



**VICTORIA**  
State  
Government

# **East of Aberline**

PRECINCT STRUCTURE PLAN

## **Vision & Purpose Survey Summary Report**

FEBRUARY 2024

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## Acknowledgement of Traditional Custodians

*The land, skies and waters that make up the East of Aberline Precinct and its surrounds are the country of the Eastern Maar.*

The Victorian Government proudly acknowledges Victoria’s Aboriginal communities and their rich cultures and pays respect to their Elders past, present and emerging. We acknowledge Aboriginal people as Australia’s First People and as the Traditional Owners and custodians of the land and water on which we rely. We recognise and value the ongoing contribution of Aboriginal people and communities to Victorian life and how this enriches us. We embrace the spirit of reconciliation and ensuring that Aboriginal voices are heard.

## Victorian Planning Authority’s commitment

The Victorian Planning Authority commits to continuing to improve our practices, to better protect and acknowledge Aboriginal values and heritage in our plans, precinct structure plans and strategic documents.

The protection of tangible and intangible Aboriginal cultural heritage is an important part of continuing cultural practice, understanding history and recognition of the Traditional Owners of Victoria. Commonwealth and State Acts and Regulations provide protection of places and areas of Aboriginal cultural heritage significance.

The ultimate custodians of Aboriginal cultural heritage are Traditional Owners, including groups formally recognised as Registered Aboriginal Parties (RAPs) which are appointed by the Victorian Aboriginal Heritage Council under the *Aboriginal Heritage Act 2006*. In 2023 there are 11 RAPs with decision-making responsibilities for approximately 74 per cent of Victoria. Traditional Owner Groups without formal recognition also have a vital role to play as key partners and stakeholders.

Strategic planning for Aboriginal cultural heritage also involves a range of different stakeholders including State Government agencies, local government, developers, landowners and community groups. The Traditional Owners of the Warrnambool region are the Eastern Maar people, of the Gunditjmara Nation.

Continuous engagement and collaboration with the Eastern Maar traditional owners will be a priority throughout, to ensure their knowledge and values are considered and respected in the planning and development of the area.

## Disclaimers

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# Project Background

The East of Aberline Precinct Structure Plan (PSP) project will deliver a primarily residential plan, which incorporates other non-residential land uses such as education, retail, and local parks to service a new community.

The project is driven by the need to unlock more residential zoned land in the region, to keep up with Warrnambool's consistent and projected population growth.

The potential inclusion of additional land parcels at 53 and 75 Rodgers Road is being investigated. The VPA continue to assess the strategic addition of these land parcels and finalise the precinct boundary prior to the co-design workshop engagement stage in 2024.

## Precinct features and interface

The East of Aberline PSP area is approximately 409 hectares in size. The precinct is bound by Wangoom Road to the north, Dales Road to the south, Aberline Road to the west and the property at 75 Rodgers Road to the east.

Refer to Figure 1 for the regional context and Figure 2 for the precinct area below.

The precinct contains the following key features:

- Most of the precinct is included in the Farming Zone (FZ).
- 41 individual titles across both council, government agency and private ownership.
- Several existing dwellings associated with low intensity, agricultural-based activities such as grazing.
- Tozer Memorial Reserve located central to the PSP area, currently owned by the Department of Education.
- The land within the PSP area has a gentle undulating topography. There is fall towards Russells Creek that traverses the precinct. The land also falls to the north towards Wangoom Road. There is minimal east-west cross-fall.
- Area of cultural heritage sensitivity, associated with the Russells Creek corridor through the precinct.
- Wannon Water storage ponds are located in the south-east corner of the precinct and are zoned Public Use (PUZ1).
- Some native vegetation (including native grasses) and potential habitat for native species, listed for protection either under state or federal legislation.

The precinct includes the following interfaces:

- Key roads framing and within the PSP area (Aberline Road, Wangoom Road and Horne Road) are zoned Transport Zone 3 (TRZ3) and classified as significant municipal roads.
- The Horne Road Industrial Precinct sits to the southeast of the precinct and is zoned Industrial 3 Zone (INZ3).
- The site abuts the Warrnambool City/Moyne Shire boundary to the north and comprises land zoned Farming Zone (FZ).
- Residential land along the western boundary is predominantly zoned General Residential Zone (GRZ1).
- Retail areas to the south, abutting Gateway Road and Raglan Parade, are zoned Commercial (C1Z and C2Z).

