

East of Aberline PSP

Stakeholder Consultation
25th February 2019



WARRNAMBOOL
CITY COUNCIL



Your partner in planning great places for a growing Victoria

Welcome and Introduction



WARRNAMBOOL
CITY COUNCIL



Your partner in planning great places for a growing Victoria

Introduction – Who are we



OUR PURPOSE

- Deliver spatial planning for urban growth
- Undertake place-based planning
- Translate policy into place



OUR CORE EXPERTISE

Land use planning and infrastructure charging and co-ordination for designated areas in:

- Melbourne's greenfields
- established Melbourne
- regional cities & peri-urban towns



OUR APPROACH

Partnering with the Department and a wide range of stakeholders, including communities, councils and industry, to set plans that enable others to build future communities

- Key role in delivering Government's urban growth management agenda for Melbourne and the regions
- Reporting to the Minister for Planning via the VPA board

Our critical role in the planning system



VPA project roles

Authority ■■■■

Leads the project from conception to finalisation

Provider ■■■■

Prepares a draft plan or report to submit to the planning authority

Advisor ■■■■

Provides planning policy, financial or technical advice

Facilitator ■■■■

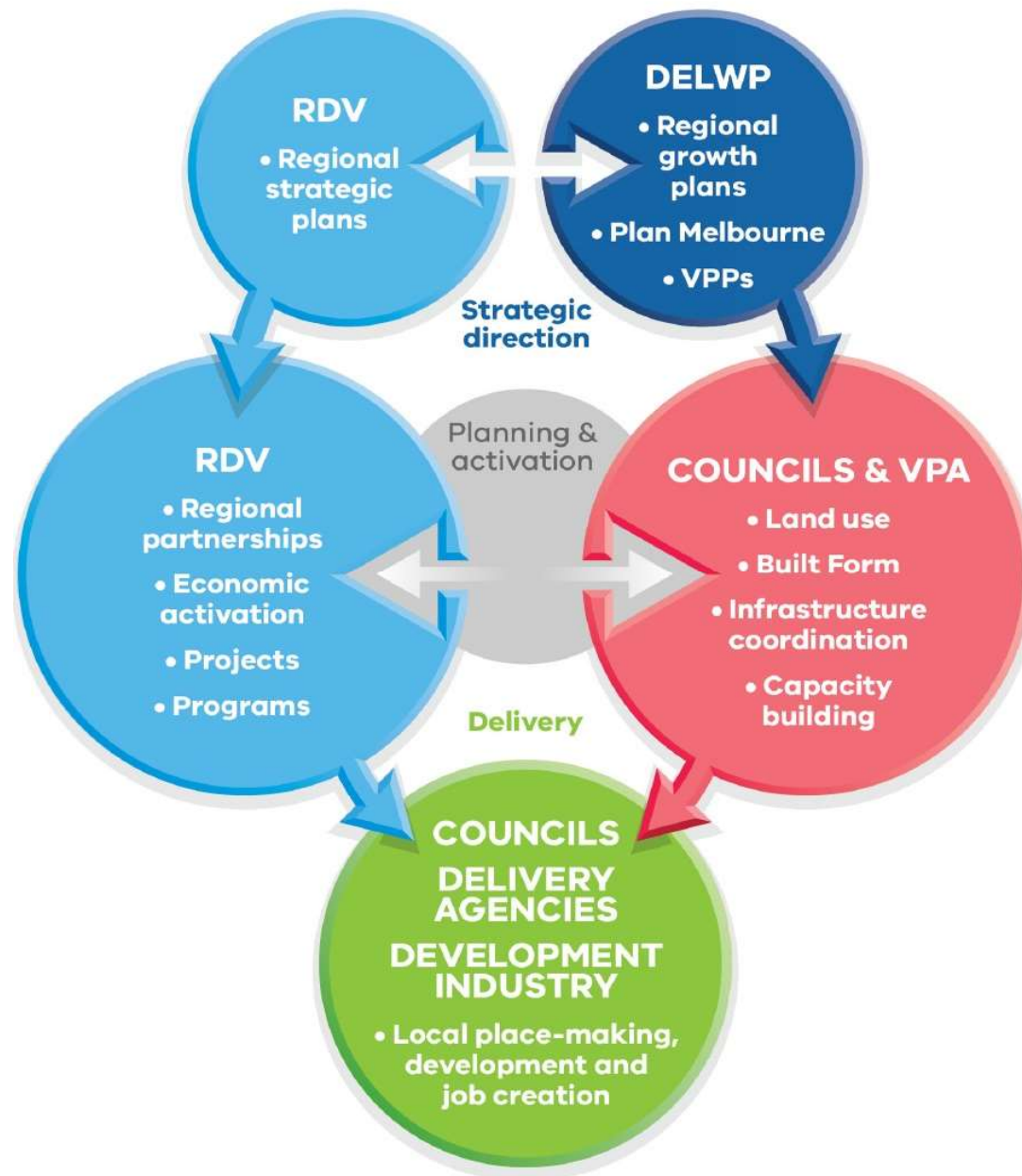
Provides a grant or general advice



VPA in the Regions

Economic

Spatial



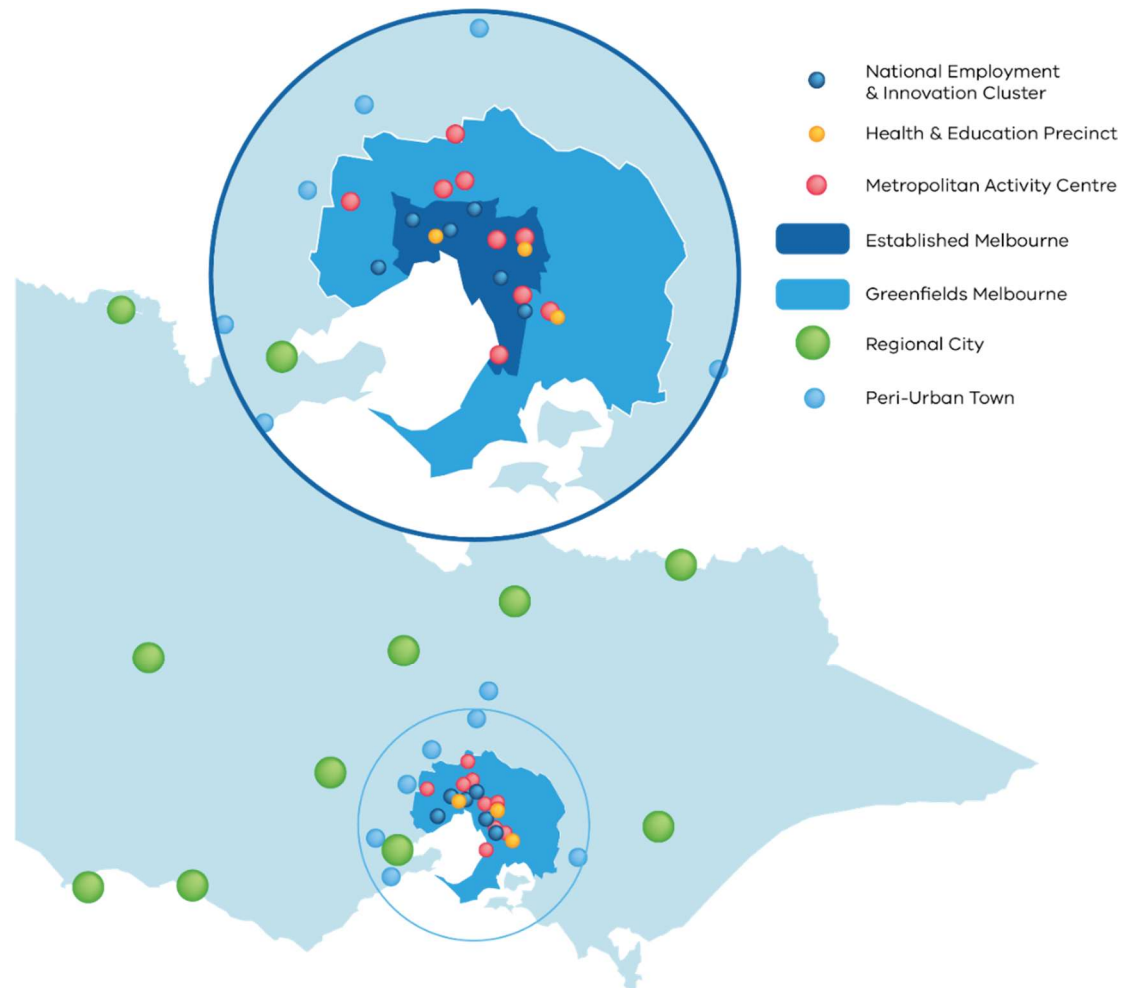
Shaping Victorian's urban future

What is the VPA's offer?

'Enabling Government to deliver on its growth agenda by unlocking designated priority areas for urban growth'

What outcomes will the VPA help Government achieve?

- Unlocking targeted and balanced growth
- Leveraging major transport investments
- Boosting access to jobs and services
- Improving affordability by boosting land supply
- Aligning growth and infrastructure
- Building council capacity
- Taking the pressure off character areas



Our toolbox – how we plan for growth

| OUTPUT | DESCRIPTION |
|--|--|
| FRAMEWORK PLAN | Sets out strategic vision for urban growth of a district or urban area based on Regional Statements or Growth Plans. (Helicopter view) |
| PRECINCT STRUCTURE PLAN | Sets the future structure and zoning for areas, consistent with Framework Plan recommendations and provides detail on housing and employment yields. Land provision, transport networks, open space, community facilities and schools. Best suited for higher growth areas in regional and peri-urban cities, modelled on outer Melbourne. |
| DEVELOPMENT PLAN | Similar to the Precinct Structure Plan with more flexibility to change outcomes in areas not experiencing the same rapid level of growth. |
| DEVELOPMENT OR INFRASTRUCTURE CONTRIBUTIONS PLAN | A mechanism to levy new development for contributions to planned infrastructure needed by the future community. |
| IMPLEMENTATION | In a post PSP implementation phase, VPA can assist in unlocking urban growth through preparing delivery plans (eg. Master Plans), streamlining post-PSP approvals or resolving barriers to infrastructure delivery. |

Introduction - Purpose of the workshop

- The purpose of this workshop is to provide the opportunity to review the Issues Paper developed for the PSP and to confirm the key issues and opportunities for the PSP with stakeholders.
- Also to provide an opportunity to inform the Vision and Objectives of the draft PSP.
- You will also have the opportunity to then comment on the draft PSP prior to the final document being adopted by Council.



Introduction – Success Factors

The measures of success for the today workshop are:

- Providing an opportunity for stakeholders to comment and provide strategic input into the project.
- Contribute to setting the strategic vision for the PSP.
- Ensure that essential requirements for the future development of this site are identified (and are met in the future).



