

**PSP2.0**

# East of Aberline

PRECINCT STRUCTURE PLAN

## Co-Design Summary Report

NOVEMBER 2024

**VICTORIA**  
State  
Government

**vpa**  
Victorian Planning Authority





# Acknowledgement of Traditional Custodians

**The land, skies and waters that make up East of Aberline 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 and present. 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 2021, there were 11 RAPs with decision-making responsibilities for approximately 75 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 involves a range of different stakeholders including State Government agencies, local government, developers, landowners and community groups.

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# 1 Introduction

## 1.1 What is the VPA's role?

The Minister for Planning has appointed the VPA as the planning authority to prepare a precinct structure plan (PSP), development contributions plan (DCP) and a planning scheme amendment for the East of Aberline precinct.

Throughout the project, we have worked closely with Warrnambool City Council, State Government agencies and local community members to ensure the plan considers and reflects their input.

## 1.2 The PSP 2.0 process

The PSP 2.0 process was developed through VPA's *Precinct Structure Planning Guidelines: New Communities in Victoria* (2021). It encourages an innovative and site-responsive approach. It enables meaningful collaboration between stakeholders, guided by a clearly articulated place-based vision that provides a mission statement for the PSP.

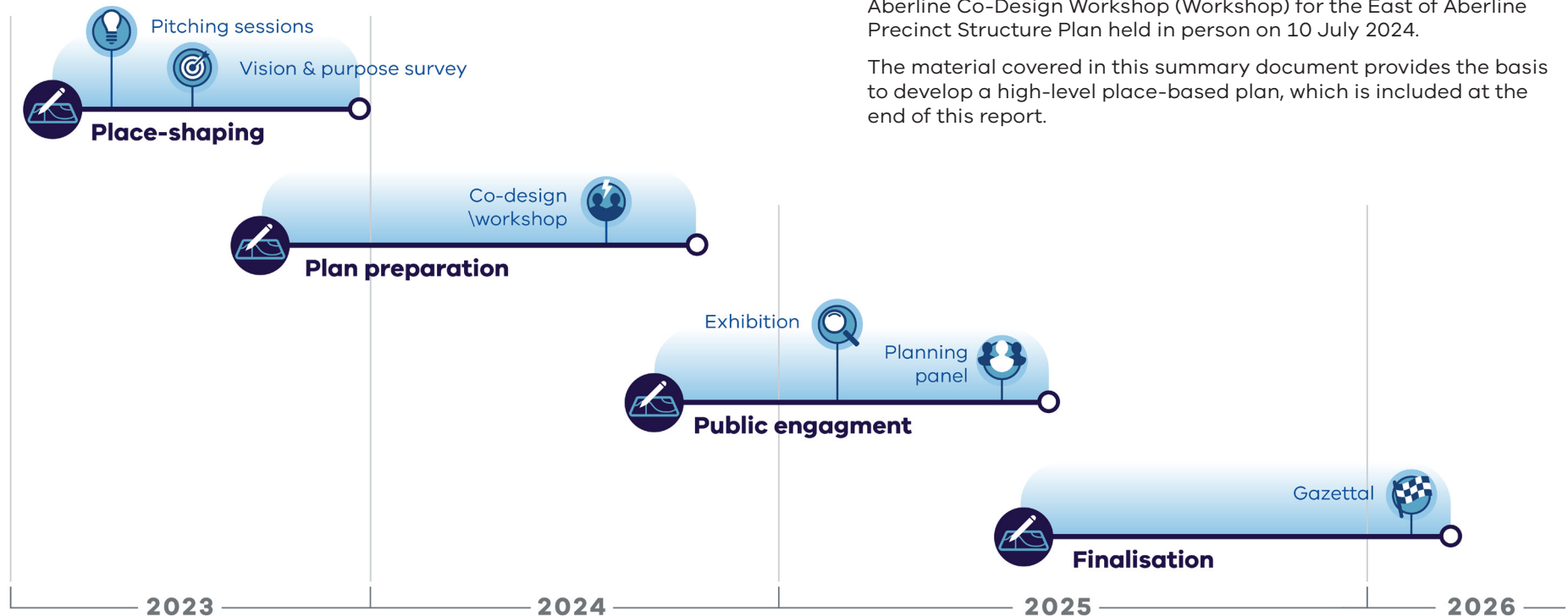
Early collaboration and co-design ensure key issues and possibilities for their resolution can be properly considered. This supports the goal to engage broadly on the PSP and to embed relevant opportunities and ideas in the preparation phases.