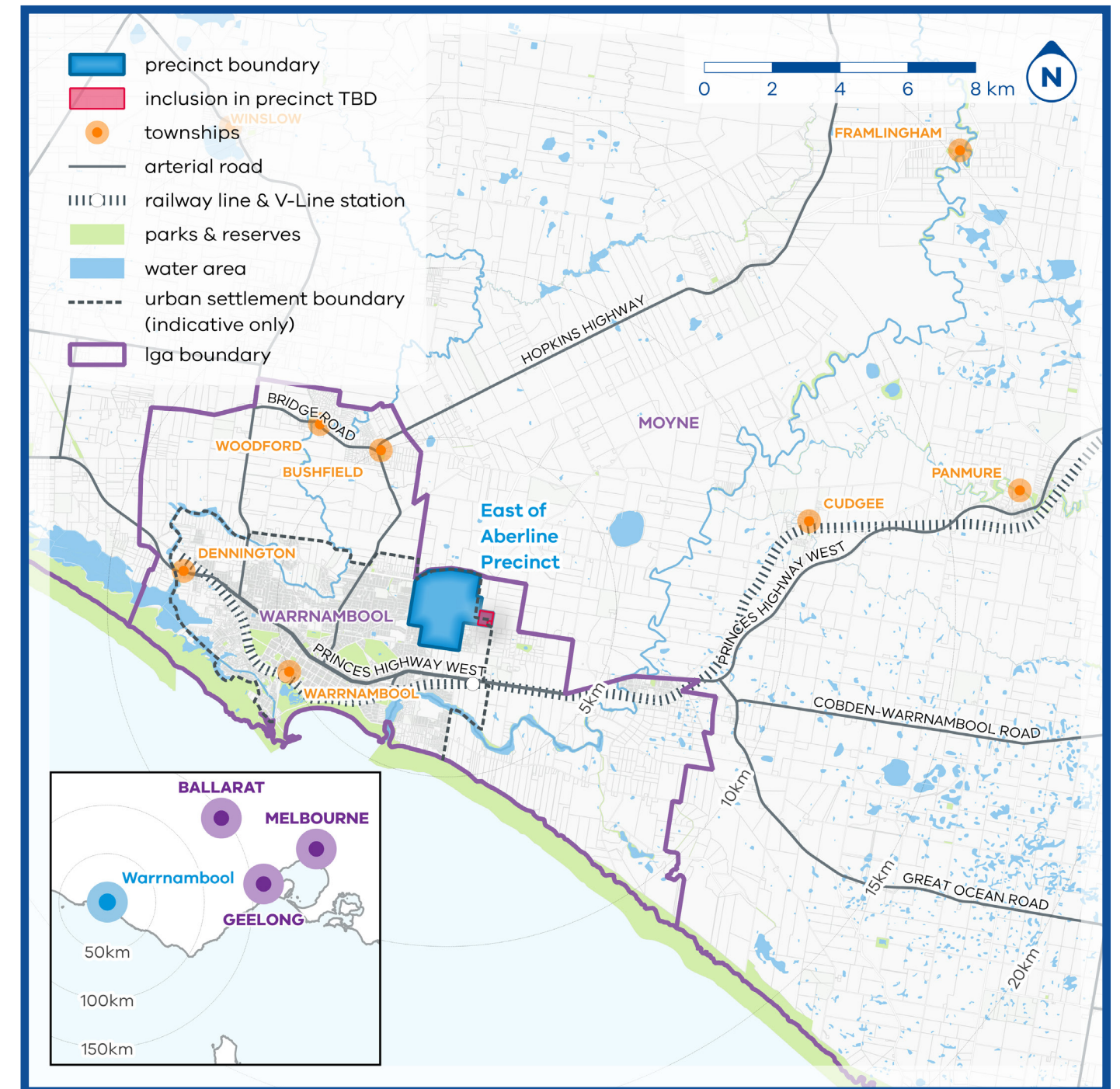
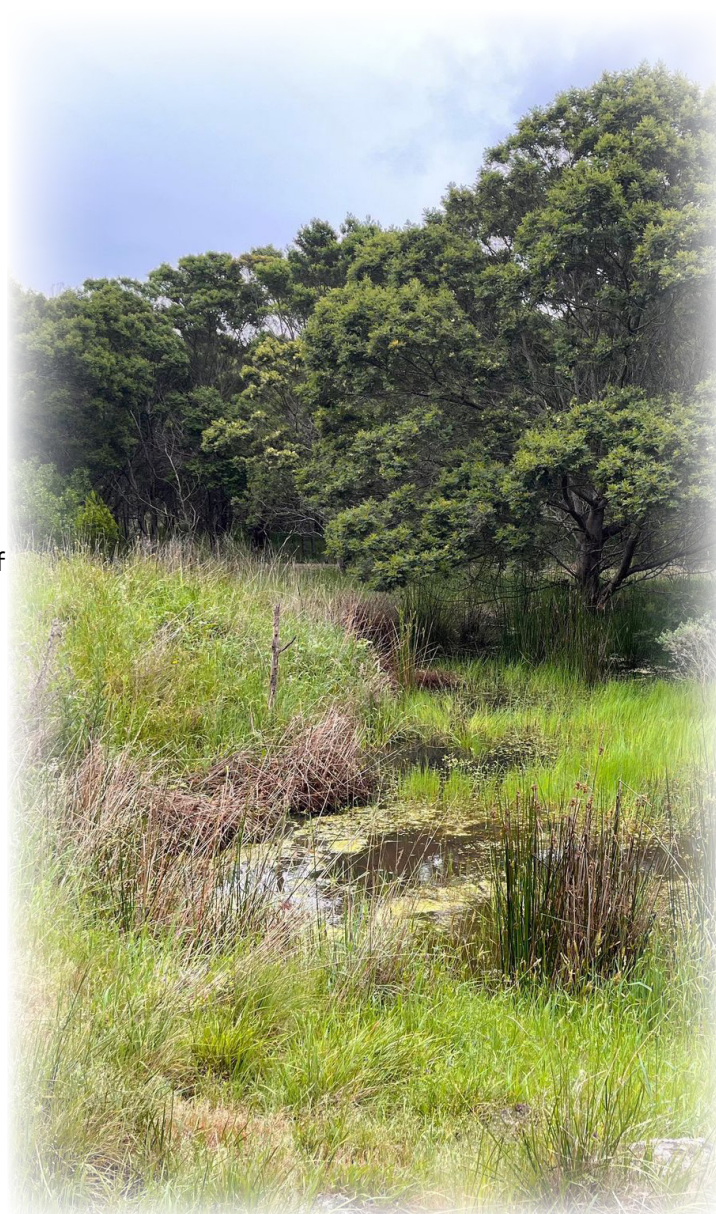