Introduction – Timeline for today

| Session | Description | Who | Duration | Time |
|---------|---|-----|----------|-------|
| 1 | Welcome & Introduction | WCC | 0:15 | 10:00 |
| 2 | Overview of East of Aberline PSP <ul style="list-style-type: none"> - Background and Context - Population growth and demographics | VPA | 0:30 | 10:15 |
| 3 | Discussion 1 – The site <ul style="list-style-type: none"> - Site Features - Biodiversity - Bushfire - Heritage - Views - Hydrology, Contamination and Geotechnical | All | 0:45 | 10:45 |
| 4 | Discussion 2 – Infrastructure and Services <ul style="list-style-type: none"> - Transport network - Drainage and stormwater - Servicing - Retail - Open space, Community services, schools | All | 0:45 | 11:30 |
| 5 | Lunch | | 0:30 | 12:15 |
| 6 | Discussion 3 – PSP Vision and Outcomes <ul style="list-style-type: none"> - Principles for the plan - Green Warrnambool - Low Carbon PSP (VPA and SV Perspective) - State Government Perspective - Creating a Vision (discussion) <ul style="list-style-type: none"> o What do we want to see on the site in 30 years o How do we get there? o What are the immediate issues barriers that need resolving | All | 0:45 | 12:45 |
| 7 | Summary, Conclusion and next steps | VPA | 0:30 | 13:30 |
| 8 | Workshop Close | | | 14:00 |

PSP Overview – Aims for the PSP

The following aims have been identified for consideration in the PSP:

- Develop a concise vision to guide the future land use, development and servicing of the precinct;
- Define the urban settlement boundary for Warrnambool, and to create an appropriate interface between residential settlements and rural land use;
- Identify requirements for, and implications of, physical infrastructure, social and community services open space, and other facilities;
- Incorporate the principles and goals outlined in Council's Green Warrnambool Plan 2018 to demonstrate innovative, smart solutions for a renewable, low energy and low waste future community; and
- Identify the necessary infrastructure and capital works projects required to support and enhance Warrnambool.

PSP Overview – Aspirations for the PSP

The PSP is required in order to:

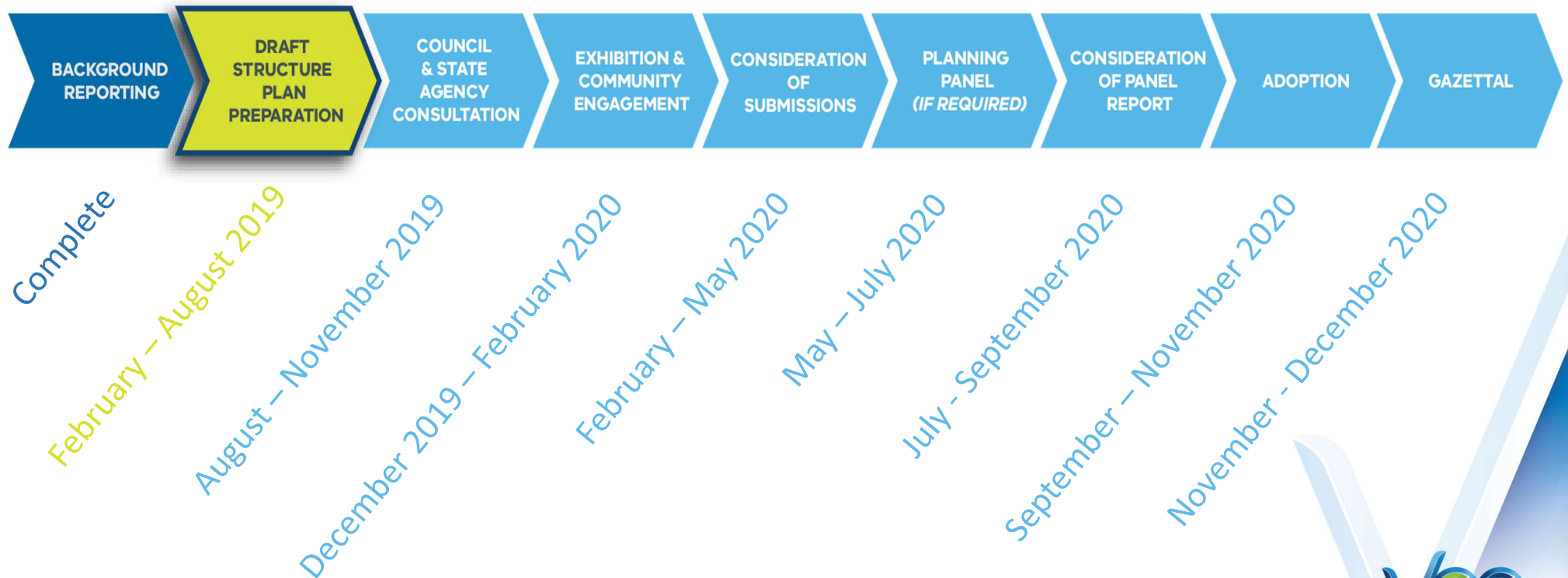
- Provide a land use plan that will be used by Council, the community, landowners and developers
- Guide future development within the precinct,
- Create a vision and overall layout for the precinct, and
- Develop objectives and guidelines required to guide changes in land use, open space, built form and the road network to achieve that vision.



