

SUBMISSION TO VPA

20 October 2025

Victorian Planning Authority
GPO Box 2392
Melbourne, VIC 3001
East of Aberline@vpa.vic.gov.au

Dear Sir/Madam

DRAFT AMENDMENT C217warr, East of Aberline Precinct Structure Plan Gateway Business Park, Horne Road, Warrnambool

This submission is made on behalf on [REDACTED] land on the northeast corner of Aberline Road and Boiling Down Road, Warrnambool.

The land is in two titles.

Title 1 is located on the corner of Aberline Road and Boiling Down Road, has an area of 1.63 hectares and contains a large house.

Lot 2 is located north of Boiling Down Road with an area of 1.64hectares and is vacant.

The dwelling on Boiling Down Road is substantial and is intended to be retained.

The dwelling is setback 7.0 metres form the current road boundary of Boiling Down Road.

The issues for review are:

Boiling Down Road frontage and access.

Boiling Down Road is constructed and the houses on the south side of Boiling Down Road have direct access to this road. It is submitted that direct access to Boiling Down Road should be allowed for the lots that can be created on the north side of Boiling Down Road.

Boiling Down Road reserve should not be widened in front of the existing dwelling.

Drainage

The drainage of this land was included in the drainage design for the land south of Boiling Down Road, when this land was subdivided for residential subdivision. There is no need, nor should it be required to provide additional drainage for this land as part of the current planning proposal.

DCP

The DCP amount is unreasonable and uneconomic.

The DCP should be capped at \$250,000 per hectare.

The projects identified as DCP projects should be refined and reduced.

Each landowner should be responsible for their own treatment and discharge of stormwater drainage. This approach would significantly reduce the DCP. An extremely high DCP as proposed may impact on the viability of providing housing lots in this area.

Density

While the proposed density of 20 dwellings per hectare is a reasonable aspiration there needs to be flexibility to ensure that the land can be delivered to the market. This requirement may make it unachievable to provide affordable and useable housing lots due to the density required and the small size of lots required under this provision. It is submitted that the density should be a guideline only. That higher density be an aspiration, not a mandated minimum.

I reserve the right to make further submissions at a panel or process appointed to review submissions.

Yours Faithfully,

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