Figure 1 REGIONAL CONTEXT PLAN



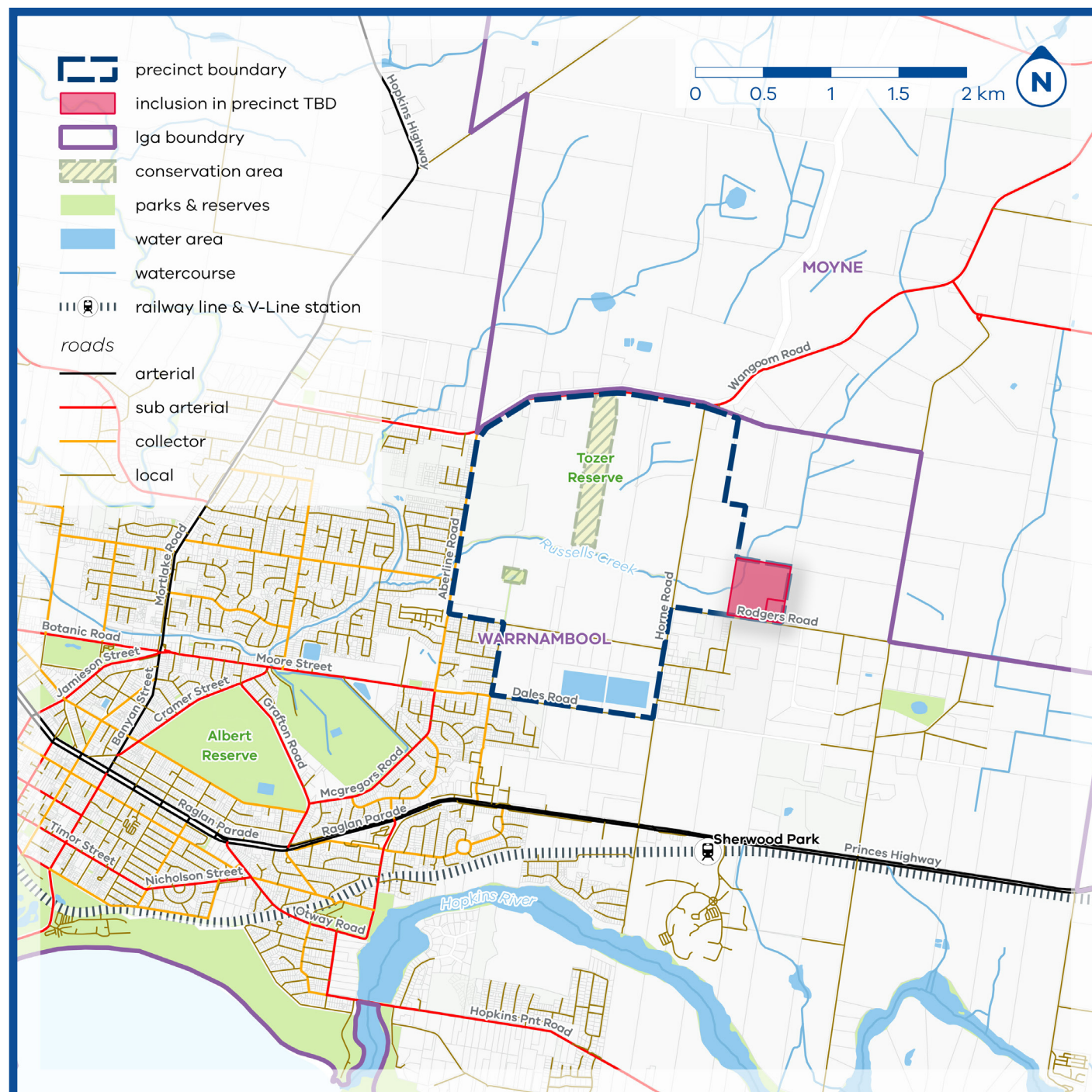


Figure 2 PRECINCT AREA

## What is Vision and Purpose?

The vision and purpose stage is the second engagement milestone in the preparation of a precinct structure plan (PSP).

The first formal engagement milestone, pitching sessions, were undertaken in March 2023. Please refer to the pitching summary report for background and strategic context regarding this project, available here: [Pitching Sessions Summary Report](#)

The aim for this stage is to ensure we have effectively captured the information we heard in pitching sessions, as well as understand stakeholder aspirations for the overall PSP vision statement.

A custom-made stakeholder survey was created for the vision and purpose stage. It was designed to meet the following goals:

- To understand the perceived importance of significant issues for the PSP, which emerged from the pitching sessions.
- To validate and evaluate the key themes for the precinct, developed following pitching sessions.
- To determine a preferred vision statement to guide the future direction of the precinct.
- To identify aspirations for future housing typologies in the region, based on current needs.
- To provide a consultation opportunity for landowners and key stakeholders to provide feedback or raise concerns which may not have been effectively captured through pitching.

The questionnaire delivered through the online platform Typeform. Invitations were distributed via email and posted mail.

## Who participated in the survey?

All agency and landowner stakeholders were invited to complete the survey, including those who previously participated in pitching sessions.

The survey was open from 3 July until 7 August 2023.

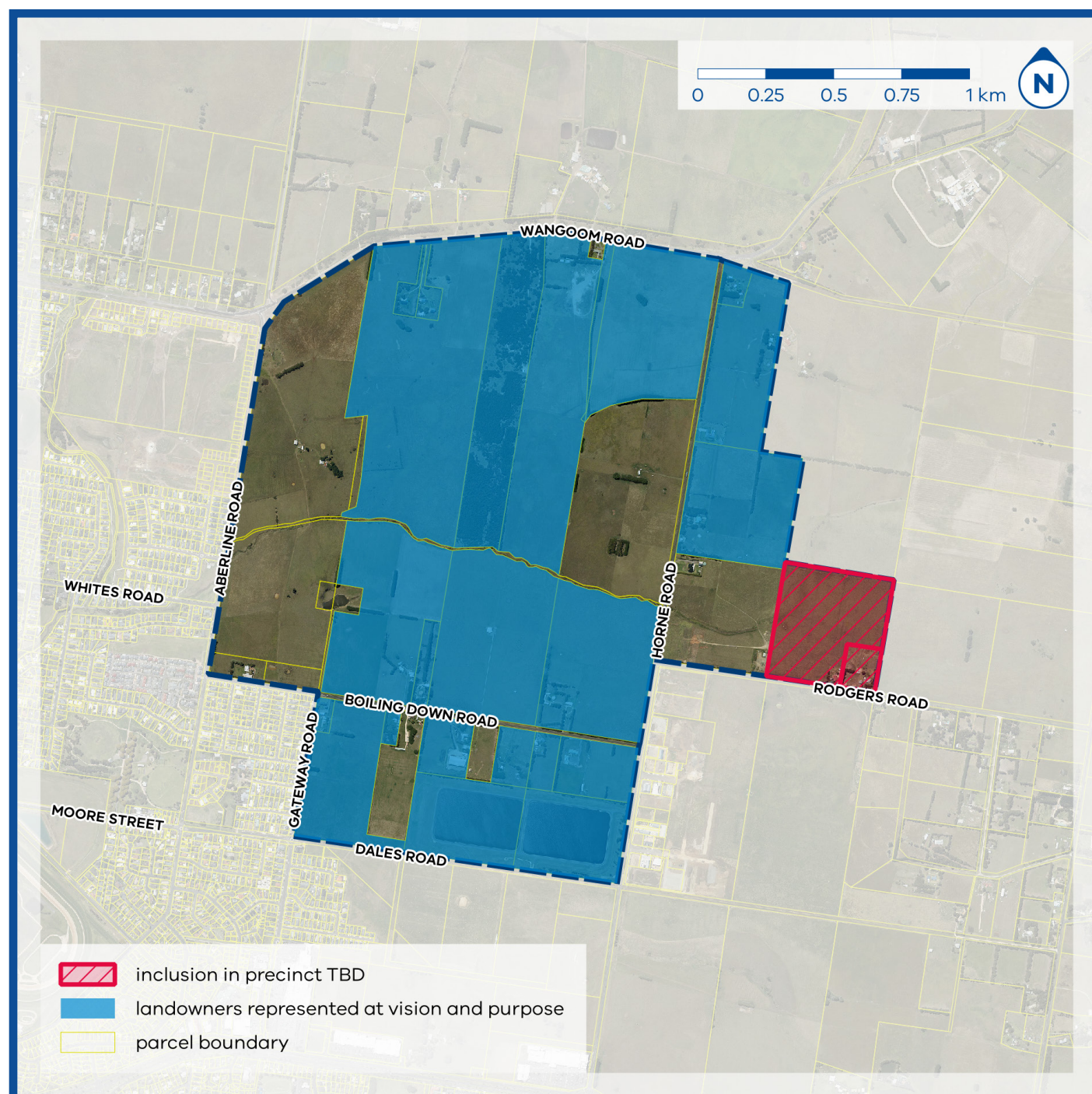
A total of 28 responses were received. The survey was completed by stakeholders representing landholdings from the precinct, representatives from state and local government agencies, community groups and infrastructure providers including:

- Warrnambool City Council
- Department of Transport and Planning
- Department of Energy, Environment and Climate Action (DEECA) – Earth Resources Regulation
- Department of Energy, Environment and Climate Action (DEECA) – Regional Integrated Water Management
- Department of Education
- Environmental Protection Agency (Strategic Planning)
- Glenelg Hopkins Catchment Management Authority (GHCMA)
- Wannon Water
- Powercor
- Tozer Reserve Trust Committee
- Diocese of Ballarat Catholic Education Limited (DOBCEL)
- Several private landowners and developers.