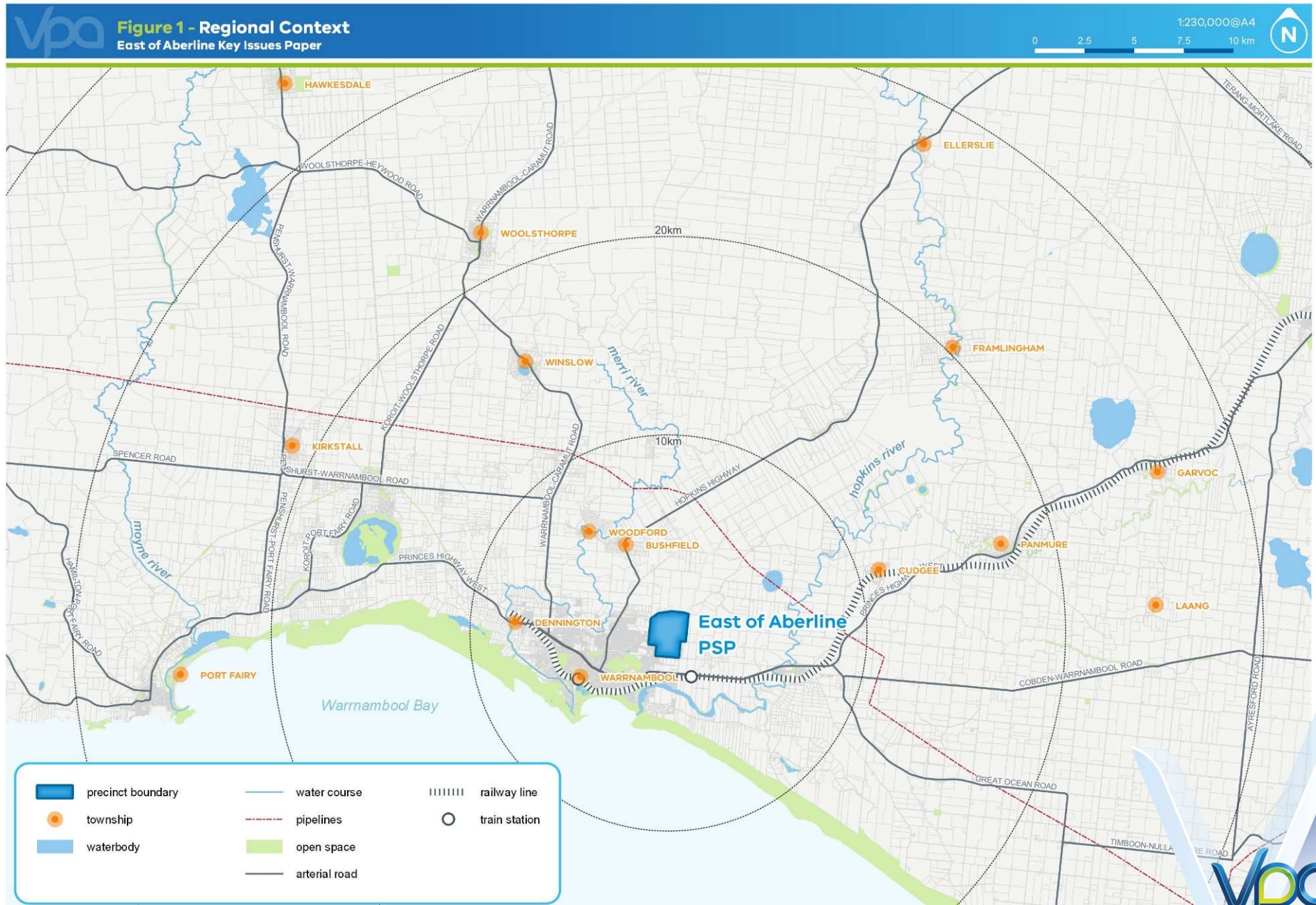
Project Overview - Timeline



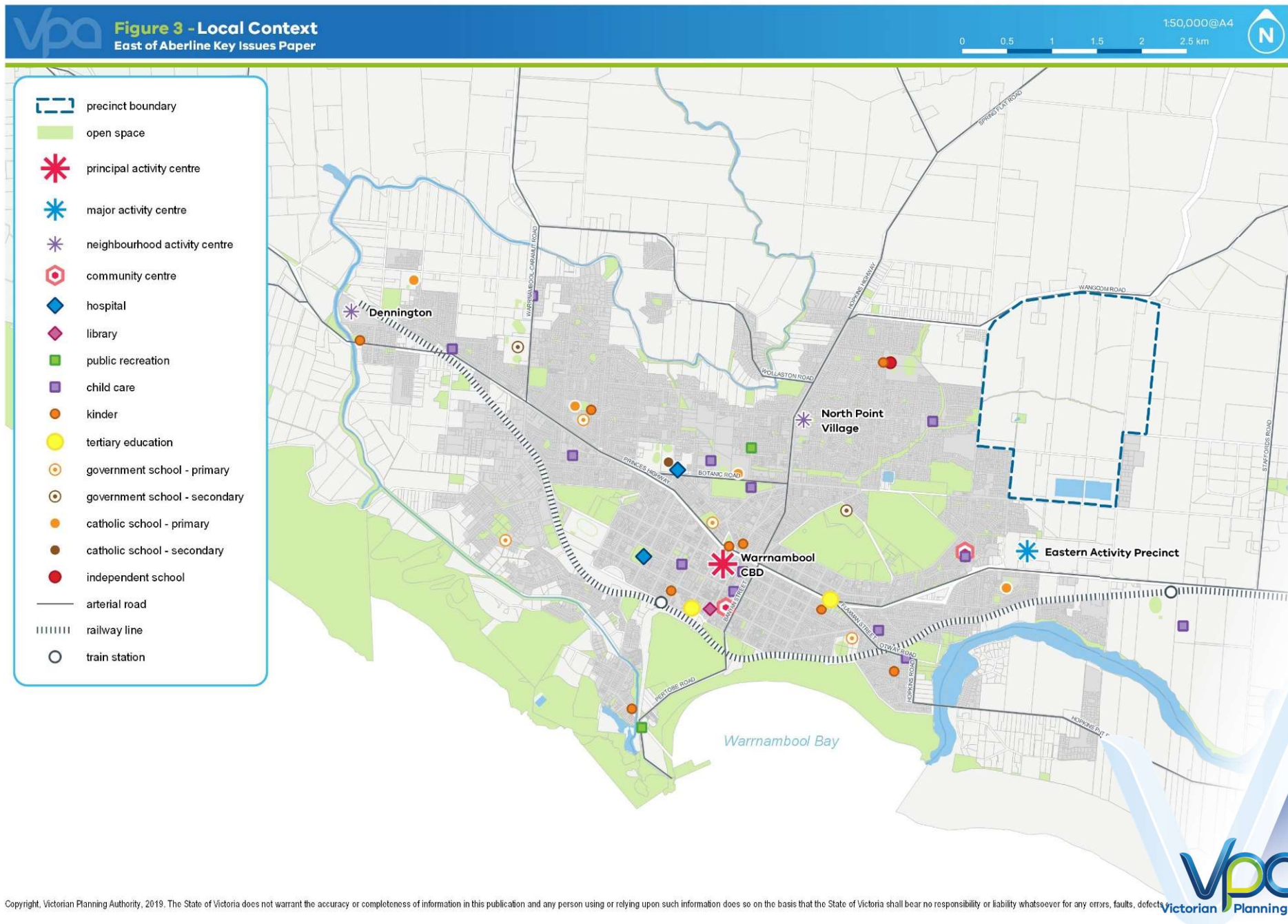
WARRNAMBOOL
CITY COUNCIL



Strategic & Regional Context



Local Context



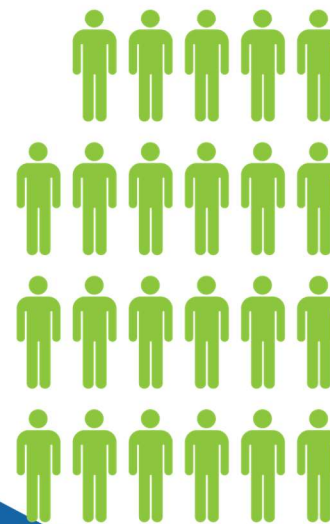
Regional Victoria's projected population growth 2016-2046

Source: Victoria in Future 2018

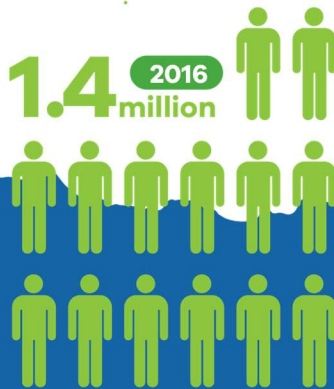
11.5million
projected Victorian
population in **2056**

**Regional
Victoria**

2.2 **2056**
million



1.4 **2016**
million



**Metropolitan
Melbourne**

4.7 **2016**
million

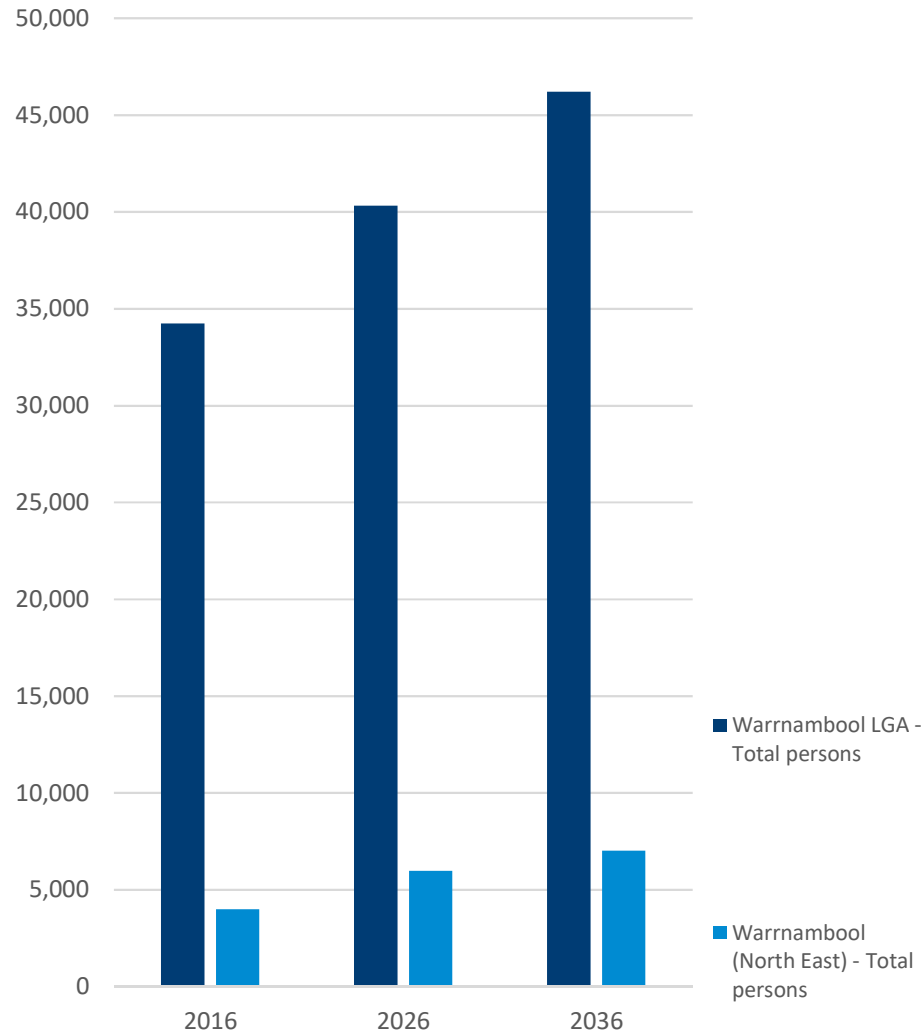
9.3 **2056**
million

Regional Victoria generates a \$72 billion regional economy that contributes 20 per cent of the state's overall economy and is responsible for a third of Victoria's total exports.

Regional Victoria's population will increase by 55% in the next 40 years.



Demographics – Population



Response/ Implication for the PSP

- Planning for housing diversity by guiding a range of residential densities and encouraging a range of housing types
- Providing community infrastructure in accordance with standard provision ratios and in consideration of facilities available in the surrounding areas

Warrnambool population is ageing

Source: VIF 2018

From 2016 to 2056:

+4,400

residents of
working age

From **5.37** to **3.06**

dependency ratio
(working age per retiree)

+4,840

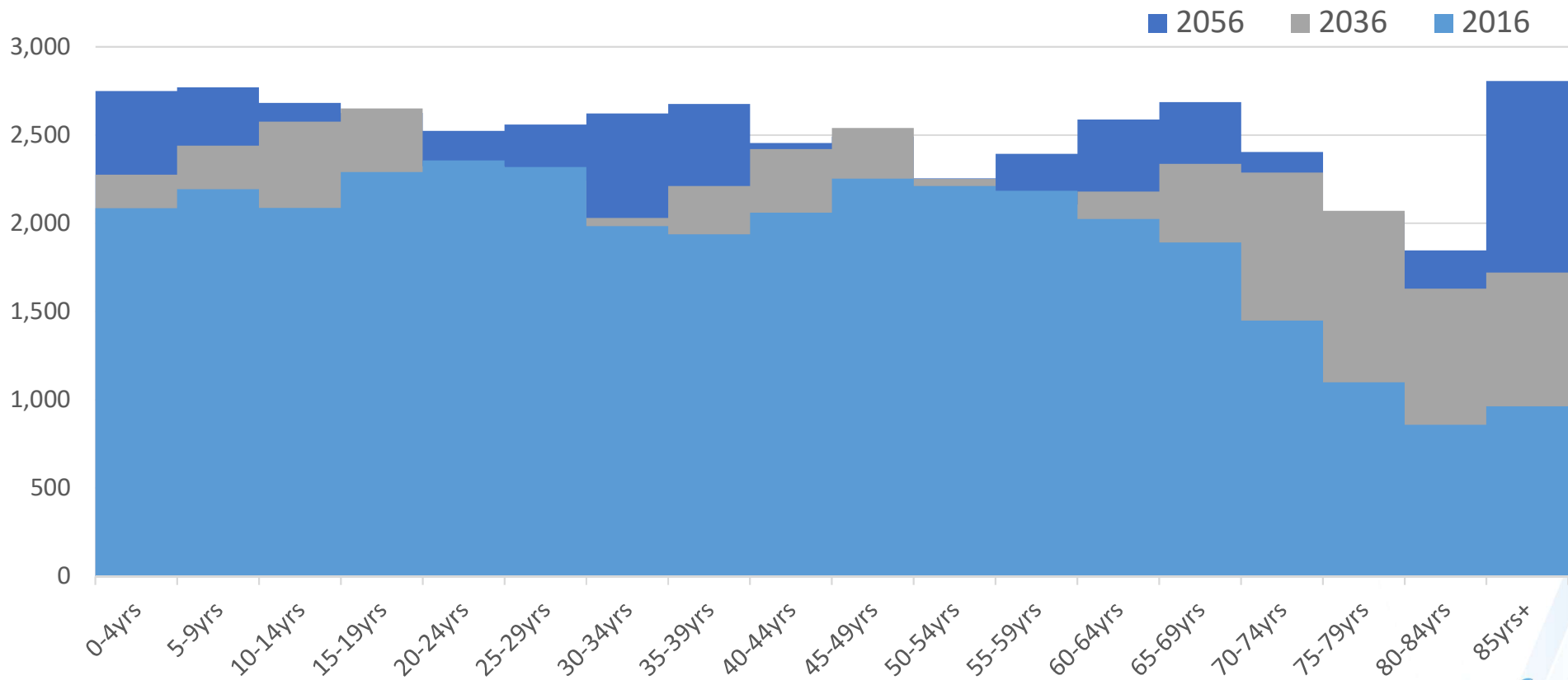
Persons
aged 70+

2016: 34,245

2036: 40,292

2056: 45,183

Warrnambool - Population by age group, 2016 – 2056



Regional Victoria's future household structure

Source: VIF 2018

From 2016 to 2056:

40%

of growth is couple
families without children.

