

RE: East of Aberline PSP community consultation

Appreciate the opportunity to view the documents and make a submission on the Precinct Structure Plan documentation.

I have participated in previous rounds of consultation on the PSP and although there are some changes of our feedback that has been considered in the exhibited plans there is also many concerns about changes from the previous recommendations of October 2024

Below is a summary of some of my concerns on the Precinct Structure Plan and associated documents.

1. Boundary around Tozer Reserve.

See attached document East of Aberline PSP VPA Agency Validation Briefing – October 24

This document states a 41 Metre setback including 21-Metre-wide addition wide addition to the reserve with low-risk bushfire vegetation and a 20-Metre-wide local street

The recent document is showing reduced 21.5 metre buffer which is concerning and from what I understand doesn't cover the bushfire overlay.

The map shown on the Overview document is not to scale as showing road on Tozer boundary and this needs to be updated to show accurate scale around Tozer Reserve and clearer detail

In summary I would like to see at least a 41 Metre buffer with a protection around Tozer fence so no issues with introduced grasses crossing into Tozer and also the vegetation planted in nature strip are endemic native species that are approved by Tozer Reserve advisory committee. Also, the 41 Metre buffer goes to fence line of proposed dwelling not just to dwelling

2. PSP Vision

The proposed development's design does not support the vision statement's goal of protecting ecological values in Tozer Reserve and along Russell's Creek. The main concerns are that the housing density and interface with the reserve will negatively impact biodiversity through increased human activity, and the lack of an adequate buffer will not mitigate these impacts.

The current design lacks a sufficient ecologically-based buffer between the reserve and the proposed housing and hard infrastructure.

- Increased negative impacts:

The proximity of housing will likely lead to negative impacts on biodiversity due to:

- Increased visitation pressure
- Artificial lighting
- Weed and soil disturbance
- Unrestricted domestic animals

Potential solution

- Implement an adequate buffer: Creating a proper ecological buffer would help mitigate some of the negative impacts on the reserve from the new development.

3. Cat curfew

It should be considered that a cat curfew is introduced to all dwellings to lesson risk of wildlife harm Free-roaming cats can kill a significant number of native animals each year, and a curfew helps to protect local ecosystems.

4. Tozer fencing

I would like to request a wildlife friendly fencing be funded around Tozer to add protection to reserve.

5. Open Space / Canopy Cover

The proposed 3.81% open space contribution is too low, contradicting the goals of a "green vision" and "20-minute neighbourhood," and is inconsistent with best practices of 10% or more seen in other growth areas. This rate is significantly below the minimum of 5% and doesn't adequately support community liveability.

Warrnambool City Council Green Warrnambool 30% canopy cover on reserves and open spaces is implemented and that native species are planted not exotic.

Thank you for considering my submission, and let me know if any queries. I also request that my name please be removed from online versions of the submission.

Yours sincerely,

[REDACTED]

[REDACTED]