Figure 3 VISION AND PURPOSE INPUTS / OUTPUTS





**Figure 4 LAND PARCELS REPRESENTED IN VISION AND PURPOSE RESPONSES**

Figure 4 demonstrates the land parcels within the precinct which were represented in the vision and purpose survey responses.

## Emerging Vision Statement

The key goal of this engagement stage is to establish an overarching vision statement for the precinct. The vision or 'mission statement' will guide future planning. The survey asked participants to consider five draft vision statements and select the three statements which resonated most with them.

The survey results indicated the most influential vision statement was:

**"Develop a series of predominantly residential neighbourhoods, with a local town centre and supporting facilities, which effectively interfaces with adjoining rural land."**

The result indicates stakeholders value a local neighbourhood feel, facilitated by community infrastructure, convenient amenities and an urban design which is responsive to the rural character of the wider region.

This statement has been expanded on and combined with the priority outcomes drawn from the key themes to develop the vision statement below. The emerging vision is not final and will continue to be refined as part of the upcoming phases of the process.

The East of Aberline Precinct Structure Plan will be developed as a series of predominantly residential neighbourhoods, with a local town centre and supporting facilities, which effectively interfaces with adjoining rural land.

The East of Aberline Precinct is situated on Eastern Maar country. The development will preserve and creatively acknowledge the tangible and intangible cultural heritage of the region, through collaboration with Traditional Owners.

The East of Aberline precinct will be a significant residential precinct in the Warrnambool region, offering the future residents excellent access to amenities and key services. The co-location of the community facilities, commercial precincts and services will ensure efficient and convenient access for all. A variety of dwelling types will be delivered to provide affordable outcomes and facilitate the growth of a diverse and dynamic community.

A multi-modal transport network will provide linkages within the precinct and to the wider region, facilitating safe and efficient movement for all road users. This will require enhancements to the existing network as well as creation of new infrastructure connections. Uptake of sustainable transport movement will be encouraged through dedicated active transport paths and accessible public transport linkages to activity centres, both within the precinct and beyond. Network planning will effectively balance the need for freight vehicle movements and the amenity of future residents, particularly in the east of the precinct, near the Horne Road Industrial Precinct.

Excellent infrastructure provision will be pivotal to the delivery of a vibrant, attractive residential community. Infrastructure will be delivered through a detailed development contributions plan. Efficient and sustainable utility services including the implementation of roof water harvesting and solar energy generation will provide a climate-resilient and adaptable network. Environmentally sustainable design principles will be embedded in built form outcomes. Innovative engineering solutions will mitigate potential flood risks and create multi-purpose open spaces, offering new habitat creation and positive environmental outcomes.

Functional green corridors will connect residential neighbourhoods and facilitate habitat linkages for local fauna. Dedicated conservation areas including Tozer Reserve will also provide ongoing protection of significant biodiversity. Russells Creek will continue to be a significant landscape feature, revitalised and revegetated through the development of the precinct. Regional character will be reflected through urban and streetscape character. Mixed residential densities will be distributed in the area appropriately interfacing with adjoining agricultural land uses.



# Key themes

Five key themes emerged in the pitching sessions that were further explored in the vision and purpose survey. The survey aimed to refine and understand the prioritisation of these themes, asking participants to score each theme on a scale of one to five based on perceived importance.

The themes should not be thought of as self-contained topics but rather overlapping focus areas that collectively show the high-level ideas, opportunities and matters for further investigation identified so far.

These five themes are:



**THEME 1: HOUSING**

Support development of a sustainable residential precinct which prioritises high-quality built form and housing diversity.



**THEME 2: TRANSPORT**

Create a transport network that safely and efficiently connects people to their home, jobs and services.




**THEME 3: WATER AND DRAINAGE**

Holistically and sustainably manage water and drainage solutions on site and protect natural systems.



**THEME 4: COMMUNITY INFRASTRUCTURE**

Facilitate the coordinated delivery of utility services and community infrastructure to ensure high amenity outcomes for future residents.



**THEME 5: BIODIVERSITY AND THE ENVIRONMENT**

Protect and enhance the landscape character, biodiversity and environmental values of the area.

The results indicate stakeholders generally considered all five emerging themes to be relevant and important to planning for the precinct.

The following pages explore future actions and priority outcomes relating to each theme, as well as the average score recorded for each.



## THEME 1: HOUSING

Support development of a sustainable residential precinct which prioritises high-quality built form and housing diversity.

Average survey score 4.07/5



VPA ACTIONS	PRIORITY OUTCOMES
<ul style="list-style-type: none"><li>Benchmarking investigations to determine the most appropriate lot densities within the precinct, locating smaller lots in higher amenity locations only.</li><li>Establish targets for provision of affordable housing within the precinct.</li><li>Provide for PSP requirements and guidelines which facilitate sustainable subdivision.</li><li>Explore how future planning controls can assist Warrnambool City Council to deliver sustainability measures including:<ul style="list-style-type: none"><li>Gas free development</li><li>Roof Water Harvesting Scheme</li></ul></li><li>Continue to collaborate with key delivery agents including Wannon Water and City of Warrnambool to evaluate implementation and future management of sustainability measures implemented.</li><li>Explore any potential buffers which may impact future sensitive uses in proximity to the Horne Road industrial precinct.</li><li>Undertake an adverse amenity impact assessment to investigate land uses which may impact the future amenity of residents and provide recommendations for appropriate buffer and interface treatments.</li></ul>	<ol style="list-style-type: none"><li>Deliver a plan and associated planning controls that embed environmentally sustainable design and climate change resilient objectives.</li><li>Deliver a plan and streetscape design to allow for the provision of sustainable utility services including solar energy and roof water harvesting.</li><li>Ensure a variety of dwelling typologies can be developed within the precinct, through planning for different densities in appropriate areas.</li><li>Provide housing for a range of households and ensure affordable equitable access.</li><li>Create high quality urban development which incorporates best practice sustainable development principles.</li></ol>



## THEME 2: TRANSPORT

Create a transport network that safely and efficiently connects people to their home, jobs and services.