23%

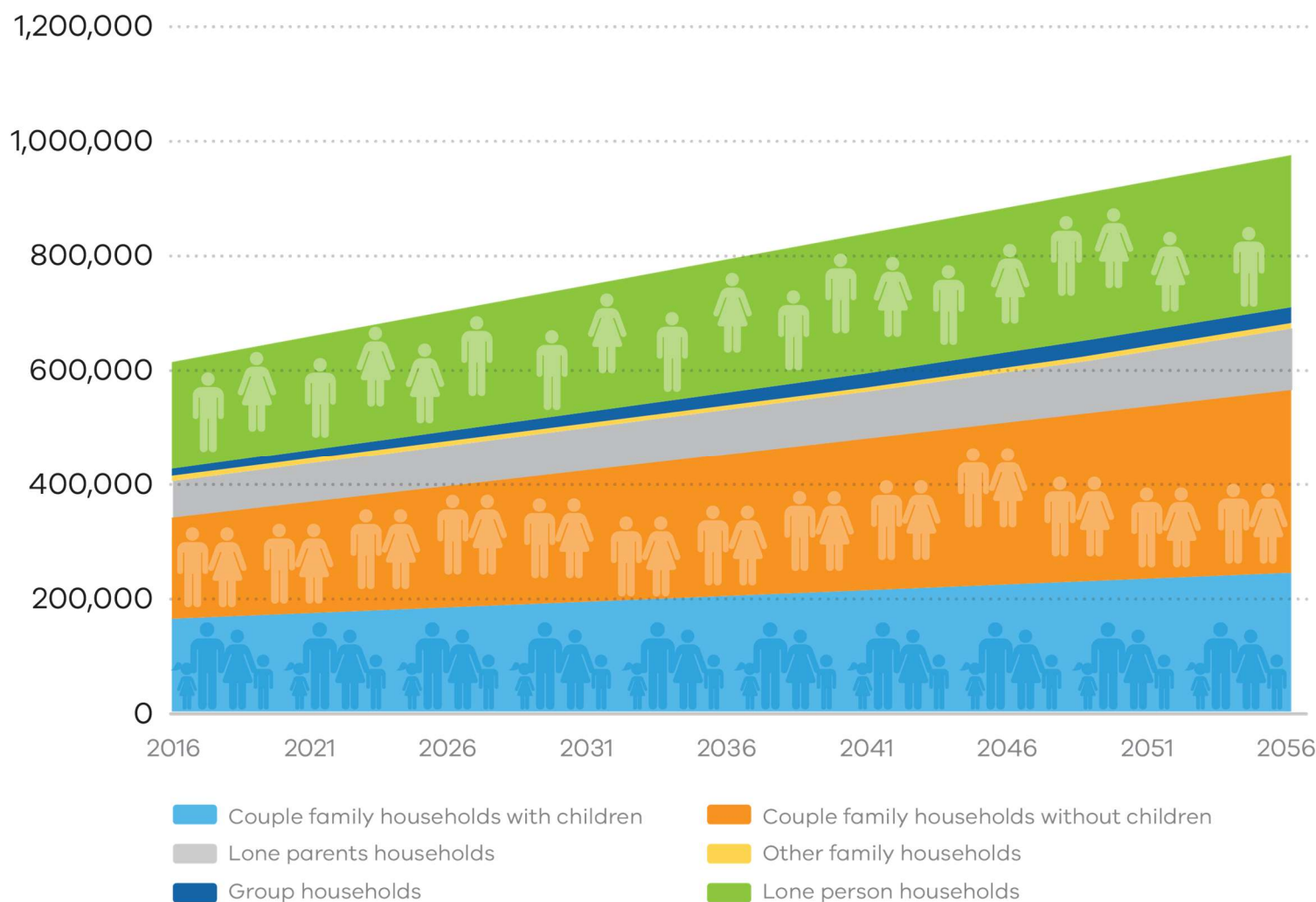
of growth is lone
person households.

+80,000

lone person and
family households

+145,000

couple family
without children



Discussion 1: Site Context

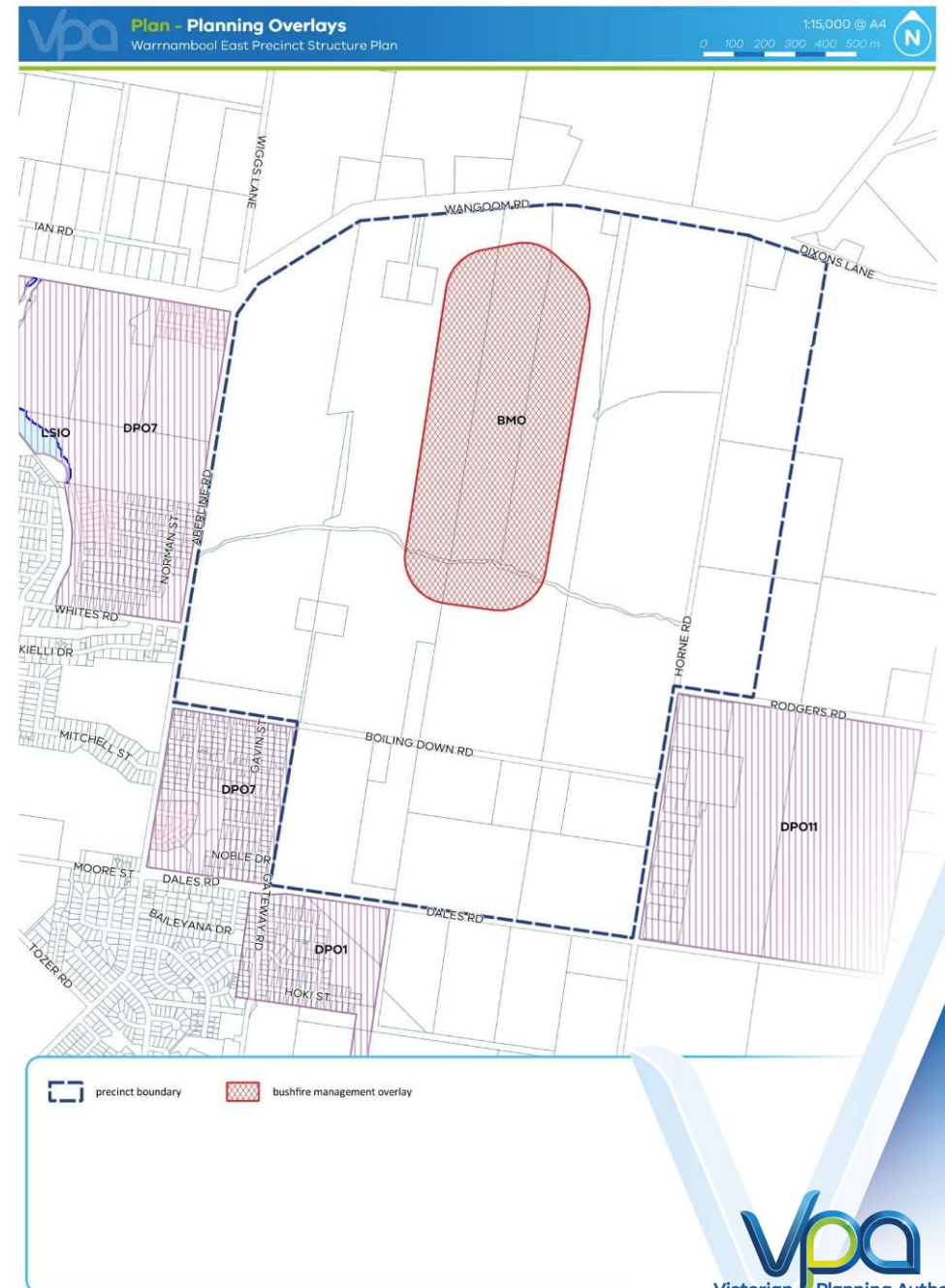
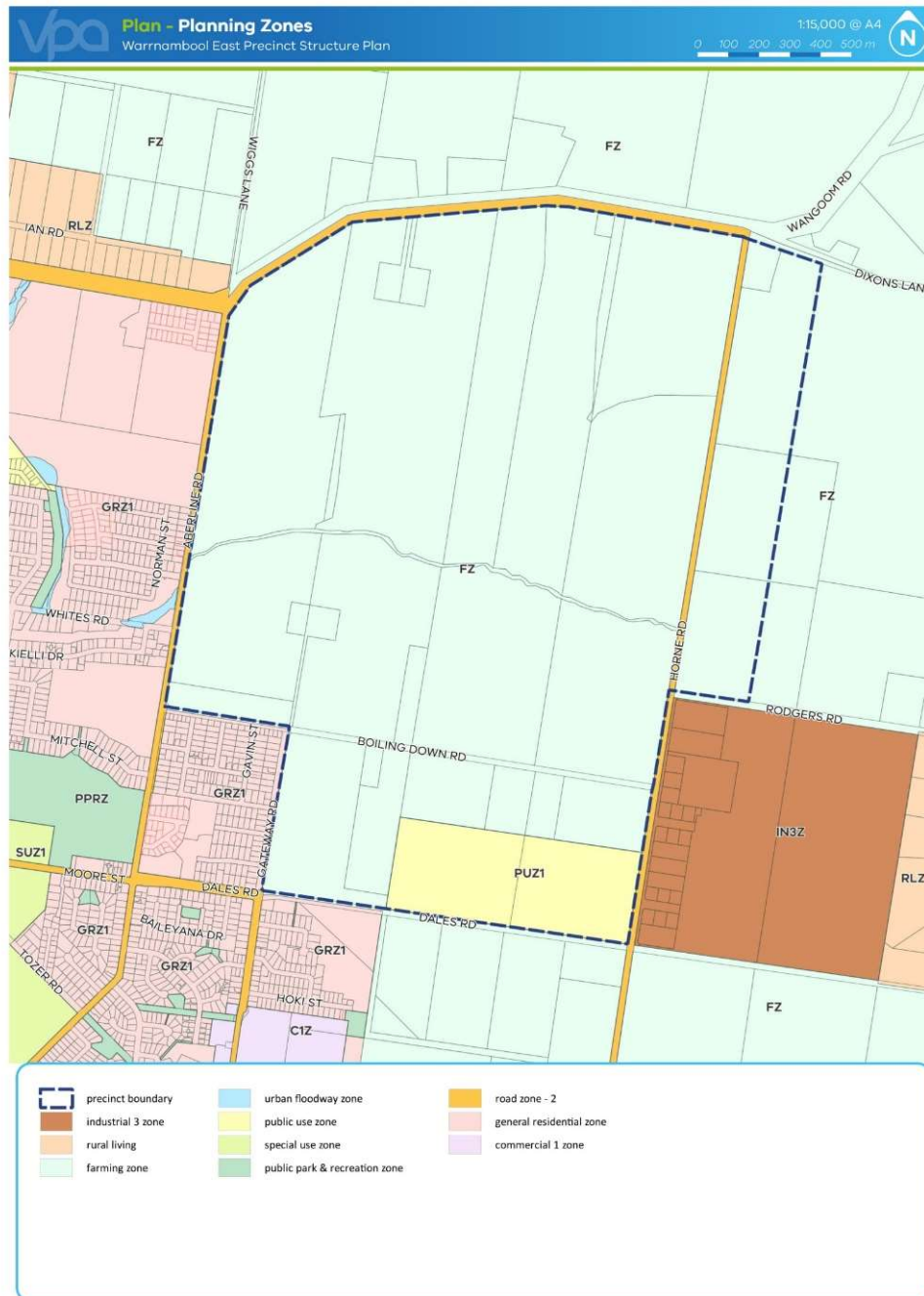


