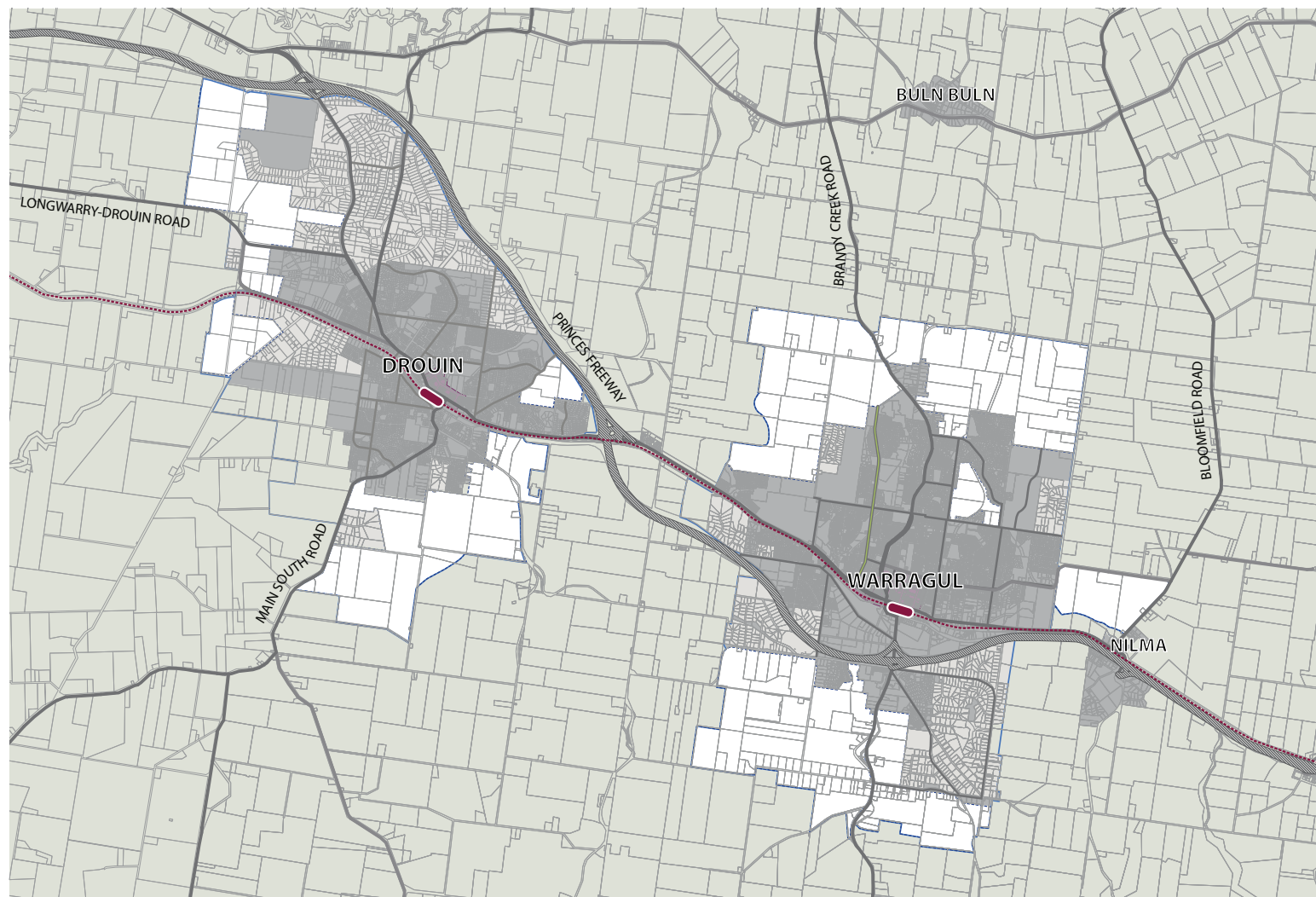