Average survey score 4.35/5



VPA ACTIONS	PRIORITY OUTCOMES
<ul style="list-style-type: none"><li>• Prepare an Integrated Transport Assessment which:<ul style="list-style-type: none"><li>◦ Establishes existing and future demands on the current transport network.</li><li>◦ Identifies what key transport infrastructure will need to be funded and delivered to unlock the precinct.</li><li>◦ Identifies active transport and public transport options that would achieve effective connectivity within the precinct (including establishing appropriate east-west connections) and surrounding neighbourhoods.</li><li>◦ Investigates staging options for the precinct to ensure efficient infrastructure development.</li></ul></li><li>• Investigate opportunities to encourage the use of electric vehicles.</li><li>• Continue to collaborate with the Department of Transport and Planning (DTP) to understand their planning requirements and expectations for public transport and key road network planning for the region.</li></ul>	<ol style="list-style-type: none"><li>1. Deliver a road network which provides safe and efficient movement for all users, including private vehicles, pedestrians, cyclists and public transport users.</li><li>2. Ensure a coordinated infrastructure response which protects and avoids key areas of significant cultural heritage and biodiversity value.</li><li>3. Develop a network which effectively manages movement and avoids conflict between private vehicles and freight vehicles accessing the Horne Road Industrial Precinct.</li><li>4. Encourage uptake of sustainable modes of transport by providing accessible cycling infrastructure.</li><li>5. Design the precinct to co-locate key amenities and services including commercial facilities, community infrastructure and employment areas to create a convenient local catchment.</li><li>6. Ensure amenity impacts from traffic movements and the Horne Road Industrial Precinct are appropriately managed.</li></ol>



## THEME 3: WATER AND DRAINAGE

Holistically and sustainably manage water and drainage solutions on site and protect natural systems.

Average survey score 4.21/5



VPA ACTIONS	PRIORITY OUTCOMES
<ul style="list-style-type: none"><li>• Continue to collaborate with Wannon Water to investigate the implementation of a Roof Water Harvesting Scheme throughout the precinct.</li><li>• Work with local environmental groups and DEECA to ensure the plan will effectively facilitate the ongoing protection of key conservation areas such as Russells Creek corridor and Tozer Reserve.</li><li>• Continue to collaborate with Glenelg Hopkins Catchment Management Authority (GHCMA) and City of Warrnambool to understand current floodplain conditions and management.</li><li>• Prepare a Drainage and Integrated Water Management Assessment that:<ul style="list-style-type: none"><li>◦ Establishes the existing flooding and drainage risks for the precinct.</li><li>◦ Develops appropriate drainage solutions to manage existing issues created by future development.</li><li>◦ Explores integrated water management solutions to improve drainage outcomes for the precinct, including the investigation of implementing a Roof Water Harvesting Scheme.</li><li>◦ Identifies what key drainage infrastructure is to be funded via a development contributions plan.</li></ul></li></ul>	<ol style="list-style-type: none"><li>1. Deliver a plan and planning controls which prioritise the protection of the Russells Creek corridor and improved biodiversity outcomes.</li><li>2. Provide conservation areas or open spaces which can accommodate habitat creation and native vegetation regeneration.</li><li>3. Deliver innovative engineering solutions which provide for high-quality drainage solution and additional environmental outcomes.</li><li>4. Where feasible, implement a Roof Water Harvesting Scheme.</li></ol>



## THEME 4: COMMUNITY INFRASTRUCTURE

Facilitate the coordinated delivery of utility services and community infrastructure to ensure high amenity outcomes for future residents.

Average survey score 4.21/5



VPA ACTIONS	PRIORITY OUTCOMES
<ul style="list-style-type: none"> <li>Prepare a Community Infrastructure Needs Assessment in collaboration with City of Warrnambool, to investigate anticipated demand of community amenities including: <ul style="list-style-type: none"> <li>Open space</li> <li>Active recreation/sporting precincts</li> <li>Health facilities and maternal health centres</li> <li>Kindergartens</li> <li>Schools</li> </ul> </li> <li>Continue to work with Department of Education to determine demand for school facilities and appropriate siting within the precinct.</li> <li>Plan for efficient utility servicing delivery, including sewer, water and electricity networks, noting the development will be gas-free.</li> <li>Encourage commercial developments which are highly accessible and within walkable distance for residents.</li> </ul>	<ol style="list-style-type: none"> <li>Plan for appropriate utility services to be available as the precinct grows.</li> <li>Deliver community facilities within the local catchment, providing for convenient access for residents.</li> <li>Deliver a development contributions plan which ensures infrastructure provision within the precinct is sufficiently funded to support a high-quality residential community.</li> </ol>



## THEME 5: BIODIVERSITY AND THE ENVIRONMENT

Protect and enhance the landscape character, biodiversity and environmental values of the area.

Average survey score 4.17/5



VPA ACTIONS	PRIORITY OUTCOMES
<ul style="list-style-type: none"> <li>Plan for the protection of key environmental landscape features of the precinct, including Russells Creek corridor, Tozer Reserve and areas of native vegetation.</li> <li>Protect and conserve native vegetation.</li> <li>Design for the retention of view lines towards key precinct features.</li> <li>Work with local environmental groups and DEECA to ensure the plan will effectively facilitate the habitat creation within the precinct.</li> <li>Consider where high quality amenity areas and public open spaces would best service the needs of future residents and contribute to landscape character.</li> </ul>	<ol style="list-style-type: none"> <li>Deliver a plan that effectively recognises and celebrates the regional character and sensitively integrates with the surrounding agricultural land.</li> <li>Create functional green corridors which create connectivity through the precinct between natural systems.</li> <li>Deliver a plan that protects and integrates places of aboriginal and post-contact heritage significance.</li> <li>Provide precinct interfaces that effectively respond to the surrounding agricultural land uses.</li> </ol>

## Housing typologies

The final section of the survey listed five dwelling typologies, requesting participants choose the two housing types they considered most suitable in the precinct. The VPA wanted to identify stakeholder aspirations for future housing typologies.

The result indicated the following typologies were considered most needed in the region:

- 2 or 3-bedroom detached dwellings (18 votes)
- 1 to 3-bedroom townhouses (13 votes)
- 4 or 5-bedroom detached dwellings (10 votes)

Apartments were considered the least required dwelling type, recording just one vote.