WARRNAMBOOL
CITY COUNCIL



Your partner in planning great places for a growing Victoria

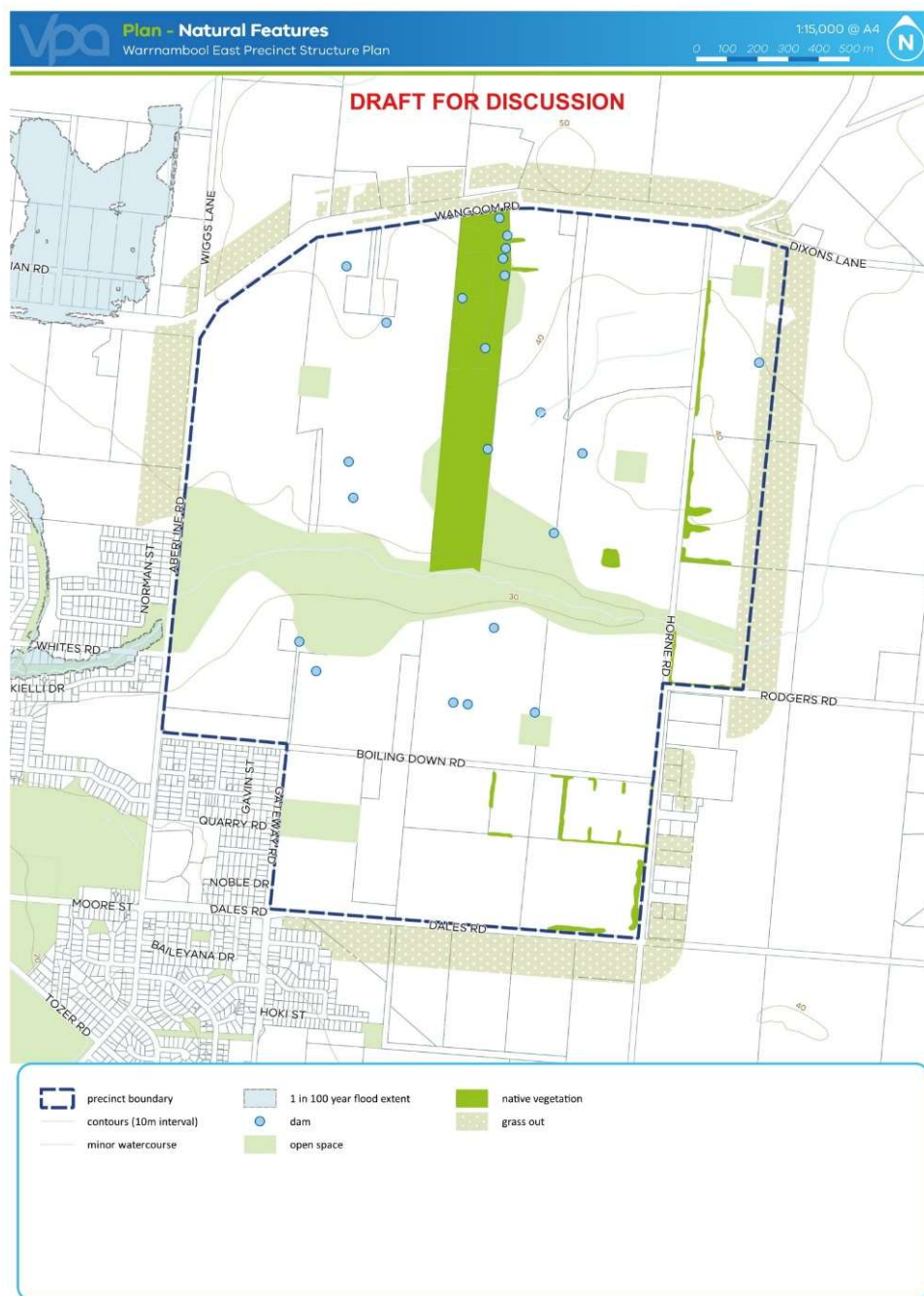
Site Context



Site Features



Site Features - Natural Features



Key Aspects

- Tozer Memorial Reserve
- Russell's Creek
- Plains Grassy Woodland

Response/ Implication for the PSP

- Reserve retained for conservation
- Should take advantage of its natural features including remnant vegetation

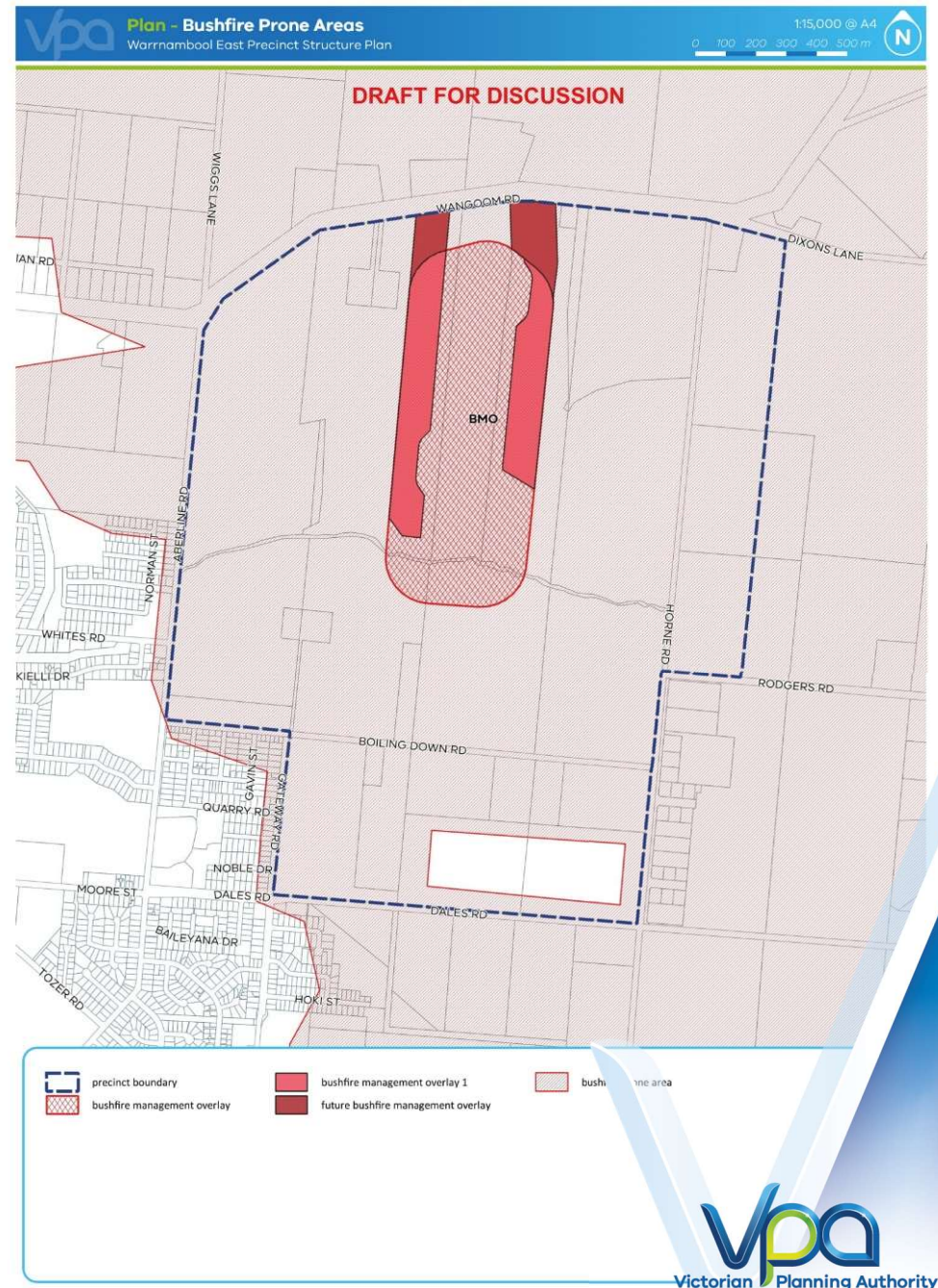
Site Features – Bushfire

Key Aspects

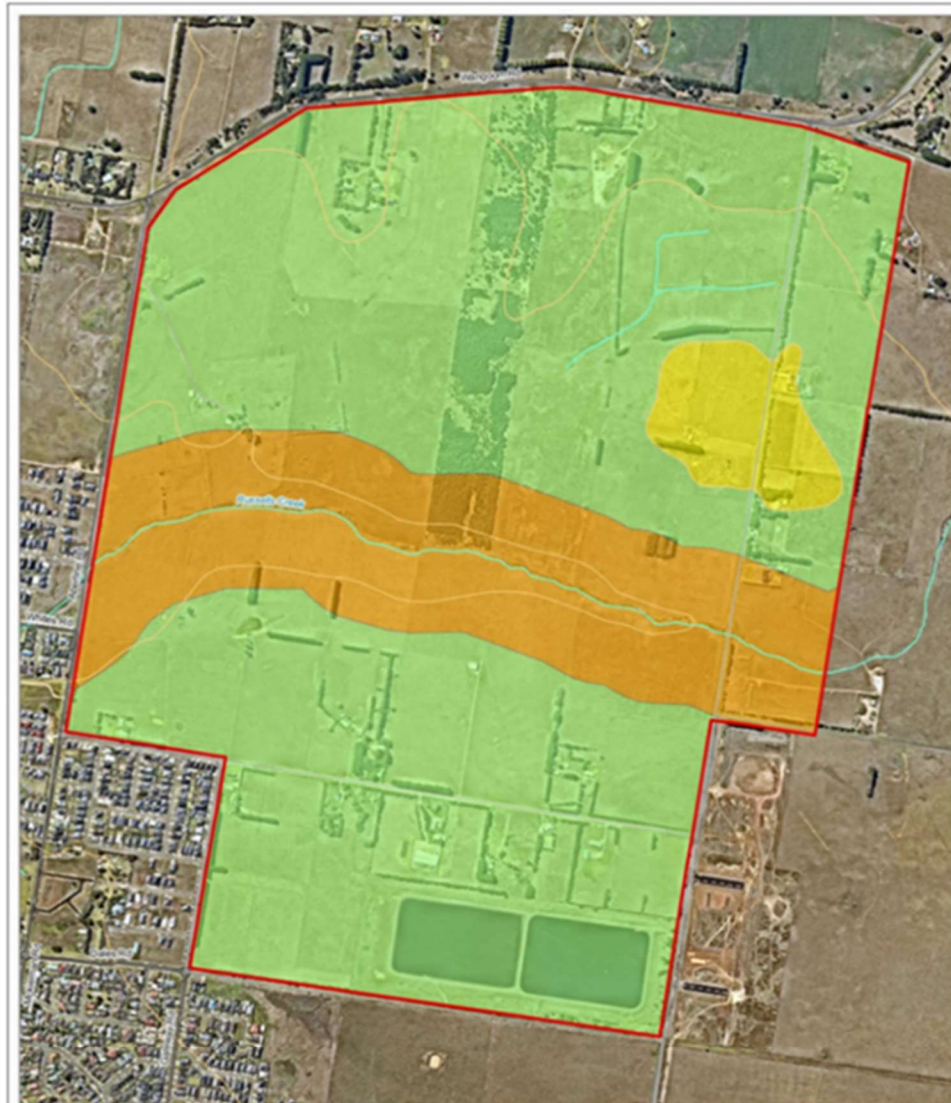
- PSP area is designated Bushfire Prone Area (BPA).
- Land within 150m of the Woodland in Tozer Reserve is also covered by the Bushfire Management Overlay (BMO).