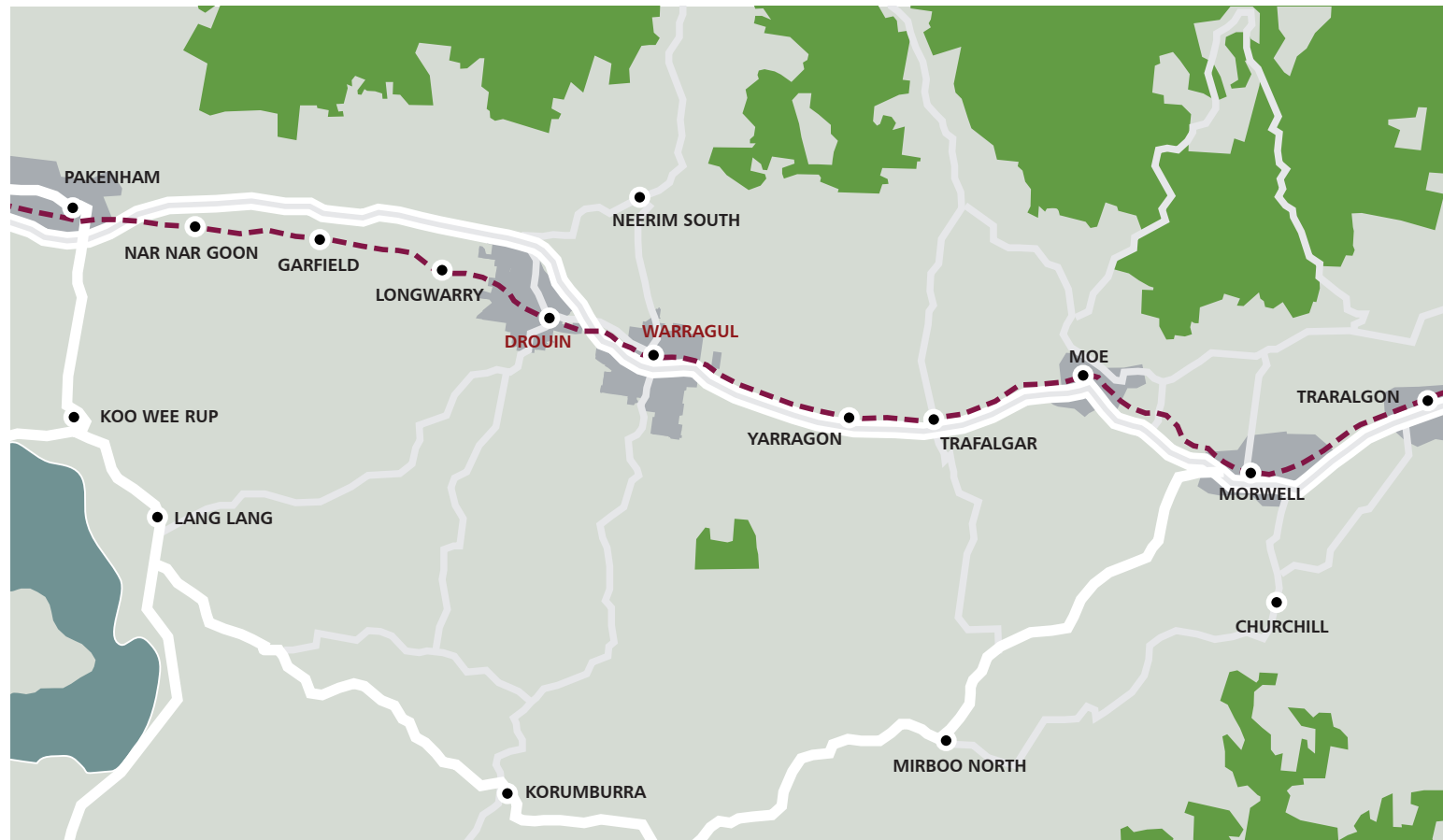