## 1.3 Purpose of this document

This is a summary of the information captured during the East of Aberline Co-Design Workshop (Workshop) for the East of Aberline Precinct Structure Plan held in person on 10 July 2024.

The material covered in this summary document provides the basis to develop a high-level place-based plan, which is included at the end of this report.

### Timeline





## 2 Co-design engagement

### 2.1 Background

The PSP 2.0 process represents a commitment to provide better opportunities for collaboration with the broader community and key stakeholders. The PSP preparation process offers various opportunities for engagement to best capture and reflect stakeholder ideas and concepts for the future precinct.

Previous engagement held between the VPA and stakeholders includes:

- Pitching sessions (March to April 2023): An opportunity for stakeholders to pitch concepts and innovations for the precinct.
- Vision and Purpose Survey (July to August 2023): An opportunity for stakeholders to provide feedback or raise concerns which may not have been effectively captured through pitching.

#### 2.1.1 Emerging vision and themes

An overarching vision statement will guide future planning within the precinct, and includes:

*"The East of Aberline precinct will be developed as a series of predominantly residential neighbourhoods, co-located with a local town centre and supporting facilities to ensure efficient and convenient access.*

*Functional green corridors will connect residential neighbourhoods and facilitate habitat linkages for local fauna. Various dwelling types will be delivered to provide affordable outcomes and facilitate the growth of a diverse and dynamic community. The precinct will have a strong focus on sustainability, including developing a zero carbon footprint, opportunities for stormwater reuse, extensive tree canopy coverage, promoting active transport linkages throughout the PSP and preserving ecologically significant areas within Tozer Reserve.*

*The regional character will be reflected through urban and high quality streetscape character whilst respecting the interface 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.



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. Sustainable transport 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.

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. Russell 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.

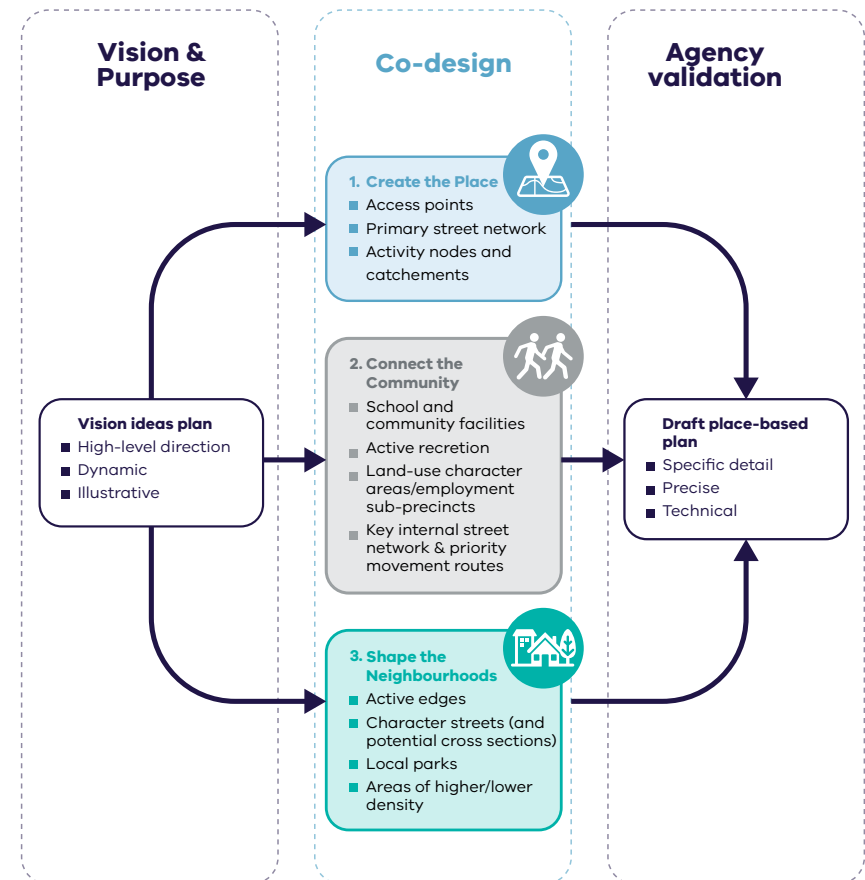
## 2.2 Co-design workshop

The East of Aberline Co-Design Workshop had four key objectives:

- To further develop the work undertaken since the vision and purpose workshop into a draft 'place-based-plan'.
- To validate the proposed design response and/or identify potential improvements.
- To identify where the PSP may need to provide additional guidance to deliver intended outcomes.