Response/ Implications for PSP

- Large areas of the growth area are available for BAL-12.5 development.
- Future Dwelling within the BMO will require appropriate bushfire protection measures to be implemented



Site Features – Heritage



Map 11
Areas of Likelihood
Aboriginal and Historical
Heritage Assessment:
Aberline to Home Growth
Corridor

Legend
Study Area
Area of Likelihood
High Likelihood
Moderate Likelihood
Low Likelihood



Local Government: City of Warrambbool
25k Mapsheet: Bushfield 7421-3-4
Coordinate System: MGA Zone 54 (GDA94)
Map Scale: 1:12,000

Warning: Data: The State of Victoria does not warrant the accuracy or completeness of information in this publication and any person using or relying upon such information does so on the basis that the State of Victoria shall bear no responsibility or liability whatsoever for any errors, faults, omissions or omissions in the information.

Key Aspects

- land within 200m of Russells Creek is an identified area of cultural heritage sensitivity

Response/Implications for PSP

- The retention and enhancement of these features will preserve historical links and strengthen the sense of place and identity for the future community

Discussion 2: Infrastructure & Servicing



WARRNAMBOOL
CITY COUNCIL



Your partner in planning great places for a growing Victoria

[illegible]

Infrastructure and Servicing - Schools

- The Department of Education and Training will advise on the need for a government primary school in the PSP area.
- Generally, P-6 schools are located, where practical, to optimise equitable distribution of and access to facilities as well as walkable catchments.
- Schools should generally be located on collector roads with or proximate to other community facilities and town centres.
- It is anticipated that a government primary school may be required to be identified in the future urban structure.
- This proposed school would serve the future community within the PSP area, as well as the existing surrounding community
- It is not envisaged that there will be need for further independent schools within the PSP however interest in the provision of independent schools can change at any time.

Infrastructure and Servicing - Retail

The Warrnambool Municipal Strategy Statement (MSS) identifies a retail hierarchy within the City, where

- the City Centre is the principal retail centre,
- the Eastern Activity Precinct (EAP) is a major (secondary) retail centre and
- neighbourhood and local centres identified to provide for the day-to-day needs of communities (Dennington, North Point)
- Within the EAP, Gateway Plaza is the secondary retail centre in the City, providing a range of weekly and discretionary goods to east Warrnambool and surrounding districts.



Infrastructure and Servicing - Retail

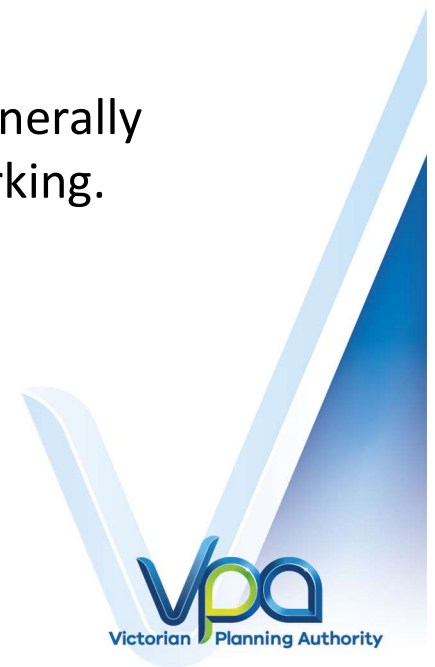
Response / Implications for PSP

- The EAP and NorthPoint Village will continue to provide day-to-day shopping needs of a convenience nature to existing and new development in the North East Warrnambool area.
- A 'residential' scale convenience centre could be supported for the precinct, as per the existing retail policy. If further retail facilities are proposed beyond a residential scale convenience centre, a retail analysis will be required to be undertaken by the developer to support any future proposal. However, given the proximity to the EAP, it is unlikely that significant retail would be supported

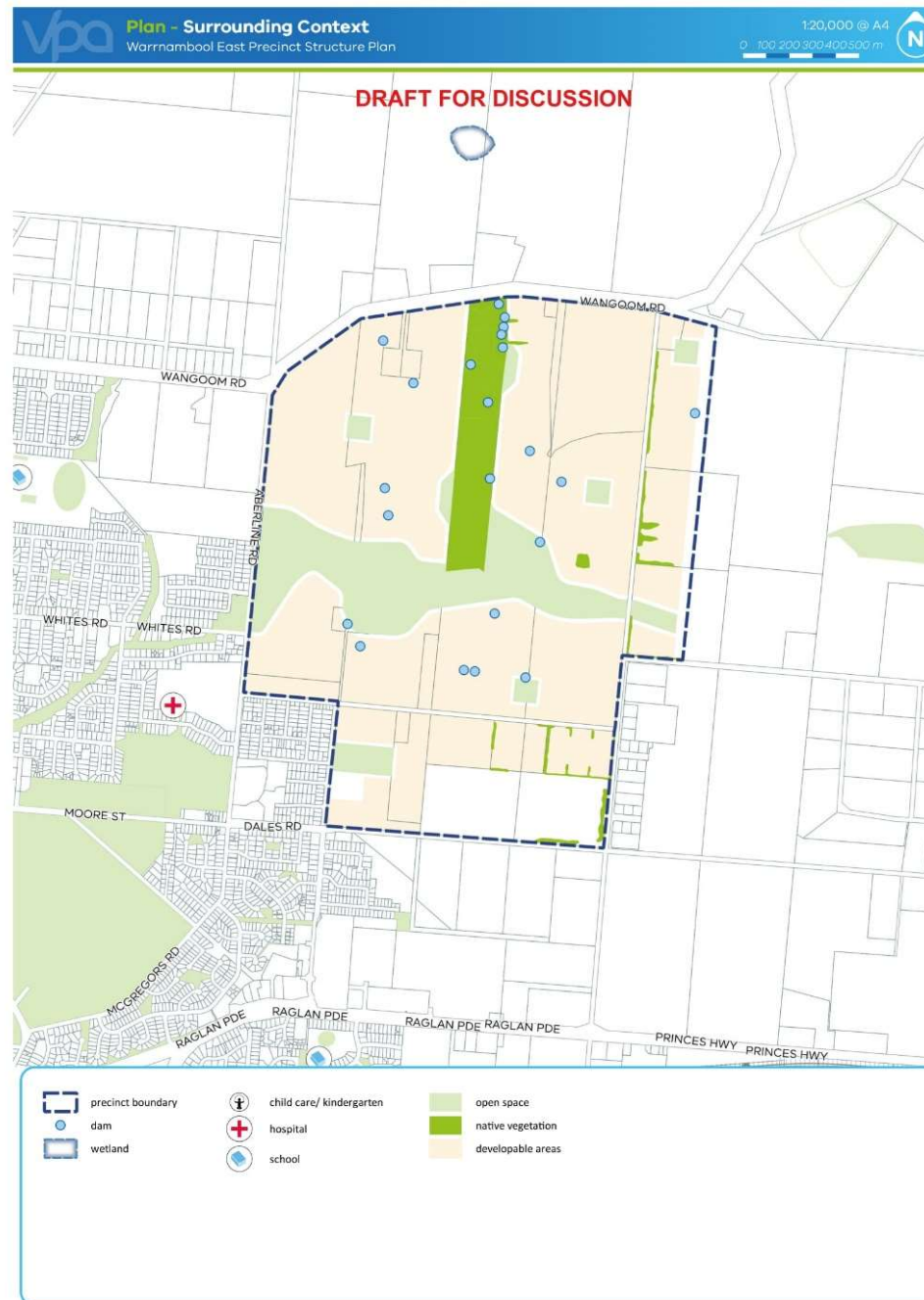


Open Space

- Northeast Warrnambool currently contains 2.3% of its total area as open space. VPA PSP Guidelines require 10% of Net Developable Area (NDA)
- Russells Creek corridor is to provide a connected walking/cycling trail.
- The overall aim is to deliver an appropriate amount of well distributed, diverse and accessible open space across the precinct – creating an integrated network, with a walkable catchment to local parks of no greater than 400m.
- Local Sports fields are planned to be co-located with schools and local Council community services to create a vibrant community hub for the precinct
- Possibly incl. 8-9ha facility that can accommodate a range of activities generally including football/cricket/netball and associated playgrounds and car parking.



Open Space



Community Services

- The Aberline to Horne Structure Plan aims to accommodate approximately 4000 new residents. The level of demand for services in planning area 7, once the area is fully developed, is anticipated to be:
 - 100 four-year-old kindergartens places (3-4 groups) *
 - 100 three-year-old kindergarten places (3-4 groups) *