WARRAGUL

PRECINCT STRUCTURE PLAN
SEPTEMBER 2014



FOREWORD

Warragul has experienced significant population growth over the past 10 years and will continue to grow due to its location, just 100 kilometres south-east of central Melbourne.

It is important that, in accommodating Warragul’s anticipated growth, strategic planning and development protects and celebrates the town’s rural character and magnificent landscape. Future growth presents challenges as well as opportunities and overall can bring about positive change.

The Warragul Precinct Structure Plan (PSP) will capture the benefits of growth while maintaining the town as a strong rural service centre surrounded by distinct urban villages and surrounding farmland. It creates a strategic framework that will guide the town’s growth from 14,000 to 44,000 residents through the construction of 12,500 new homes over the next 30 to 50 years.

The PSP contains plans, objectives, requirements, and guidelines to govern development and ultimately lead to the realisation of the future vision of Warragul. It provides certainty for the development industry, Baw Baw Shire Council, and the community.

Central to the vision is the notion of ‘country feel’ and vital to its expression is that the countryside – open valleys, rolling hills, and trees – remains part of and visible from the town. Accordingly, the PSP provides substantial guidance on protecting valued elements of the landscape, maintaining important views and aligning streets in order to protect this fundamental aspect of Warragul’s identity.

The PSP also plans for an expansion of the town’s existing infrastructure to service an increased population, including:

- A new road network that provides alternative routes through and around the town.
- 18 kilometres of new pedestrian and cycle paths, building on the success of the two-towns trail.
- 80 hectares of new open space, including new significant regional parks in the south and north of town.
- Provision for three new community centres and four new schools.
- Two new neighbourhood centres, providing convenience retail and essential services closer to where people live.
- An expanded business and industry precinct to increase the number of local jobs.

The plan will also form a basis for long-term State investment in service provision, including the delivery of new schools, a new hospital, public transport services, and expanded emergency services.

Overall, the PSP embraces the opportunity of population growth to create a vision for a bigger and better Warragul.

Summary of outcomes

DESCRIPTION	HECTARES	% OF TOTAL PRECINCT	% OF NDA
TOTAL PRECINCT AREA (ha)	1,464.24	100.0%	
Waterways, easements, & areas of native vegetation retention	177.15	12.09%	14.97%
New parks & sporting reserves	79.48	5.42%	6.72%
New schools & community uses	25.00	1.71%	2.11%
TOTAL	281.72	19.23%	23.80%
NET DEVELOPABLE AREA (NDA)	1,183.60	80.77%	100.00%

DESCRIPTION	HECTARES		
EMPLOYMENT		DWELL / NRHA	DWELLINGS
Business & industry	65.96		
NET DEVELOPABLE AREA (EMPLOYMENT) (NDAE)	65.96		
RESIDENTIAL		DWELL / NRHa	DWELLINGS
Residential	1,012.88	12.00	12,155
Low-density residential	104.76	4.00	419
NET DEVELOPABLE AREA (RESIDENTIAL) (NDAR)	1,117.64	11.25	12,574

Further information on the PSP outcomes are included in Appendix B - Land budget.

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- township boundary
- precinct boundary
- existing urban area
- existing low density area
- town centre
- urban growth area
- government primary school
- government secondary school

- non-government school
- neighbourhood park
- sporting reserve
- drainage reserve (encumbered)
- princes freeway
- railway line & station
- waterway
- water body

- * prominent hill top
- prominent ridge line
- 1m contours (level < 100m)
- 1m contours (level 100 - 125m)
- 1m contours (level 125 - 150m)
- 1m contours (level 150 - 200m)
- 1m contours (level > 200m)

plan 1_precinct location & features
warragul precinct structure plan

1.0 INTRODUCTION

The Warragul Precinct Structure Plan (the PSP) has been prepared by the Metropolitan Planning Authority and Baw Baw Shire Council in consultation with Government agencies, service authorities and major stakeholders.

The PSP is a long-term plan for urban development. It describes how the land is expected to be developed and how and where services are planned to support development.

The PSP:

- Provides Government agencies, the Council, developers, investors and local communities with certainty about future development.
- Sets out plans to guide the delivery of quality urban environments in accordance with the Victorian Government policies and guidelines (listed below).
- Enables the transition from non-urban land to urban land.
- Sets the vision for how land should be developed, illustrates the future urban structure and describes the outcomes to be achieved by the future development.
- Outlines projects required to ensure that the future community, visitors and workers within the area are provided with timely access to services and transport infrastructure necessary to support a quality, affordable lifestyle.
- Sets out objectives, requirements and guidelines for land use, development and subdivision.
- Addresses the requirements of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act 1999) in accordance with an endorsed program under Part 10.

The PSP is informed by the following policies and guidelines:

- State Planning Policy Framework set out in the *Baw Baw Planning Scheme* and the *Precinct Structure Planning Guidelines*.
- Local Planning Policy Framework of the *Baw Baw Planning Scheme*.
- *Settlement Management Plan* (Baw Baw Shire Council, 2013).
- *Growth Management Plan* (Prepared for Baw Baw Shire by GHD, 2005)
- *Gippsland Regional Growth Plan* (Department of Transport, Planning & Local Infrastructure, 2013)
- *The Latrobe Valley Industry & Employment Roadmap* (State Government of Victoria, 2012)
- *Baw Baw Shire Development Contributions Plan* (Prepared for Baw Baw Shire by SGS, 2007) which sets out the requirements for development proponents to make a contribution toward infrastructure required to support the development of the Shire.