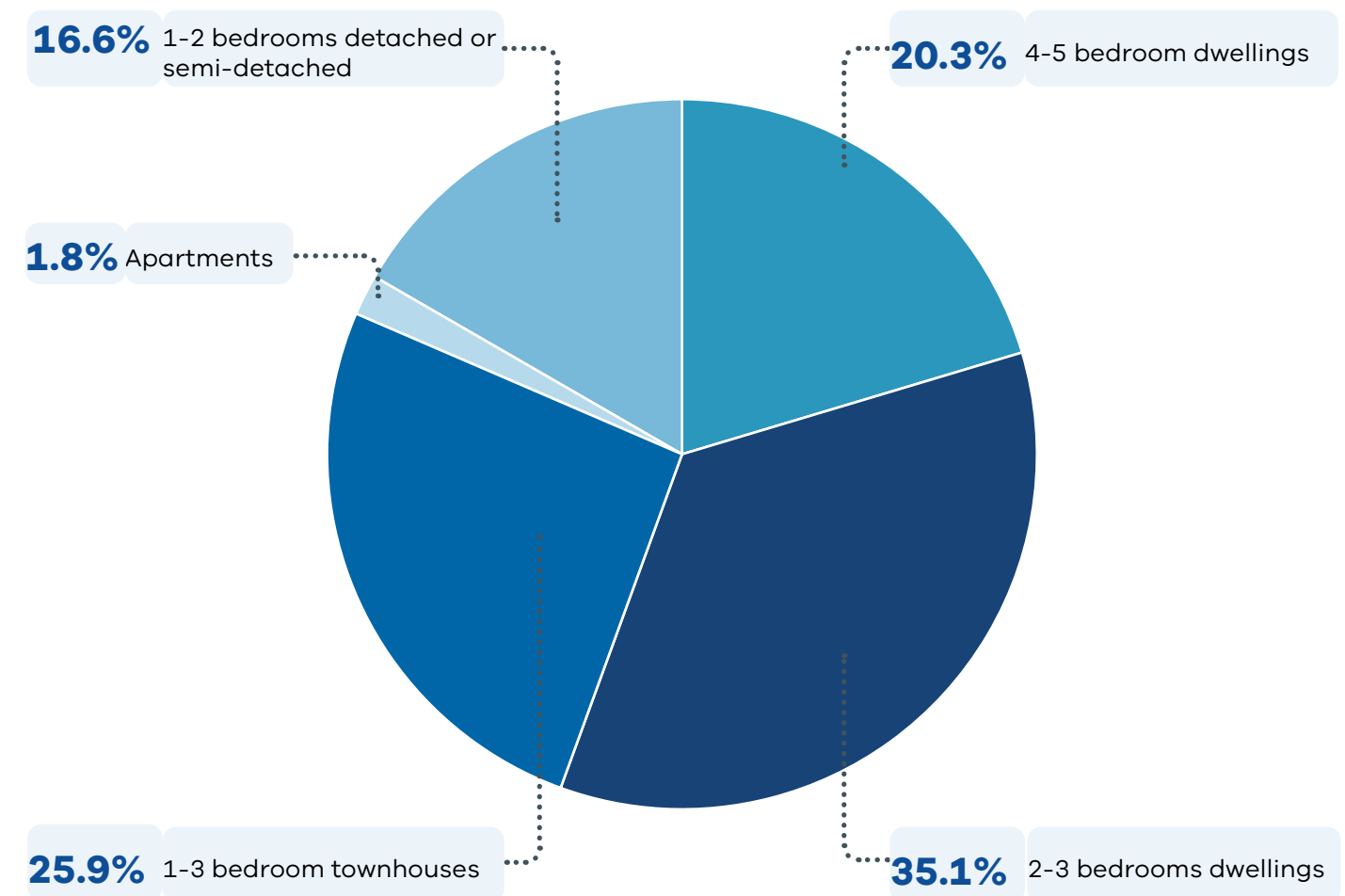


Figure 5 PREFERRED DWELLING TYPOLOGIES

## Key conclusions

The results indicate there is desire for dwelling diversity and potential for medium residential density within the precinct where suitable, but generally traditional detached dwellings remain the preference.

As part of the PSP process, the PSP can guide where certain housing typologies are located. This is undertaken through spatially identifying high amenity areas, which are close to retail or open space, and recommending the development of higher density, townhouse-style dwellings in these areas. The PSP can also set density targets for the precinct and in some cases, set minimum or maximum lots sizes for future subdivision. Further investigation will be undertaken to determine the appropriate densities in the precinct, including continuing to engage with stakeholders.



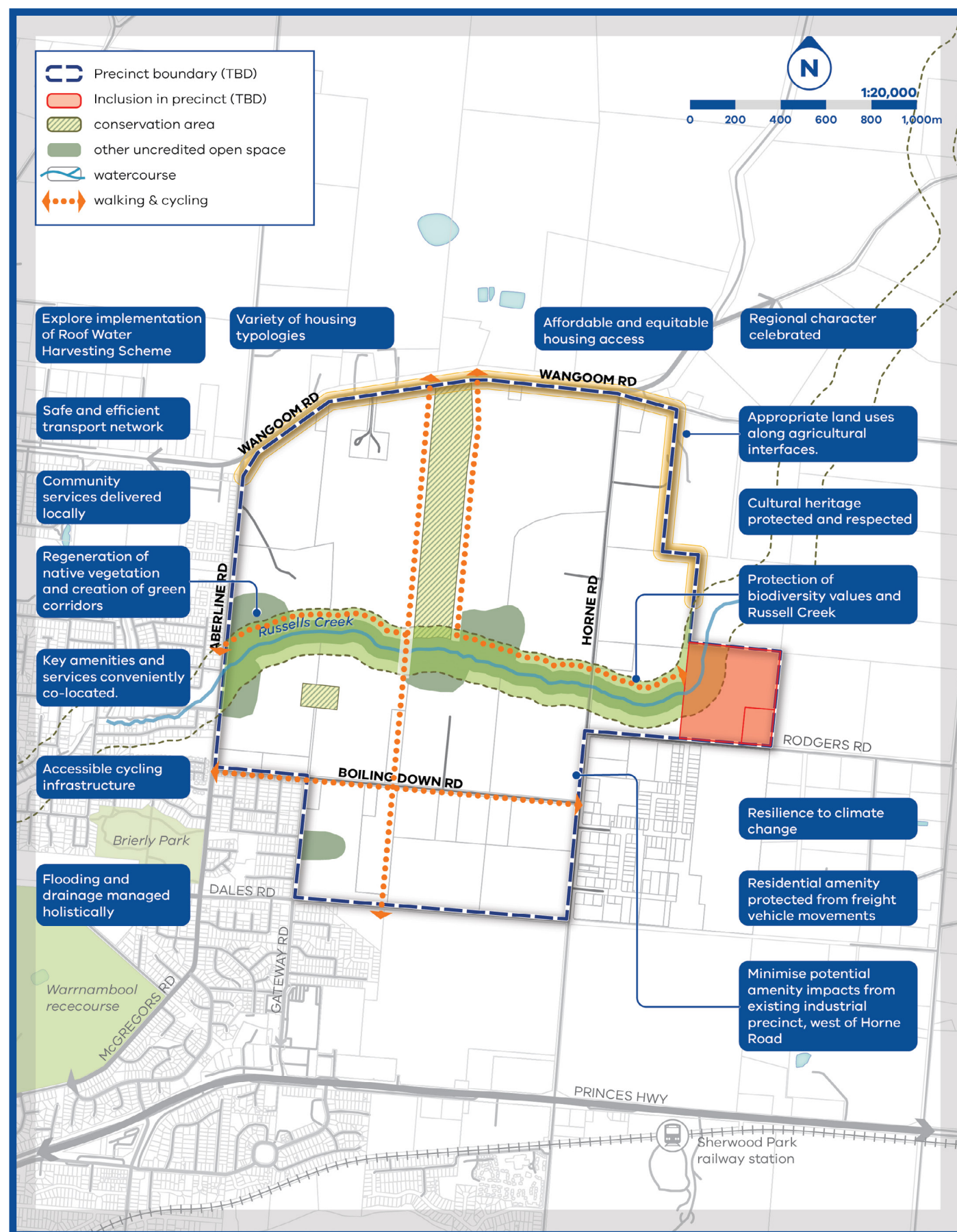


Figure 6 EMERGING VISION PLAN

## Next steps

### Co-design workshop

The outcomes of the vision and purpose phase will be further explored and built on at the co-design workshop, which is the third engagement milestone undertaken in the planning process.