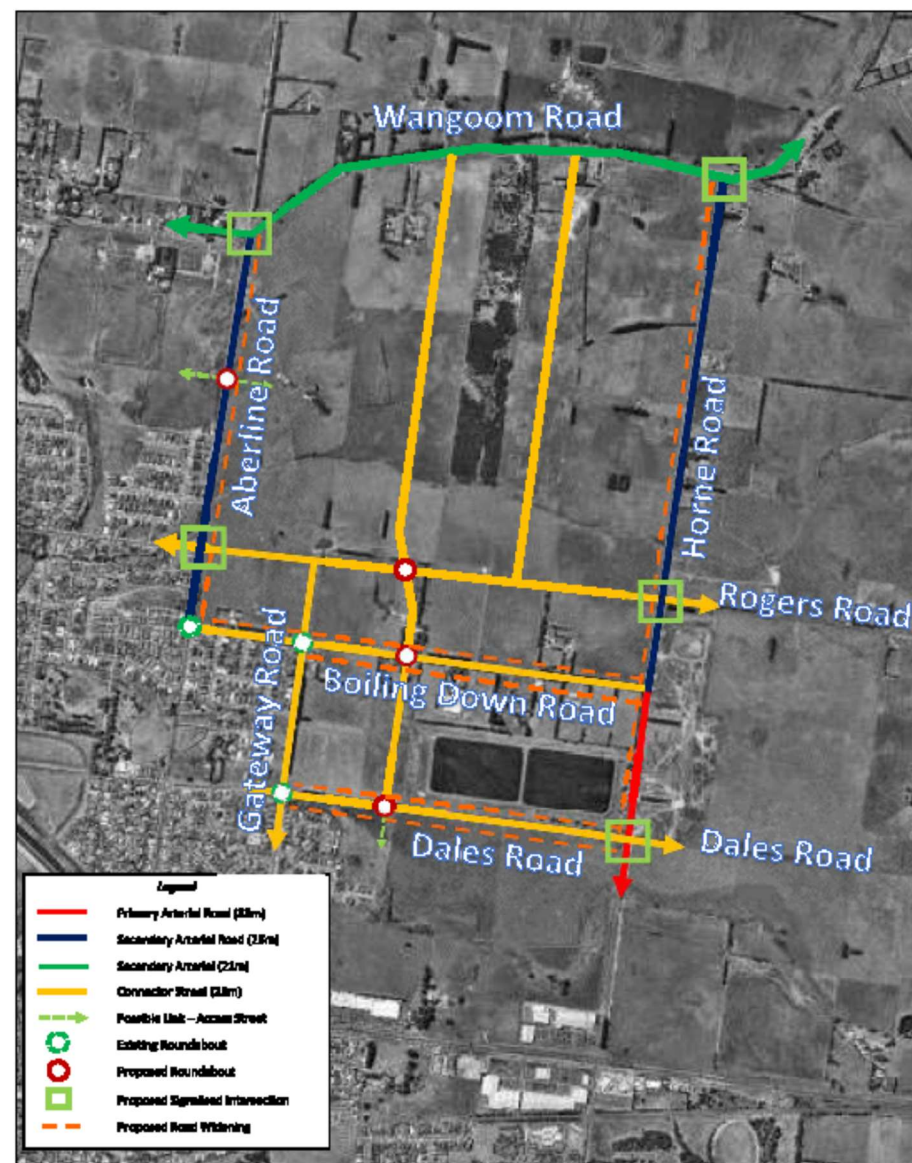
**service demand estimates revised to meet current staff to student ratio requirements and 15 hours of funding per week for both 3 and 4-year-old kindergarten programs.*

 - 1 EFT Maternal and Child Health Nurse
 - 4 playgroups
 - 124.5 long day care places
 - 125.5 outside school hours care places
 - 2 small community meeting spaces
 - 1 small to medium community meeting space
 - 0.5 Youth space
 - 0.5 Neighbourhood House space
 - 0.5 Government Primary school
 - Administrative office space for 7.5 EFT
- These service needs should be met in accordance with Council's Community Services and Infrastructure Plan & Policy 2013, **through the provision of a neighbourhood-level community hub facility.**

Transport Network - Roads

- It is estimated that the growth corridor will generate a conservative upper limit daily traffic volume of 40,000 vehicle movements, with 4,000 vehicle movements occurring during each of the commuter peak hours, based on a conservative assessment of 10 vehicles per day per lot and peak hour traffic generation in the order of 10%
- Further work by Council is required to assess the impacts and the likely upgrades required on the surrounding network that will result through the development of this PSP area, in particular through to Raglan Parade along Aberline and Gateway Roads and through to Mortlake Road along Whites Road and Wangoom Road.
- All proposed roundabouts, signalised intersections and connections with the abutting arterial road network should be considered as part of a Development Contributions Plan (DCP) prepared in conjunction with the Structure Plan.
- Standard template road cross sections and intersection treatments are planned for the precinct and will be confirmed during the development of the Precinct Structure Plan.
- More detailed modelling works will be required to identify the relationship between road upgrade sections that are required prior to various staging scenarios,

Transport Network - Roads

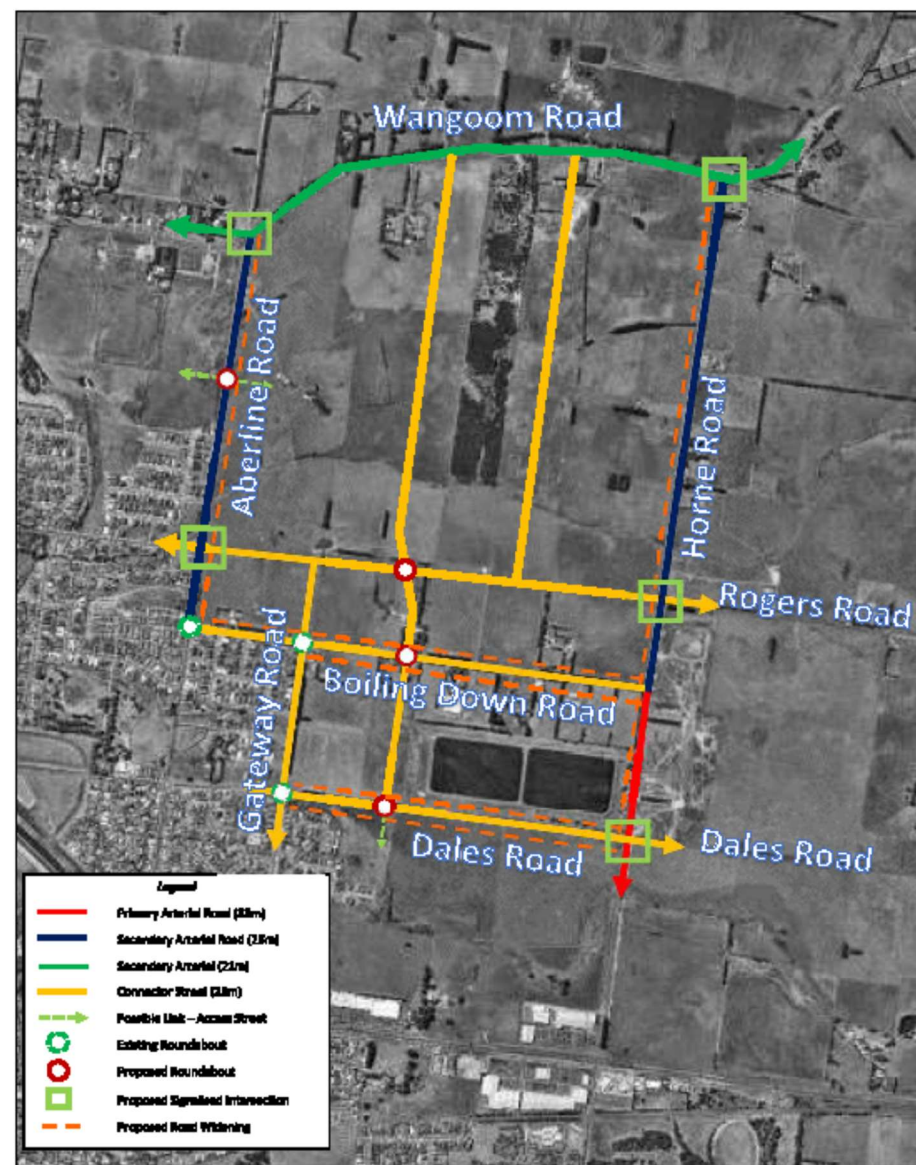


Transport Network - Roads

The following upgrades are considered necessary to the existing road network:

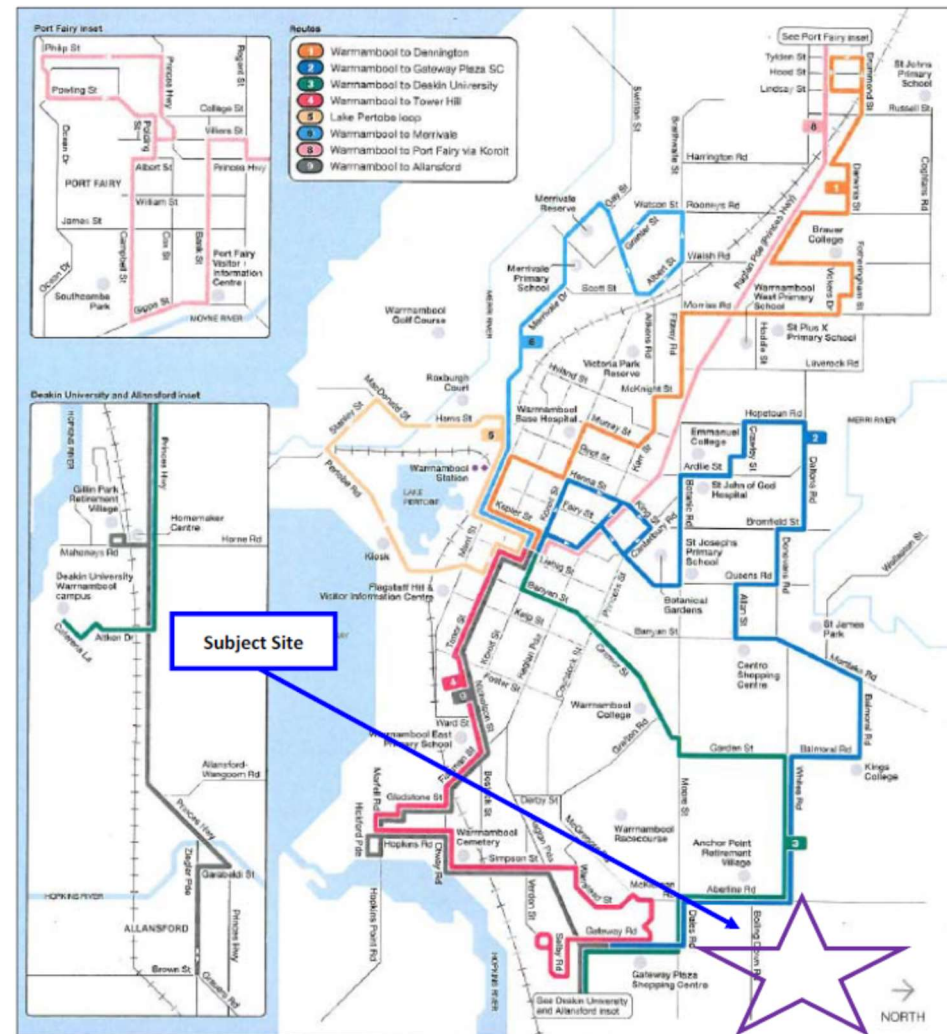
- Wangoom Road between Aberline Road and Horne Road
 - Upgrade to a **Secondary Arterial** road accommodating a single lane of traffic and a formal **bicycle lane in each direction** with no central median
- Horne Road between Wangoom Road and Boiling Down Road
 - Upgrade to a **Secondary Arterial** road accommodating a single lane of traffic and a formal **bicycle lane** in each direction, **separated by a central median**.
- Horne Road between Boiling Down Road and Princes Highway/Raglan Parade
 - Upgrade to a **Primary Arterial** road accommodating **two lanes of traffic and a formal bicycle lane in each direction, separated by a central median**
- Aberline Road between Wangoom Road and Boiling Down Road
 - Upgrade to a **Secondary Arterial** road and a **formal bicycle lane** in each direction, separated by a **central median**.
 - **Vehicle access to properties fronting this section of Horne Road should be taken via an internal loop road or a service road running parallel to the main carriageway.**
 - Additional land will be required to accommodate splays and flaring at the relevant road intersections in order to achieve an appropriate intersection design
- No direct property vehicle access should be provided from Aberline, Horne and Wangoom Roads. **Internal loop roads or service roads should ideally be provided parallel to these carriageways to provide access to these properties.**