The following planning documents have been developed in parallel with the PSP to inform and direct the future planning and development of the precinct:

- *Warragul & Drouin Growth Areas Development Contributions Plan* (the DCP) that applies the requirements for development proponents to make a contribution toward infrastructure required to support the development of the precinct.
- *Warragul & Drouin Growth Areas Background Report* (the background report).

1.1 How to read this document

This structure plan guides land use and development where a planning permit is required under the Urban Growth Zone or another provision in the *Baw Baw Planning Scheme* that references this structure plan.

A planning application and a planning permit must implement the outcomes of the PSP. The outcomes are expressed as the vision and objectives.

Each element of the PSP contains requirements, guidelines and conditions as relevant.

Requirements must be adhered to in developing the land. Where they are not demonstrated in a permit application, requirements will usually be included as a condition on a planning permit whether or not they take the same wording as in this structure plan. A requirement may reference a plan, table or figure in the structure plan.

Guidelines express how discretion will be exercised by the Responsible Authority in certain matters that require a planning permit. If the Responsible Authority is satisfied that an application for an alternative to a guideline implements the outcomes, the Responsible Authority may consider the alternative. A guideline may include or reference a plan, table or figure in the structure plan.

Conditions in this PSP must be included in a permit as relevant.

Development that meets these requirements, guidelines and conditions will be considered to implement the outcomes of the PSP.

Development must also comply with other Acts and approvals where relevant e.g. the *Environment Protection and Biodiversity Conservation Act 1999* in the case of biodiversity or the *Aboriginal Heritage Act 2006* in the case of cultural heritage amongst others.

Not every aspect of the use, development or subdivision of land is addressed in this structure plan. A Responsible Authority may manage development and issue permits as relevant under its general discretion.

1.2 Land to which this PSP applies

The PSP applies to approximately 1,400 hectares of land as shown on Plan 1 and on *Baw Baw Planning Scheme* maps as Schedule 01 to the Urban Growth Zone.

Areas for future urban expansion were identified to the north, east, and south of Warragul through the *Settlement Management Plan 2013*. This land forms the precinct area which is generally defined by parcels north of Dollarburn Road to the north west, Lillico Road to the north-east, Copelands Road to the east, ridge lines south of East-West Road in the south, parcels west of Butlers Track in the south-west and parcels west of Pharaohs Road in the north-west .

Hazel Creek and Spring Creek as well as multiple tributaries run through the precinct and into the existing township.

Plan 1 identifies the key features of the land.

1.3 Background information

Detailed background information on the PSP area including its local and metropolitan context, history, landform and topography, drainage, biodiversity, open space and community facilities are contained in the background report. This information has informed the preparation of the PSP.

1.4 Development Contributions Plan

Development proponents within the Warragul precinct will be bound by the *Warragul & Drouin Growth Areas Development Contributions Plan* (the DCP). The DCP sets out requirements for infrastructure funding across the wider Warragul and Drouin townships and will be finalised and implemented separately to the PSP.

Once complete, the DCP will be a separate document incorporated into the *Baw Baw Planning Scheme* and implemented through a Development Contributions Plan Overlay (DCPO).

2.0 OUTCOMES

2.1 Vision

Warragul's rural character can be defined through its relationship to the surrounding landscape. The town's magnificent setting is always present through close-range views to hill tops, along ridgelines and open valleys, across undulating farmland, and distant views to the Strzelecki and Baw Baw ranges.

This character will be complemented through the development of distinct new neighbourhoods on the town's edges, drawing on the values of the region's historic villages and hamlets like Nilma, Rokeby, Jindivick and Neerim South.

Hazel Creek and their connected tributaries provide an extensive waterway network through the existing town and provides connections into the new neighbourhoods to the north and south. These waterway corridors will provide an extensive and integrated system of linear open space with shared paths that will ultimately link the town's centre to its edge.