The workshop also aimed to:

- Highlight what was previously heard during the Vision and Purpose Survey.
- Provide an update on the status of the project and summarise the background technical studies.
- Provide strong, transparent and inclusive consultation opportunities.
- Outline the next steps of the project.





## 2.3 Overview

The co-design workshop was held in person at the Lighthouse Theatre, Warrnambool on 10 July 2024

Approximately 59 stakeholders attended the workshop, including the VPA project team, representatives from the Warrnambool City Council (council), landowners and:

- Arup
- BuildCap
- Catholic Education Provision
- Credo Pty Ltd
- Department of Energy, Environment and Climate Action (DEECA)
- Department of Transport and Planning (DTP)
- Diocese of Ballarat Catholic Education Limited (DOBCEL)
- Eastern Maar Aboriginal Corporation (EMAC)
- Ethos Urban
- Mondous Property Group
- Moyne Shire Council
- Myers Planning & Associates
- Spiire
- Tozer Reserve Advisory Committee
- Tract
- Wannon Water
- Warrnambool Affordable Land Developments
- Wel.Co
- Wilcon Projects

Other parties who were invited but were unable to attend were:

- AusNet
- Country Fire Authority
- Department of Education (DE)
- Environmental Protection Authority (EPA)
- Glenelg Hopkins Catchment Management Authority
- Powercor

### 2.3.1 Workshop format

Participants were organised into small groups with a mix of nine to ten different stakeholders per table.

During the workshop, the groups worked to 'build up' the place-based plan, based on three key activities:

1. Transport and Connection
2. Housing, School and Mixed Use
3. Heritage, Values and Green Spaces

With guidance from group facilitators, stakeholders used the VPA's Place Shaper Kit to visually convey ideas and opinions over a base plan, with table scribes taking notes to ensure the views were captured.

A workshop primer pack was developed by the VPA and provided to participants before the workshop, which included:

- A summary of the project and process so far.
- Preliminary analysis and assumptions of dwellings and population.
- Key objectives of three themes/ activities in the workshop.

## 2.4 Technical Assessment

Technical Assessment	Status	Key Recommendations
Aboriginal Cultural & Historic Heritage Assessment	Draft	<ul style="list-style-type: none"> <li>Currently being updated to include the area on the east side of the PSP.</li> <li>No previously registered Aboriginal sites and no previously registered historical places were located in the study area.</li> <li>Shell middens and artefact scatters were the types of Aboriginal Places and built domestic (built heritage) sites were the types of historical heritage places most likely to occur in the PSP.</li> <li>Areas of High potential of aboriginal archaeological sites are along Russell Creek, Areas of Medium potential include a crest in the north east area of the PSP.</li> <li>A CHMP is required in the High potential areas. Volunteer CHMPs are recommended in medium potential area.</li> <li>Two sites within the study area had potential to be historical heritage sites; 174 Aberline Road, Warrnambool (Sandstone residence and associated sandstone building) and 78 Boiling Down Road Warrnambool. <i>(NB 78 Boiling Down Rd has been demolished since the report was completed).</i></li> </ul>
Adverse Amenity Impact Assessment	Draft	<ul style="list-style-type: none"> <li>Locate complimentary commercial and other business uses within the specified buffer distances to industrial developments in the Horne Road Industrial precinct. The commercial and business land uses would act as a buffer between industrial activities and mores sensitive uses (e.g. residencies).</li> <li>For any sensitive uses within a buffer may need to demonstrate how risk from adverse amenity is managed (i.e. an application requirement to undertake an odour, noise, dust risk assessment).</li> <li>Provide a 300m wide Noise Influence Area around the Horne Road Industrial precinct and require development to demonstrate how a sensitive use would be protected from potential industrial noise.</li> </ul>
Arboriculture Assessment	Draft	<ul style="list-style-type: none"> <li>The PSP area comprises of 168 individual trees and 128 groups of trees.</li> <li>The best quality trees are 21 medium ARV (arboricultural retention value) individual trees and 9 groups of trees.</li> <li>The majority of trees are planted and are not remnant vegetation.</li> <li>For large opens spaces where trees can be isolated from access with limited use, minimal to no remedial works would be required. However, trees retained in small reserves may require pruning to minimise associated risks if access is available below a tree's canopy.</li> <li>Ensure adequate space is provided for the protection of retained individual and grouped trees.</li> </ul>
Biodiversity Flora and Fauna Assessment and Growing Grass Frog Study	Draft	<ul style="list-style-type: none"> <li>The study of the area is highly modified, with key ecological values largely limited to the Tozer Memorial Reserve and Russell Creek corridor. Two State-significant flora (Swamp Flax-lily <i>Dianella callicarpa</i> and Golden Cowslips <i>Diuris behrii</i>) have been found in Tozer Reserve. No other specimens of Swamp Flax-lily or Golden Cowslips are expected to occur outside of Tozer Memorial Reserve due to the highly modified nature of the study area, which has been subject to development and/or intensive agricultural practices.</li> <li>'Wetland-level and landscape-level' design objectives for habitat management.</li> <li>Targetted surveys recommended for the Growling Grass Frog, Southern Toadlet, Swamp Flax-lily and Golden Cowslips during November.</li> </ul>