At the co-design workshop, participants will analyse aspirations, issues, and technical recommendations to collaboratively develop a placed-based plan for the precinct. The workshop is scheduled for 2024.

All stakeholders that participated in the pitching sessions, vision and purpose survey and precinct landowners are invited to attend.

Further information on this workshop will be provided to stakeholders once available.



Figure 7 PSP 2.0 ENGAGEMENT PROCESS

Note: Project timelines are current estimates and may be subject to change as a result of technical or planning related issues



# Technical reports update

Several technical studies have been commissioned to identify constraints and support planning decisions.

The following studies have been previously commissioned by Warrnambool City Council/VPA:

- Biodiversity Flora and Fauna Assessment and Growling Grass Frog Study
- Bushfire Development Assessment
- Land Capability Assessment (i.e. contamination, geology, hydrology)
- Utility Infrastructure and Servicing Assessment
- Aboriginal and Historical Heritage Assessment
- Traffic Engineering Assessment
- Landscape and Viewshed Assessment
- Integrated Water Management Strategy

Some updates are required to these assessments. The following additional technical assessments are also required:

- Adverse Amenity Impact Assessment
- Arboriculture Assessment
- Cultural Heritage Impact Assessment and Cultural Values Assessment
- Post Contact Heritage Study
- Community Infrastructure Demand Assessment
- Economic and Retail Assessment
- Integrated Traffic Assessment
- Development contributions plan costings
- Land valuations
- Legal services

The completion of these assessments is pending. The conclusion of all technical inputs is not guaranteed prior to the next formal engagement milestone, the co-design workshop.

# Appendix

## Survey data

SURVEY QUESTION	RESULTS
<sup>5</sup> →The following statements summarise the key issues our team heard through pitching sessions. Please select the three issues which you think are the most important for planning the East of Aberline precinct.*	
Choose 3	
[A] Protecting future residents from any adverse amenity impacts in the Home Road Industrial Precinct.	A) 13 votes
[B] Protecting Russells Creek from pollution.	B) 11 votes
[C] Protection of important flora and fauna.	C) 6 votes
[D] Flooding risk.	D) 4 votes
[E] Protecting Tozer Reserve.	E) 9 votes
[F] Future traffic and congestion including movement of freight vehicles.	F) 10 votes
[G] Lag in provision of community infrastructure.	G) 4 votes
[H] Significant existing demand for community infrastructure outside the precinct.	H) 6 votes
[I] Poor quality existing road infrastructure and safety concerns.	I) 5 votes
[J] Lack of housing typologies options.	J) 6 votes
[K] Housing affordability.	K) 10 votes
OK ✓	



SURVEY QUESTION	RESULTS
<p><sup>6</sup>→Are there any other significant issues that were not included? Please specify?</p> <p>Type your answer here...</p> <p>OK ✓ <small>press enter</small></p>	<ul style="list-style-type: none"> <li>• 'Provision of Education Facilities within precinct as part of community infrastructure'</li> <li>• 'Increased council rates to existing properties and changing to residential while currently not developed and still currently farming land'</li> <li>• 'Has fire risk been considered?'</li> <li>• 'Staging of development (including outside the precinct) and associated roads and utility infrastructure, which will influence demand and timing for school provision)'</li> <li>• 'Roof Water Harvesting (RWH) and Integrated Water Management (IWM and WSUD) at scale on-site'</li> <li>• 'Lot density'</li> <li>• 'Sustainability, renewable energy'.</li> <li>• 'Developing sustainable neighbourhoods, connected public open spaces, connected walking paths and trails provided with shade and shelter from canopy trees, lighting and other amenities to provide safe spaces.'</li> <li>• 'More opportunities to explore East-West connections through precinct'.</li> <li>• 'In a bushfire emergency congestion evacuating ridiculous design'.</li> <li>• 'Thanks for talking to us on flood plain matters before the structure plan is finalised.'</li> <li>• Protecting residents from adverse amenity impacts</li> <li>• 'Well covered'</li> <li>• 'Use of sustainable built environment principles'</li> </ul>

SURVEY QUESTION	RESULTS
<p><sup>7</sup>→Support development of a sustainable residential precinct which prioritises quality built form and housing diversity.*</p> <p>Please score each emerging theme on a scale from 1 to 5, based on the level of importance (1 being not important, 5 being extremely important).</p> <p>  </p> <p>OK ✓</p>	<p>Total score: 114</p> <p>Average score: 4.07/ 5</p>
<p><sup>8</sup>→Create a transport network that connects people to their homes, jobs and services, safely and efficiently.*</p> <p>Please score each emerging theme on a scale from 1 to 5, based on the level of importance (1 being not important, 5 being extremely important).</p> <p>  </p> <p>OK ✓</p>	<p>Total score: 122</p> <p>Average score: 4.36/ 5</p>
<p><sup>9</sup>→Holistically manage water and drainage solutions on site, in a sustainable manner and protect natural systems.*</p> <p>Please score each emerging theme on a scale from 1 to 5, based on the level of importance (1 being not important, 5 being extremely important).</p> <p>  </p> <p>OK ✓</p>	<p>Total score: 118</p> <p>Average score: 4.21/ 5</p>
<p><sup>10</sup>→Facilitate the coordinated delivery of utility and services and community infrastructure to ensure high amenity outcomes for future residents.*</p> <p>Please score each emerging theme on a scale from 1 to 5, based on the level of importance (1 being not important, 5 being extremely important).</p> <p>  </p> <p>OK ✓</p>	<p>Total score: 118</p> <p>Average score: 4.21/ 5</p>
<p><sup>11</sup>→Protect and enhance the landscape character, biodiversity and environmental values of the area.*</p> <p>Please score each emerging theme on a scale from 1 to 5, based on the level of importance (1 being not important, 5 being extremely important).</p> <p>  </p> <p>OK ✓</p>	<p>Total score: 117</p> <p>Average score: 4.18/ 5</p>