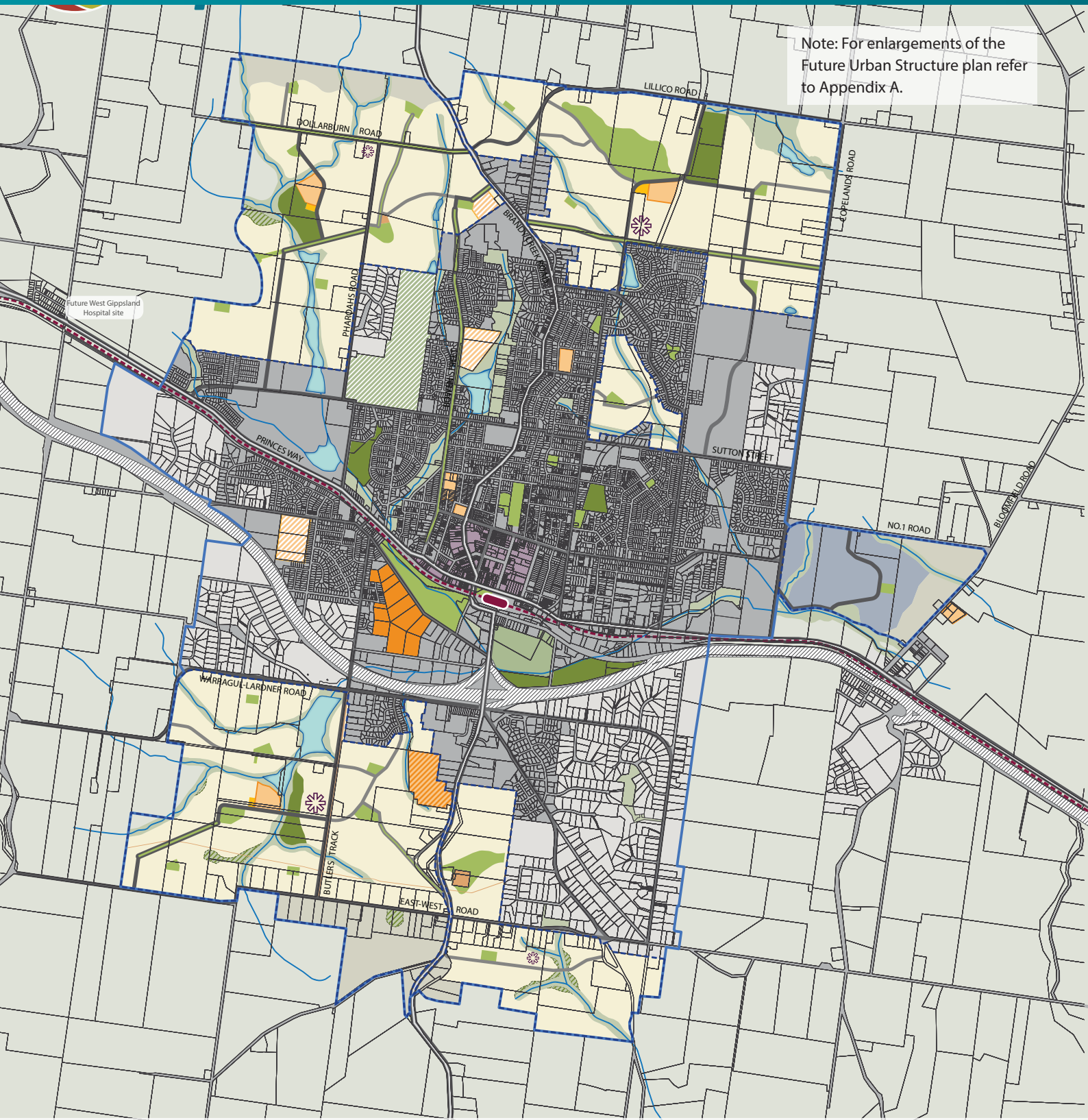
Significant biodiversity values, such as stands of Strzelecki Gums and habitat for Giant Gippsland Earthworm, Warragul Burrowing Crayfish, Dwarf Galaxias and Growling Grass Frog will be protected within open space where they occur in close proximity to waterways. The majestic Strzelecki Gums will be accessible to the community to allow appreciation of their beauty and biodiversity values.

Within each neighbourhood there will be a variety of housing types that support the requirements of the town's diverse community. The daily needs of new residents will be met with new neighbourhood and village centres which include a mix of small supermarkets, specialty shops, commercial services and community facilities. These centres, along with the expansion of the business and industry precinct between Nilma and Warragul, will also support economic growth the creation of new local job opportunities.

The growing population will also be supported through the creation of substantial new recreation precincts and several new schools.