Technical Assessment	Status	Key Recommendations
Bushfire Development Assessment	To be updated	<ul style="list-style-type: none"> <li>• Currently being updated to include the area on the east side of the PSP.</li> <li>• If future buildings are setback sufficiently from any hazardous vegetation such that they achieve a construction standard of BAL-12.5 or lower, then the bushfire risk can be deemed to be acceptably mitigated.</li> <li>• The schedule 1 to the Bushfire Management Overlay (BMO1) should be extended to include the northern sides of Tozer Reserve that are currently not covered by the BMO1. This will ensure all dwellings abutting Tozer Reserve will be protected from bushfire risks .</li> <li>• Low threat vegetation is recommended in open space areas.</li> </ul>
Community Infrastructure Demand Assessment	Draft	<ul style="list-style-type: none"> <li>• Based on the projected population growth in the East of Aberline PSP, it is recommended that the following facilities be provided: <ul style="list-style-type: none"> <li>○ 2 community centres</li> <li>○ 1 government primary school</li> <li>○ 1 primary and 1 secondary independent school</li> <li>○ 8ha of active open space</li> <li>○ 1 large sports pavilion</li> <li>○ 1 indoor multi purpose court stadium (between 1-4 courts)</li> </ul> </li> </ul>
Drainage: Existing situational Analysis	Final	<ul style="list-style-type: none"> <li>• Russell Creek is a predominant feature of the site, but it has a lack of healthy riparian community. The creek should have a 30m riparian corridor along each bank.</li> <li>• Modelling predicted 1% AEP broad, shallow flooding is the southeast corner of the PSP, together with flooding of downstream residential areas. An opportunity exists to mitigate this flooding as part of the future urban drainage system.</li> <li>• Drainage and Integrated Water Management Assessment to be drafted with consideration of the existing drainage conditions.</li> </ul>
Economic and Retail Assessment	Draft	<ul style="list-style-type: none"> <li>• Recommends 8,800 sqm of retail floorspace based on the projected growth of 4,700 new dwellings and 13,200 new residents.</li> <li>• Estimated demand for a NAC would be approximately between years 20 and 25 of the development period in the north west side of the PSP.</li> </ul> <p>Delivering a local convenience centre (500-1,000sqm) in advance of the NAC should be considered to the south of Russell Creek, spatially separate from the NAV with co-location of community infrastructure.</p>
Land valuations	To be undertaken	<ul style="list-style-type: none"> <li>• To be prepared after the infrastructure projects associated with the PSP have been determined and designed.</li> </ul>
Landscape Assessment	To be undertaken	<ul style="list-style-type: none"> <li>• To be prepared after the drainage areas associated with the PSP have been determined and designed.</li> </ul>

