcome. These could includebut are not limited to bioretention tree planter systems and/or median bioretention swales. Such variations must be to the satisfaction of the responsible authority.

Cross Section 15
North - South Connector



NOTES:

- Minimum street tree mature height 15 metres.
- All kerbs are to be B2 Barrier Kerb as per the Infrastructure Design Manual.
- Where roads abut school drop-off zones and thoroughfares, grassed nature strip should be replaced with pavement. Canopy tree planting must be incorporated into any additional pavement.
- Verge widths may be reduced where roads abut open space with the consent of the responsible authority.
- No indented street parking is required where no direct lot access is allowed
- Variations to indicative cross-section may include water sensitive urban design (WSUD) outcome. These could includebut are not limited to bioretention tree planter systems and/or median bioretention swales. Such variations must be to the satisfaction of the responsible authority.

Appendix 6 Glossary of terms

TERM	DEFINITION
Activity centre	Provides the focus for services, employment and social interaction. They are where people shop, work, meet, relax and live. Usually well-serviced by public transport, they range in size and intensity of use.
Affordable housing	Has the same meaning as Section 3AA of the *Planning and Environment Act 1987*.
Biodiversity Conservation Strategy (BCS)	The *Biodiversity Conservation Strategy for Melbourne Growth Corridors* (State Government of Victoria, 2013).
Canopy tree cover	The total area of a canopy tree's foliage (which comprises of the layer of leaves, branches, and stems) that covers the ground when viewed from above.
Canopy tree	A tree which has an average potential canopy of foliage of 6.4m in diameter or greater at maturity in the summer months.
Co-location	Adjoining land uses to enable complementary programs, activities, and services as well as shared use of resources and facilities, for example, siting schools and sporting fields together.
Community infrastructure	Infrastructure provided by government or non-government organisations for accommodating a range of community support services, programs, and activities. This includes: • Facilities for education and learning (e.g. government and non-government schools, universities, adult learning centres) • Early years (e.g. preschool, maternal and child health, childcare) • Health and community services (e.g. hospitals, aged care, doctors, dentists, family and youth services, specialist health services) • Community (e.g. civic centres, libraries, neighbourhood houses) • Arts and culture (e.g. galleries, museums, performance space) • Sport, recreation and leisure (e.g. swimming pools) • Justice (e.g. law courts) • Voluntary and faith (e.g. places of worship), and • Emergency services (e.g. police, fire and ambulance stations).
Encumbered land	Land that is constrained for development purposes, including easements for power/transmission lines, sewer, gas, waterways/drainage; retarding basins/ wetlands; landfill; conservation, protected vegetation and heritage areas. This land may be used for a range of activities (e.g. walking trails, sports fields) and is not credited. However, regard is taken to the availability of encumbered land when determining the open space requirement.

Fire threat edge	The interface between urban development and an area which presents a permanent potential for fire to impact on a community.
Frontage	The road alignment at the front of a lot. If a lot abuts two or more roads, the one to which the building, or proposed building faces
Gross developable area	Total precinct area excluding encumbered land, arterial roads and other roads with four or more lanes.
Housing density (gross)	The number of houses divided by gross developable area.
Housing density (net)	The number of houses divided by net developable area.
Housing typologies	A classification of the type of house based on its characteristics and features including number of rooms, spatial layout/division of areas, building form, lot size, ownership management, etc. The Guidelines describe the following housing typologies: • Conventional front-loaded house & land (1-2 storeys) • Small lot front loaded duplex (1-2 storeys) • Semi-detached house & land (1-2 storeys) • Small lot front/rear-loaded townhouse (1-3 storeys) • Owners' corporation/strata title apartments (2+ storeys) • Integrated developments (2+ storeys)
Key worker housing	Affordable rental housing that is appropriate for people who work within the Warrnambool City Council, who are required to be physically present to perform their work, and whose household earns very low, low or moderate incomes.
Linear open space network	Corridors of open space, mainly along waterways that link together forming a network
Land use budget table	A table setting out the total precinct area, gross developable area, net developable area and constituent land uses proposed within the precinct
Local centre	An activity centre smaller than a neighbourhood activity centre which may include a small limited-line supermarket or convenience store of between 599 square metres and 1,500 square metres, plus non-retail uses.
Main street	A function of an activity centre, where vitality and activity are created by orienting uses towards the street and ensuring that the primary address of all retail stores is the street. This would normally be a connector street rather than an arterial road.
Neighbourhood activity centre	Activity centres that are an important community focal point and have a mix of uses to meet local needs. Accessible to a viable user population by walking, cycling and by local bus services and public transport links to one or more principal or major activity centres. This should be of sufficient size to accommodate a supermarket.
Net developable area (NDA)	Land within a precinct available for development. This excludes encumbered land, arterial roads, railway corridors, government schools and community facilities and public open space. It

	includes lots, local streets, and connector streets. Net developable area may be expressed in terms of hectare units (i.e. NDHa).
Passive open space	Open space that is set aside for parks, gardens, linear corridors, conservation bushlands, nature reserves, public squares and community gardens that are made available for passive recreation, play and unstructured physical activity including walking, cycling, hiking, revitalisation, contemplation and enjoying nature.
Principal public transport network	Incorporated document *Principle Public Transport Network 2017* (Victorian Government, 2017), and *Principle Public Transport Network Area Maps* (Victorian Government, August 2018).
Public open space	Land that is set aside in the precinct structure plan for public recreation that incorporates active and passive open space.
Roof Water Harvesting (RWH)	Collection of rain that falls onto roofs of houses, schools, factories and businesses. The water travels through closed pipes via a water harvest connection point near the boundary on each lot. This water is then piped to the centralised raw water supply to mix with other sources for treatment to drinking water standard. Only roof downpipes and tank overflows can be connected to the system and each connection is inspected by Wannon Water.
Social housing	A type of rental housing that is provided and/or managed by the government or by a not-for-profit organisation. Social housing is an overarching term that covers both public housing and community housing.
Sensitive response	A design or engineered response that does not significantly contrast with the existing landform.
Unencumbered	Land that is not constrained by uses required to enable development (including easements for power/transmission lines, sewer, gas, waterways/drainage; retarding basins/wetlands; landfill; conservation protection vegetation and heritage areas).
Water sensitive urban design	A holistic approach to water management that integrates urban design and planning with social and physical sciences to deliver water services and protect aquatic environments in an urban setting. Water management assets (e.g. wetland, rain garden, passively irrigated tree pit, swale, pond, etc) are sometimes referred to as WSUD or blue– green infrastructure

PSP 2.0

East of Aberline

EASTERN MAAR COUNTRY

Precinct Structure Plan

SEPTEMBER 2025

More Homes For Victorians
VICTORIA State Government
Department of Transport and Planning
vpa Victorian Planning Authority