SURVEY QUESTION	RESULTS
<p><sup>12</sup>→Are there any key elements which have been missed from the emerging themes?</p> <p>Type your answer here...</p> <p>OK ✓ press enter</p>	<ul style="list-style-type: none"> <li>• 'Walking accessibility to community infrastructure'.</li> <li>• In the opportunities section, the opportunity to build on Tozer reserve through appropriate co-location of conservation based open space could have been flagged.'</li> <li>• 'Ensure that the theme 'Facilitate the coordinated delivery of utility services and community infrastructure to ensure high amenity outcomes for future residents' includes consideration of the regional context / staging / demand'.</li> <li>• 'Sustainable water management that protects Russells Creek and its base flow'.</li> <li>• 'Provision of connected public open space areas that cater for a diversity of active and passive recreational uses, within walkable catchments to houses and services.'</li> <li>• 'Greater importance on housing affordability.'</li> <li>• 'The connection between housing diversity and how that aids in enhancing housing affordability. Reference to quality-built form which often comes at a higher price potentially suggests that the precinct will be ignoring affordable housing.'</li> <li>• 'Appropriately sourced resources from locally obtained extractive industry operations'.</li> <li>• 'Native animals.'</li> </ul>

SURVEY QUESTION	RESULTS
<p><sup>13</sup>→Please select the three vision statements which resonate with you the most for the East of Aberline precinct.*</p> <p>Choose 3</p> <div> <div>[A] East of Aberline will be a high-quality, well connected residential precinct which incorporates innovative sustainable development practices.</div> <div>A) 20 votes</div> </div> <div> <div>[B] Create a new community defined by identifiable neighbourhood character, excellent residential amenity, and celebrated landscape features.</div> <div>B) 20 votes</div> </div> <div> <div>[C] Develop a safe, accessible precinct which offers key services and community infrastructure within a convenient, local catchment.</div> <div>C) 13 votes</div> </div> <div> <div>[D] Facilitate the creation of new homes and community facilities, completing the city's northern growth front.</div> <div>D) 10 votes</div> </div> <div> <div>[E] Develop series of predominantly residential neighbourhoods, with a local town centre and supporting facilities, which effectively interfaces with adjoining rural land.</div> <div>E) 21 votes</div> </div> <p>OK ✓</p>	

SURVEY QUESTION	RESULTS
<p><sup>14</sup>→If none of the above statements effectively resonate with you, Please provide your suggested vision statement.</p> <p>Type your answer here...</p> <p>OK ✓ press enter</p>	<ul style="list-style-type: none"> <li>• 'Preferably Lifestyle size blocks'</li> <li>• 'Ensure the connection, provision of services, landscape and sustainable character and rural interface are all included'</li> <li>• 'We thought A was close, the others are not reflecting the desired vision. We would like to see a focus on sustainable resource use and resilience to climate impacts, while being low impact and enabling wildlife corridors and natural amenity to be prominent.'</li> <li>• 'East of Aberline delivers a high-quality, well connected residential precinct offering housing diversity, whilst incorporating innovative sustainable development practices.'</li> <li>• 'The proposed PSP will source clean and appropriate fill material from locally developed and resourced extractive industries and encourage employment opportunities for resource related industries.'</li> <li>• 'Leave it as.'</li> <li>• 'The vision needs to focus on environmental sustainability to keep it at the forefront of decision making.'</li> </ul>

SURVEY QUESTION	RESULTS										
<p><sup>15</sup>→Finally, please consider the five dwelling typologies listed below. Which types do you think is most needed in the Warrnambool region? (Select two only)*</p> <p>Choose 2</p> <table><tr><td>[A] 4 or 5-bedroom detached dwellings.</td><td>A) 11 votes</td></tr><tr><td>[B] 2 or 3-bedroom detached dwellings.</td><td>B) 19 votes</td></tr><tr><td>[C] 1 or 2-bedroom detached or semi-detached dwellings.</td><td>C) 9 votes</td></tr><tr><td>[D] 1 or 3-bedroom townhouses.</td><td>D) 14 votes</td></tr><tr><td>[E] Apartments (e.g.. four story walk up).</td><td>E) 1 vote</td></tr></table> <p>OK ✓</p>	[A] 4 or 5-bedroom detached dwellings.	A) 11 votes	[B] 2 or 3-bedroom detached dwellings.	B) 19 votes	[C] 1 or 2-bedroom detached or semi-detached dwellings.	C) 9 votes	[D] 1 or 3-bedroom townhouses.	D) 14 votes	[E] Apartments (e.g.. four story walk up).	E) 1 vote	
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SURVEY QUESTION	RESULTS
<p><sup>16</sup>→Do you have any other comments or concerns?</p> <p>Type your answer here...</p> <p>OK ✓ press Ctrl + enter</p>	<ul style="list-style-type: none"><li>• ‘Yes, concerned with local council increased rates which will make it unaffordable for us to keep our land. We do not want to sell to developers and would rather see rural residential. Unfair that we are getting charged excessive rates for residential zoning when we operate still as farming land and continue to do so until the development gets underway in our area.’</li><li>• ‘Space for household gardens is encouraged.’</li><li>• ‘The planning so far looks to be well considered. It is great to see the focus on protecting the values of Tozer Reserve, and also include the potential for schools to learn from the site (which was its original purpose). If further environmental assessments are required, please contact the group associated with Tozer Reserve, as the group has plenty of information and recorded information which may be of use.’</li><li>• ‘I really don’t know what is needed – this would be based on demographic analysis (VIF, council’s further refinement, etc) – but services should be considered in the context of the anticipated demographic profiles (I ticked two because it required an answer)’</li><li>• ‘Considering page 17 in the “pitching summary” we feel there are further technical inputs that could be listed here; IWM plan, Roof Water Harvesting and stormwater management with regard to post development flows and flood mitigation. Wannon Water has also provided a report that details land use risks in the nearby Horne Road industrial precinct.’</li><li>• ‘There should be emphasis put on lot sizes. Lot sizes will set the ‘base’ for the entire PSP. There should be an array of lot sizes from 250-350sq/m in proximity to parks, wetlands, activity centres and community uses, and larger blocks from 350 – 700 sq/m across the residential component of the PSP. The smaller lots will cater to the more affordable purchaser, while the larger lots will accommodate the second and third homebuyers. 15 lots per hectare is a suitable average across the PSP as it will allow flexibility to cater to market conditions.’</li><li>• ‘Inface from residential to industrial’</li><li>• ‘Quick time line in approval will help to grow this community’</li><li>• ‘VPA has done a fantastic job running this pitching session engaging the stakeholders.’</li><li>• ‘Timeframes associated with PSP gazettal.’</li><li>• ‘The above option doesn’t include 3-4 bedroom detached. If it did, I would have chosen that option also. I believe that all these options are required. That’s how to create housing diversity within a community.’</li><li>• ‘the blocks need to be at minimum 1000sm to keep the rural feel. People are wanting space so many people are looking for the elusive acre block.’</li><li>• ‘I think there is an opportunity to explore further habitat connectivity between all conservation zones and the waterway. This PSP is a great opportunity to incorporate integrated water management principles and water sensitive urban design elements, and roof water harvesting.’</li></ul>