The extended public transport network will provide connections to the new neighbourhood and village centres and community infrastructure, the existing town centre, other towns in the region, and onwards to Melbourne through the railway. Combined with the significant expansion of shared path, new and existing residents will have viable alternatives to the use of their own car.

Note: For enlargements of the Future Urban Structure plan refer to Appendix A.



- township boundary
- precinct boundary
- existing urban area
- existing low density area
- town centre
- residential
- low density residential
- business & industry
- farm zone
- community facility

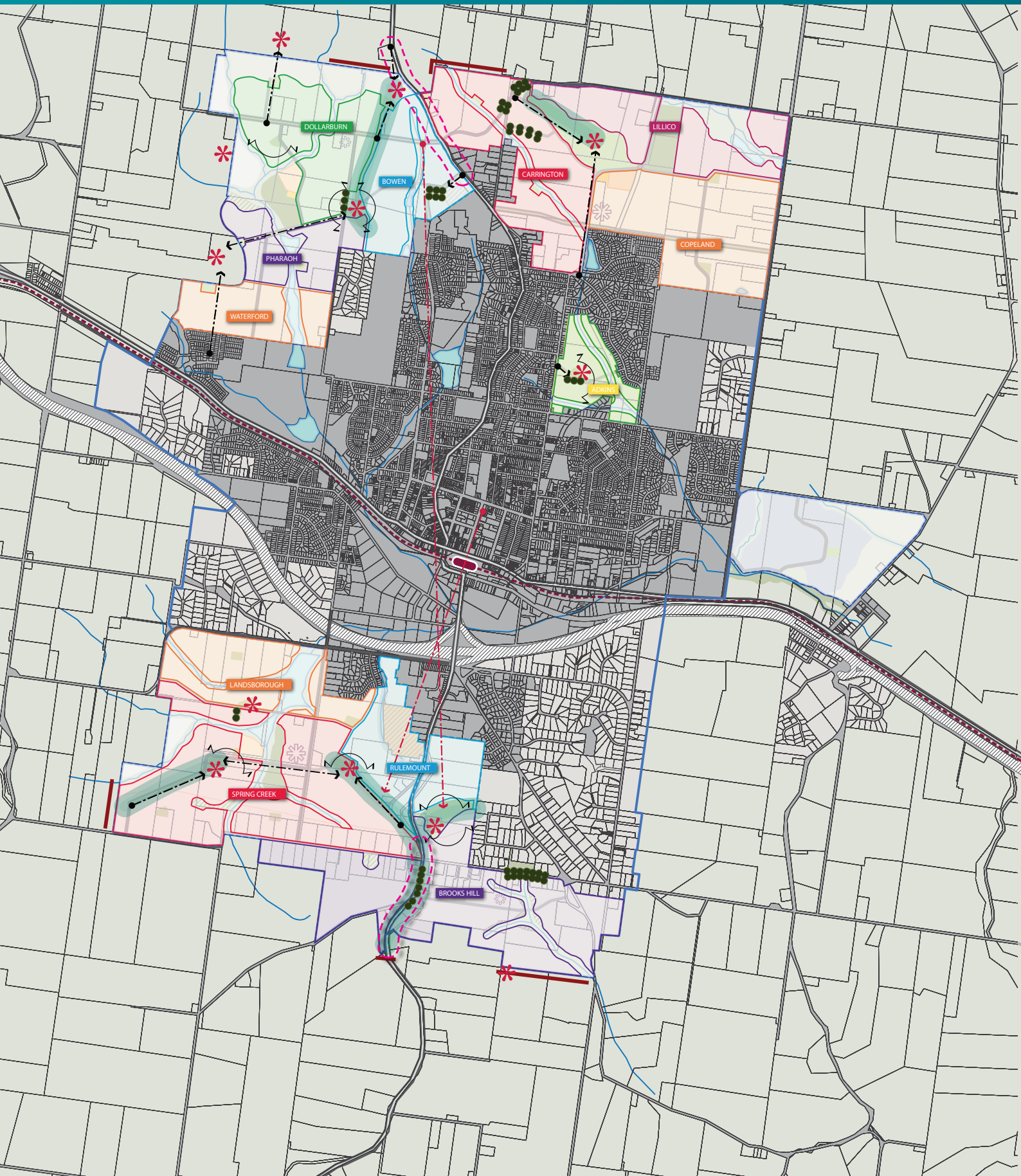
- government primary school (existing or potential)
- government secondary school (existing or potential)
- non-government school (existing or potential)
- tertiary education facility (existing)
- private open space facility
- neighbourhood park
- sporting reserve
- drainage reserve (encumbered)
- vegetation reserve (encumbered)
- utility site or easement

- ✱ neighbourhood centre
- ✱ village convenience centre
- arterial road
- connector street
- connector boulevard
- connector street existing
- access street
- access boulevard
- potential future link street
- waterway & retention basin

2.2 Objectives

The following points describe the desired outcomes of development of the precinct and guide the implementation of the vision.

