

A new community for East of Aberline

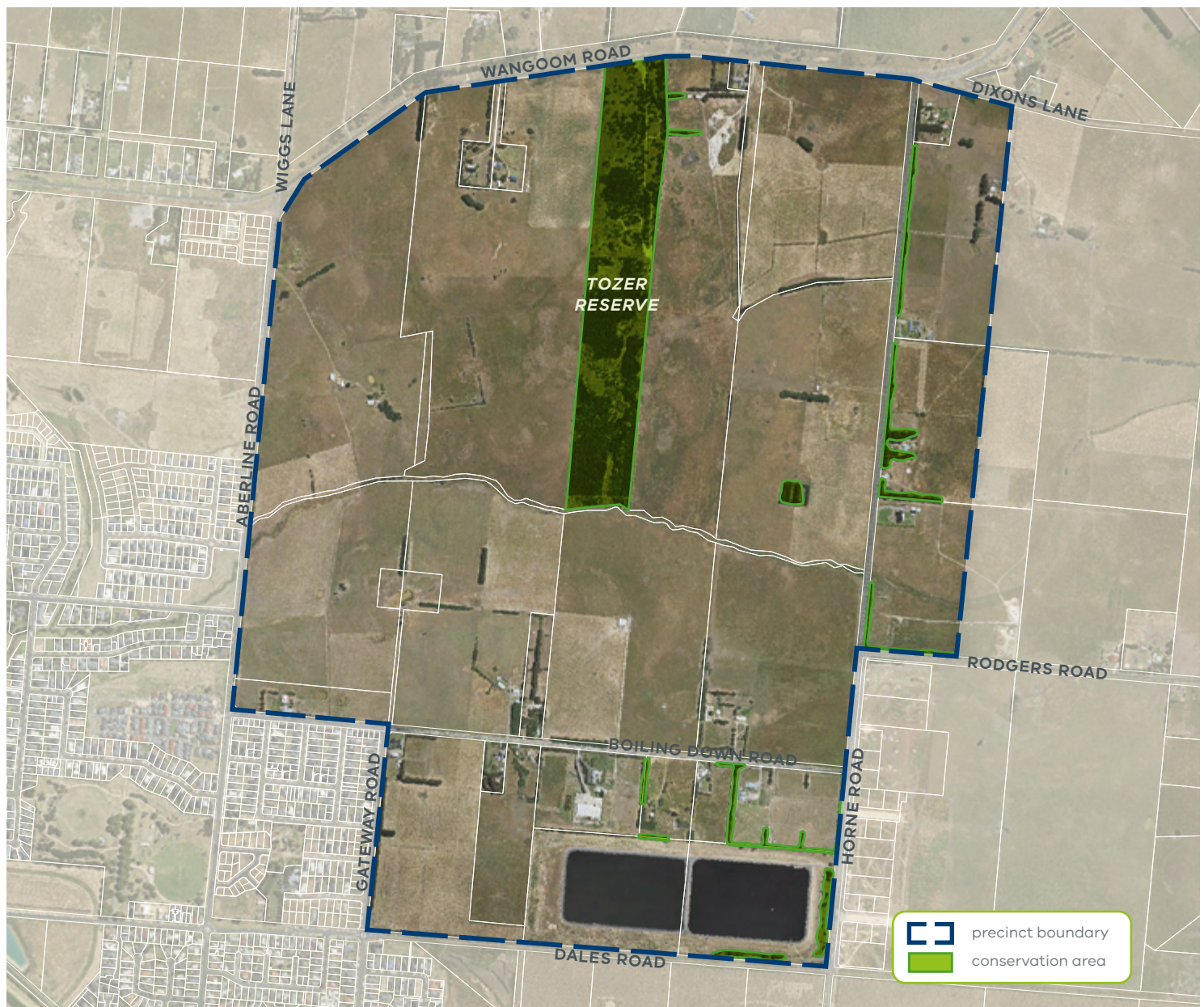
The Victorian Planning Authority (VPA), in partnership with Warrnambool City Council and state government agencies, is preparing a precinct structure plan (PSP) for the area known as "East of Aberline".

The precinct covers 360 hectares of land located between Wangoom Road to the north, Horne Road to the east, Dales Road to the south and Aberline Road to the west. It is approximately 10 minutes' drive east of the Warrnambool central business district.

Over the next 22 years, Warrnambool is forecast to experience significant population growth, with the current population of 35,000 expected to increase to 55,000. This plan is being created to cater to Warrnambool's long-term housing requirements.

Initial technical studies have uncovered some key elements that may be included in the draft plan. This includes:

- approximately 3,000–3,500 homes
- a local convenience centre with shops
- new open space and recreation areas
- a potential new school.



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INFRASTRUCTURE REQUIREMENTS

In addition to the precinct structure plan, the VPA and council will create a development contributions plan that will detail all infrastructure required by the new community and charge developers a levy for its provision. Development contributions can include monetary payments, works-in-kind or land provided to council.

LOW CARBON DEVELOPMENT

The City of Warrnambool adopted a new environmental policy, *Green Warrnambool*, on 3 September 2018. Through this plan Warrnambool's goal is to become the most environmentally-sustainable regional city in Australia.

The East of Aberline PSP will achieve several objectives set out in the *Green Warrnambool* policy, including:

- low carbon development
- low waste
- integrated water management
- overall climate-adept community.

TIMELINE

Precinct structure plans typically take two to three years to complete, from background reports to gazettal. This PSP will therefore likely be gazetted in late 2021.

BACKGROUND REPORTING

DRAFT STRUCTURE PLAN PREPARATION

COUNCIL & STATE AGENCY CONSULTATION

EXHIBITION & COMMUNITY ENGAGEMENT

CONSIDERATION OF SUBMISSIONS

PLANNING PANEL (IF REQUIRED)

CONSIDERATION OF PANEL REPORT

ADOPTION

GAZETAL

LANDOWNER WORKSHOP

The VPA and council invite all landowners within the East of Aberline precinct to attend an initial workshop to establish the vision for the new community.

The content of these workshops will be exactly the same and you will need to only attend one workshop.

The workshops are scheduled for:

3pm–5pm
Tuesday 9 April

10am–12pm
Wednesday 10 April

Venue: **Brother Fox** (formerly 'Ginger Kitchen')
Cafeteria Lane, Deakin University
Princes Highway, Warrnambool

It is important that you RSVP to allow us to plan the sessions appropriately. If you have not already done so, please RSVP to Jeff Tait, Senior Strategic Planner, via the contact details below.

FREQUENTLY ASKED QUESTIONS

What is the VPA?

The Victorian Planning Authority (VPA) is a state government statutory authority that reports to the Minister for Planning. We undertake strategic planning and coordinate infrastructure for the future growth and transformation of Victoria's cities and regions – from new suburbs in growth areas, to areas undergoing change and growth in inner and middle Melbourne and our growing regional towns and cities.

What is a precinct structure plan?

A precinct structure plan is a detailed land use plan for a new community, which identifies areas for housing, transport routes, town centres and open space. The plan will be enforced through a statutory amendment that proposes to rezone land from Farming to Urban Growth Zone.

How will this plan affect the environment?

This plan's key objective is to ensure the new community is a low carbon development. This could include requirements for solar panels, tree canopy cover, neighbourhood design that limits car activity, stormwater water collection and storage, batteries and environmentally sustainable design.

FOR MORE INFORMATION, PLEASE CONTACT:

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