Transport Network - Roads



Transport Network – Active Transport

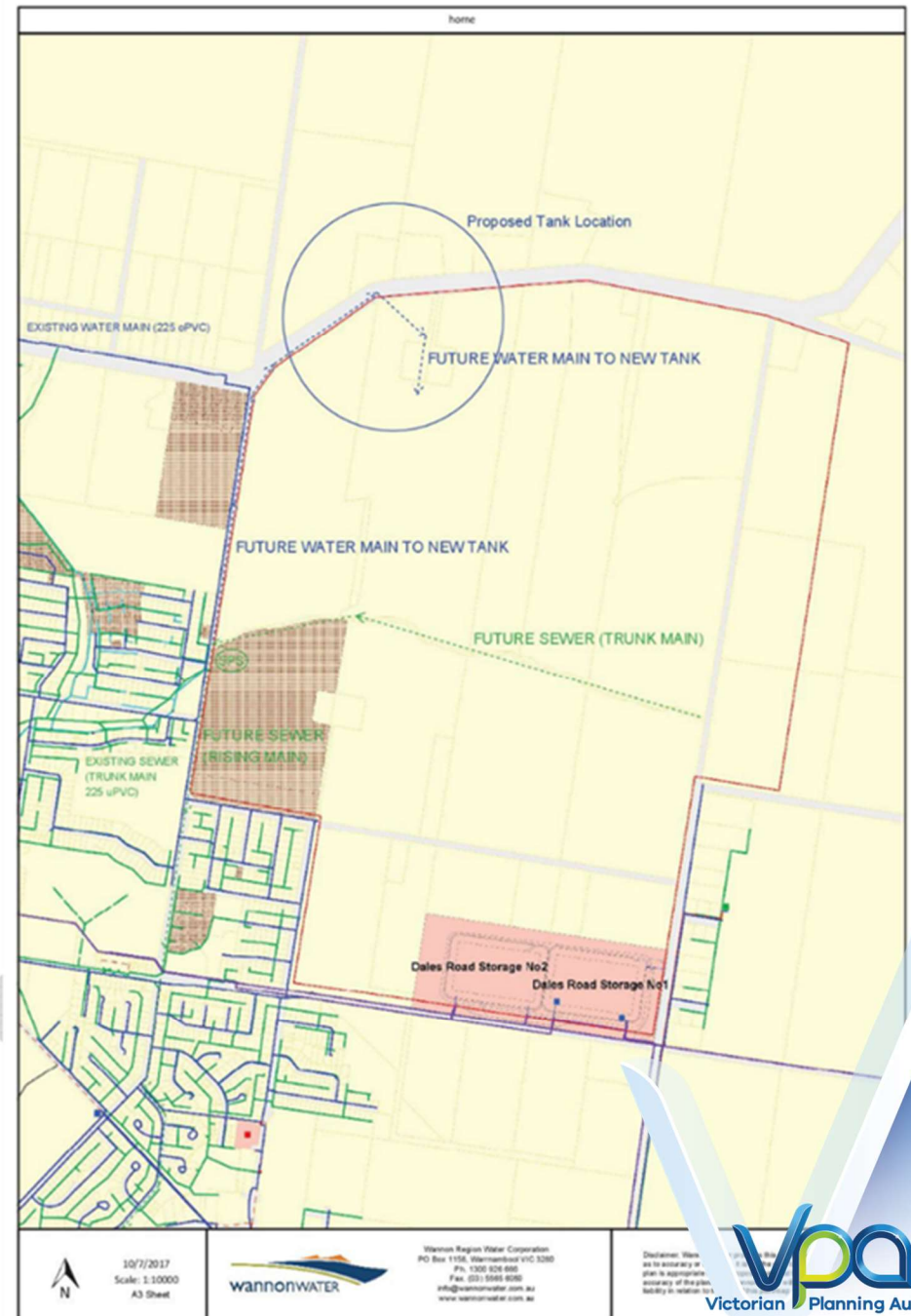
- To support active transport, reduce car dependency and support low carbon footprint, the urban structure should include
 - a permeable street network
 - higher densities along main transport routes and
 - key activities where transport routes intersect.
- Shared paths should be provided adjacent to Russells Creek and Tozer Reserve, and any other reserves/open spaces within the PSP, with a cycling/walking trail outside the 30m buffer riparian zone, separate from the road corridor.



Drainage & Stormwater

Key opportunities to providing innovative water cycle management solutions:

- Integration with and expansion of the existing Wannon Water roof rainwater harvesting scheme has the potential to significantly reduce the size and cost of the wetlands required and reduce the increase in runoff into Russells Creek
- Building a large embankment across the valley upstream of Aberline Road to educe the peak flows on Russells Creek downstream of the development area .
- Further design work should be undertaken on the wetlands and retarding basin in particular to help improve the accuracy of the cost estimates.



Servicing: Water supply and Sewerage

- Wannon Water advise that the existing sewer network does not have capacity for the proposed development area and will require a new pump station and rising main.
- Wannon Water have indicated that these mains do not have capacity to service the PSP and new infrastructure will be required.

Proposed Sewer Infrastructure

- It is recommended that further investigations in conjunction with Wannon Water be undertaken to determine how much if any development can be connected into this existing network. This will allow timing requirements of new infrastructure to be more accurately determined and planned.
- Advice from Wannon Water indicates that there will be new infrastructure requirements to service the development.
 - A new sewerage pump station (SPS)
 - A new dedicated rising main to transfer the sewage to the Warrnambool Water Reclamation Plant
 - A new sewer trunk main along Russells Creek connected to the SPS.
- Advice from Wannon Water suggests that there is limited capacity in the existing trunk sewer system and a new rising main for the Warrnambool Water Reclamation Plant will need to be constructed to service the growth area.

Servicing: Water supply and Sewerage

Proposed Potable Water Infrastructure

- The existing pumps at the Tozer Road Water Pump Station will need to be upgraded in order to enable transfer water from the Warrnambool Water Treatment Plant via a new dedicated water main along the east side of Aberline Road to a new elevated water storage (water tower).
- The size and capacity of both the tower and storage tank will need to be determined by further modelling and advice from Wannon Water.
- The key new water infrastructure required to service the area will include the following:
 - Upgrade to Tozer Road Water Pump Station (WPS)
 - New high-level water tower and ground level tank at the area
 - New dedicated water main between the upgraded Tozer Road WPS and the proposed Water Tower. This main will located be on east side Aberline Road.

Servicing: Electricity and Gas

Electricity

- A 22KVa underground power supply is located on the west side of Aberline Road, overhead on the east side of Horne Road and Low Voltage (LV) overhead along Boiling Downs Road east of Gateway Road and underground west of Gateway Road.
- two existing High Voltage (HV) feeder cables within the vicinity of the PSP area.
- The fully developed requirement for the PSP would be in the order of 20MVa.
- Powercor's network will need to be significantly upgraded in order to meet this demand.
- **Further modelling will need to be undertaken by Powercor prior to development starting to determine the nature and level of external infrastructure upgrades required.**
- Alternatives such as these may be explored further by Council or development proponents to determine the precise requirements and commercial and or sustainability benefits.

Gas supply

- There is an existing 125mm diameter gas pipeline located within Aberline Road as well as Boiling Down Road which are the largest supply mains in the area.
- There are also gas supply assets to the west of Aberline Road within the existing developed area, and on the south side of Boiling Down Road.
- Proposed Gas Infrastructure
- Ausnet Services have advised that their existing infrastructure is in close enough proximity and has capacity to supply the initial stages of development.

Servicing - Telecommunications

- Existing optic fibre networks exist throughout the Warrnambool Township to the west and south of the growth area.
- NBN have rolled out services to surrounding developments and have indicated that the logical start point for development would be near the Russel Creek crossing near Aberline Road as it requires the smallest backhaul.



Discussion 3: Draft Vision & Outcomes



WARRNAMBOOL
CITY COUNCIL



Your partner in planning great places for a growing Victoria

Creating a Vision

- The Vision for this PSP will be developed through stakeholder and upcoming landowner and engagement.
- At this stage it is envisaged that the PSP will be a predominantly residential precinct, with significant passive and active open space along the Russells Creek corridor and incorporating Tozer Reserve.
- The PSP will incorporate a mix of residential densities, a neighbourhood centre and required community facilities, and include linkages into the surrounding pedestrian, cycling and public transport corridors.
- Importantly, the PSP will embody the principles of Green Warrnambool, and contribute to the city meeting the following goals (Green Warrnambool, 2018):
 - (that) Warrnambool will be the most environmentally sustainable regional city in Australia.
 - The City of Warrnambool will have zero net greenhouse gas emissions by 2040. Homes and businesses will use renewable energy for their energy needs.



Principles for the Plan

The following (draft) principles have been developed to define how the neighbourhood character and sense of place will be developed through the PSP process:

1. Plan for environmental sustainability
 - Green Warrnambool
 - A low carbon community
 - A low waste community
 - A climate adept community
2. Integrate transport and land use planning
3. Create a precinct with high amenity and character and manage land use conflicts at the edge of Warrnambool's settlement boundary.
4. Create diverse and vibrant new communities
5. Protect biodiversity, waterways and cultural heritage values
6. Create integrated open space networks
7. Ensure the efficient and orderly provision of infrastructure and services



Green Warrnambool

- Council to present



A Low Carbon Community

Warrnambool will pave the way for a Zero Carbon Housing Development

Opportunities include:

- Pilot a Neighbourhood Energy Project.
- trial micro-grid technology for decentralised energy production.
- Consider gas free community – all electric
- Highest possible standard Environmentally Sustainable Design (8 -10-star NatHERS) – see The Cape for example <https://www.liveatthecape.com.au/>
- Best practice standards for embodied carbon management in construction materials
- Carbon neutral or positive for emissions related to operational energy for all buildings. <http://www.yourhome.gov.au/housing/carbon-zero-carbon-positive>
- All residential developments to include solar PV and battery storage (to generate more than consume. 10kw minimum for battery charging)
- All residential developments to include EV charging
- Consider the opportunity for community owned renewable energy generation, such as a solar or wind farm in proximity. Example ZNET Hepburn - a pilot approach working with the municipality of Hepburn to bring together residents, business, community orgs and business to move toward Zero Net Carbon
- Offset any remaining emissions with green power purchasing contracts for community.

Conclusion and Next Steps



WARRNAMBOOL
CITY COUNCIL



Your partner in planning great places for a growing Victoria

Project Timeline



WARRNAMBOOL
CITY COUNCIL