OUTCOMES	
O1	Preserve the rural character of the Baw Baw Shire by retaining significant elements of the landscape and maximizing views to the town's hinterland.
O2	Protect the identity of individual settlements by maintaining the integrity of existing green belts.
O3	Use land intended for urban growth in an efficient manner to reduce pressure for further urban expansion into high-quality farmland.
O4	Build a practical, viable and attractive interface between residential, existing low-density residential, industrial, commercial, and agricultural uses.
O5	Integrate new development with the existing township.
O6	Respond to the existing topography of the land.
O7	Preserve and enhance areas with high environmental value.
O8	Deliver an integrated network of local passive parks, active recreation reserves, community infrastructure, and schools that meet the needs and aspirations of the new community.
O9	Achieve a diversity of streetscape and open space outcomes to enhance local distinctiveness and amenity.
O10	Ensure that residents do not need to cross arterial roads, railway lines or waterways to access a local park.
O11	Build a series of neighbourhoods with discernible character and a community focus.
O12	Develop a slow-speed and permeable network of streets that link individual neighbourhoods.
O13	Respond to demand for new homes by delivering a minimum of 12,574 lots within the PSP area.
O14	Promote greater housing choice through the delivery of a range of lots capable of accommodating a variety of dwelling typologies and densities.
O15	Provide for local retail opportunities through a series of neighbourhood and village convenience centres.
O16	Attract a diversity of different businesses and generate a variety of local job with high-amenity employment areas.
O17	Co-ordinate development sequencing and staging with the delivery of key infrastructure.



- township boundary
- precinct boundary
- * prominent hill top
- prominent ridge line

- panorama
- short vista
- long vista
- existing vegetation to be retained

- prominent urban edge
- prominent town gateway
- NAME potential neighbourhood

3.0 IMPLEMENTATION

3.1 Township character, housing, landscape and topography

TOWNSHIP CHARACTER

REQUIREMENTS		
R1	Street trees must be provided on both sides of all roads and streets (excluding laneways) at regular intervals appropriate to tree size at maturity and not exceeding the guidance below unless otherwise agreed by the responsible authority.	
	AVERAGE PLANTING INTERVAL	TREE SIZE AT MATURITY
	8 – 10 metres	Small trees (less than 10 metre canopy)
	10 – 12 metres	Medium trees (10 – 15 metre canopy)
	12 – 15 metres	Large trees (Canopy larger than 15 metres)
R2	Street trees must be planted:	
	<ul style="list-style-type: none">• In modified and improved soil as required to support tree longevity.• Consistent with the Baw Baw Tree Selection, Planting and Maintenance Policy and any guidance provided on the relevant cross section within this Precinct Structure Plan.	
R3	Streets must be aligned to protect short vistas to waterways, open space, and surrounding landscape where shown on Plan 3.	
R4	Development must address prominent sections of the township boundary, as illustrated on Plan 3, with public streets or direct building frontages.	
R5	Where lots directly adjoin the township boundary, lot and street layout must not prejudice the ability for that boundary to be extended and to effectively integrate any future development.	
GUIDELINES		
G1	Street networks should be designed to maximise the number of connections and direct views to waterways, open space, and surrounding landscape.	
G2	Significant elements of the landscape and built form should be used as focal points for view lines along streets. Elements may include items such as hill tops, ridge lines, public buildings, prominent vegetation and other landmarks.	
G3	A frontage road should generally be provided along the township boundary. In areas where the responsible authority permits lots directly adjoining the township boundary, road reserves and open spaces terminating on the boundary should be provided at regular intervals to provide open views of and access to the rural landscape.	
G4	Where lots directly adjoin the township boundary, the interface should be softened through increased length of rear yards, low fences, and vegetation to create a positive visual connection with the rural landscape.	
G5	Existing windrows and significant vegetation should be retained within the public domain, including parks and road reserves, where practical.	
G6	A consistent suite of lighting and furniture should be used across neighbourhoods, appropriate to the type and role of the street or public space, unless otherwise approved by the responsible authority.	
G7	Trees in streets and parks should be larger species wherever space allows to facilitate increased canopy cover.	
G8	Development fronting a prominent town gateway should contribute toward the creation of a positive sense of arrival into the town and be consistent with any local gateway strategies.	
G9	Development should address any of the relevant local design considerations included in Appendix A.	

