

East of Aberline Road PSP submission 19/10/2025

Hello please see my concerns regarding the East of Aberline road PSP

1, why was there no community member committee involved during this process? it appears to be land holders, developers, utilities, council, and others but the community left out, I would see this to be an oversight considering this PSP is for future Housing for families and communities?

2, insufficient open space allocation, in the PSP, standards support a minimum of 10% open space for new developments, but this PSP has only has 8% open space, which is a massive short fall of 20% that is required in planning, based on developments with 15 lots Per NDHa, but this highlights another problem, The PSP has 20lots per NDHa in 2 areas, 1 area near the school has a reasonable open space area, but the Active node on Horne Rd with the highest density Fails to deliver the correct open space for the density, Zone LP-03, this area fails in many ways, it does not meet current guidelines, this area requires to be a minimum of 3 to 5 Ha,

3, The Density Rates are excessive for Warrnambool, The PSP Purpose states, sustainable urban development that reflects Warrnambool's Rural Character, how does having the density Rates of 20 lots per NDHa and 18 lots per NDHa reflect Warrnambool's Rural Character, on average Warrnambool has between 12 and 14 lots per NDHa, by moving away from this it changes it to Metropolitan living, and that is not Warrnambool. So, considerations need to be investigated that suit Warrnambool better, Zone 1 maybe 17 NDHa, zone 2, 15 NDHa, remainder 12 NDHa, this would still allow for reasonable build rate, considering Shepperton Psp Zone 1 is 15 NDHa.

4, No Connective link from the Primary School/ Sports area to the Active Node, there needs to be another full road crossing bridge located southeast of Tozer reserve, a good location would be at the proposed foot bridge crossing near RBWL-02.

5, property sizes need to be sustainable, Vegie patch, fruit trees, canopy cover trees, composting, areas for family to grow in their own back yard,

6, the future development needs to cater for properties to have extra shed space and yard space, this is pinnacle for future generations, if give space for extra activities at home, school projects, learning from there parents if they have trades, the ability to experiment and improvise, build billy carts, Play Equipment, learn gardening at home, learn nature, have an area for friends to come over, the Back yard BBQ, Family Gatherings, the current block sizes will restrict this from happening, a negative for human growth and interaction,

7, The Open Space also fails to deliver a space big enough to hold Local Community events in the new PSP, this needs to be Addressed.

8, The Open space Strategies don't comply with most planning schemes of 30sqm per capita, I believe this PSP fails this and needs to be adjusted to suit current expectations,

9, Small Blocks Don't allow for social activities that reflect our region, boating, camping, motor bikes, go karts, Caravanning, the 20 NDHa or 18 NDHa will not allow for this, it will be a struggle even for the 15 NDH to achieve the required space, blocks again to small,

10, Culture, this PSP Density goes against our regional living standards and our way of life, this is out of balance for the community needs.

11, Density levels need to be set lower, if a developer wants to increase the density during his planning application, then its up to them and the market to decide what is needed, this PSP locks in the land use for the next 25years, which is a grave mistake, developers and council need to be able make adjustments as required.

Thank You