HOUSING

REQUIREMENTS	
R6	Residential subdivisions must deliver a broad range of lot sizes capable of accommodating a variety of housing types.
R7	Residential subdivision applications must demonstrate how they will contribute to the satisfaction of the overall dwelling yield in the PSP area (refer Table 11 - Summary land budget) and address the objective for the efficient use of land intended for urban growth.
R8	<p>Lots must front or side:</p> <ul style="list-style-type: none"> • All public open space, including waterways and parks. • Utility easements that form part of the open space network. • Connector roads. • Arterial roads.
R9	<p>Residential subdivision applications must demonstrate how lots intended for median-density, high-density, or integrated housing can be practically developed by providing indicative layouts that suitably demonstrate:</p> <ul style="list-style-type: none"> • Connections to and active interfaces with adjacent streets, open space and waterways. • Safe and effective internal vehicle and pedestrian circulation. <p>Unless otherwise agreed by the responsible authority.</p>
R10	Residential subdivision applications must demonstrate how the subdivision has been designed to minimise adverse amenity impacts on any existing low-density lots directly abutting the development, as appropriate.

GUIDELINES	
G10	Residential subdivision should provide across each neighbourhood a broad range of lot sizes capable of accommodating a variety of housing types as described in Table 1 and reinforcing the relevant desired character area as described in Table 2.
G11	Subdivision of land within a walkable distance of neighbourhood centres, public transport or areas of high amenity should create a range of lot sizes suitable for the delivery of medium- and higher-density housing.
G12	<p>Specialised housing forms such as retirement living or aged care should be:</p> <ul style="list-style-type: none"> • Integrated into the wider urban structure. • Located in close proximity to neighbourhood centres and community hubs. • Accessible by public transport.
G13	The design of residential subdivisions abutting existing low-density areas should provide for a sensitive interface to those existing low-density areas by minimising the number of new lots abutting an existing low-density lot and providing sufficient space within new lots to allow screen planting along the interface.

CONDITIONS	
C1	<p>Conditions for subdivision permits that allow for the creation of a lot of less than 300 square metres</p> <p>Any permit for subdivision that allows the creation of a lot less than 300 square metres must contain the following conditions:</p> <ul style="list-style-type: none"> • Prior to the certification of the plan of subdivision for the relevant stage, a plan must be submitted for approval to the satisfaction of the Responsible Authority. The plan must identify the lots that will include a restriction on title allowing the use of the provisions of the Small Lot Housing Code incorporated pursuant to Clause 81 of the Baw Baw Planning Scheme; and • The plan of subdivision submitted for certification must identify whether type A or type B of the Small Lot Housing Code applies to each lot to the satisfaction of the responsible authority.

Table 1 Housing type by lot size

The following table is intended to provide statutory planners with guidance on the achievement of housing diversity objectives by providing an example of how variation in lot sizes supports a diversity of housing types.

INDICATIVE HOUSING TYPE	TYPICAL LOT SIZE (M ²)				
	0- 350	350-500	500-800	800-2,000	2,000+
RURAL STYLE DETACHED HOUSING					
LARGE-LOT DETACHED HOUSING					
STANDARD DETACHED HOUSING					
SMALL DETACHED HOUSING					
SEMI-DETACHED, DUPLEXES					
ATTACHED HOUSING, TERRACES					
INTEGRATED, MULTI-UNIT HOUSING					

Table 2 Housing delivery guide

The following table is intended to provide statutory planners with guidance on the appropriate range of lot sizes and housing forms in different character areas.

CHARACTER AREA	HOUSING TYPE RANGE
Residential	All developments within residential areas should provide a lot range that supports the delivery of a diversity of housing types. Smaller lots and higher density housing products are encouraged in areas of high amenity and accessibility, such as proximate waterways, neighbourhood parks, and neighbourhood centres.
Low-density residential	Low density residential areas are shown in Plan 2 in areas where there is a desire to protect the existing landscape. Lot sizes must be greater than 2,000m ² and housing placement should be sensitive to topography.