Technical Assessment	Status	Key Recommendations
Social and Affordable Housing Assessment	Draft	<ul style="list-style-type: none"> <li>Assessment of the East of Aberline precinct calculates a demand of:               <ul style="list-style-type: none"> <li>2% of total housing for affordable housing</li> <li>10% of total housing for social housing</li> <li>Please note that the initial findings were 8% for social housing and 7% for affordable housing. However due to changes to how these categories are defined between social and affordable housing, this has resulted in a change to these numbers.</li> </ul> </li> </ul>
Utility Infrastructure and Servicing Assessment	Draft	<ul style="list-style-type: none"> <li>The PSP area has access to the following infrastructure:               <ul style="list-style-type: none"> <li>Sewer reticulation</li> <li>Potable water supply</li> <li>Roof water harvesting</li> <li>Electricity supply</li> <li>Gas supply</li> <li>Telecommunications network</li> </ul> </li> <li>Utility providers should consider the long-term growth of the PSP.</li> <li>Costs associated with the provision of infrastructure will generally be borne by the developer, with larger trunk infrastructure being funded under the relevant authorities capital works programs.</li> <li>Delivery of major road and drainage infrastructure will likely be via a Development Contributions Plan (DCP) associated with the Precinct Structure Plan.</li> </ul>
Zero Net Carbon Development Opportunities and feasibility report	Final	<ul style="list-style-type: none"> <li>Higher densities in the north west quadrant tied to community infrastructure or abutting open space with lower densities abutting the rural interface.</li> <li>Encourage active transport links with 3 cycling connections north of the creek and 3 south of the creek integrated with education and community facilities.</li> <li>Footpaths on both sides of streets.</li> <li>Electric Vehicle infrastructure at dwellings scale.</li> <li>Encourage solar with guidelines.</li> <li>Building thermal performance improvement and built environment sustainability score cards with guidelines in the PSP.</li> <li>No gas in the precinct (this is in accordance with current state policy to ban gas to new homes).</li> <li>Public Realm Plan to demonstrate 30% or greater canopy cover (excluding areas dedicated to biodiversity or native vegetation conservation); including 70% of all surfaces to be shaded by tree canopy, shrubs, ground cover. Street sections to demonstrate the role of streets in delivering this 30% canopy cover target.</li> <li>Encourage solar PV, roof water harvesting, reusing storm water harvesting.</li> <li>Subdivision applications should support 60% of species being climate resilient.</li> <li>Encourage water efficient appliances.</li> </ul>



### 3 Summary findings

There was a range of feedback gathered from stakeholders at the co-design workshop. This part of the document focuses on the key themes of the precinct and the corresponding ideas.

The findings from each theme are divided into the following sections below:

- **Workshop feedback:** refers to the ideas and subjects raised by various stakeholders.
- **VPA response:** refers to how the VPA will progress the relevant ideas in the next stages of the PSP development is the VPA's position on the ideas raised by stakeholders.
- **Further investigation:** the ideas and potential issues needing further investigation to understand.

These findings are high level only and will be further refined with input from relevant stakeholders in the process of developing the place-based plan.

The VPA will meet with stakeholders, including those who did not attend the co-design workshop, to discuss any issues where further investigation is required. Their feedback will be incorporated into the next stages of the PSP development.



### 3.1 Theme 1 – Transport and Connection

Participants were asked to visualise the transport connection within the precinct. In this activity, participants were asked to identify access points for vehicles and pedestrians adjacent the precinct, create a road and path network throughout the precinct and connect the three distinct areas of the precinct. The activity also aimed to encourage sustainable transport within the precinct.

#### Workshop feedback

#### VPA responses

#### CONNECTIVITY

##### Tozer Reserve and Russell Creek

Regarding the connectivity within Tozer Reserve and over Russell Creek, participants generally shared a similar view on improving access to and through the precinct.

- Some participants suggested active transport links including pedestrian and cycling paths along Russell Creek.
- Some participants proposed 1 or 2 bridges across Russell Creek. Both pedestrian crossing and vehicle crossing are explored.
- Some participants noted the importance of east-west and north-south footpaths through Tozer Reserve as it would reduce the pressure on outer main roads (e.g. Wangoom Road) from population growth.

However, some participants advised that allowing foot traffic through Tozer Reserve may affect the conservation and biodiversity values of the reserve. Eastern Maar (EMAC) have advised that Tozer Reserve has Aboriginal Cultural Values and concerns were raised regarding allowing pedestrian access through the reserve.

In addition, some participants did not support a crossing across Russell Creek due to the cost and its impact on the flood plain.

Some developers requested a pedestrian path through Tozer Reserve to enable improved accessibility from the North East to the North West residential areas within the PSP. In light of concerns from EMAC about this that it would detrimentally affect the significance of the site, this PSP has not explored this option.

The VPA is preparing a traffic modelling survey and will discuss with the traffic consultants the options of a pedestrian bridge and/or vehicle bridges over Russell Creek based on demand incurred from the PSP.

##### Amenities outside the precinct

Participants generally supported more roads to link the precinct with amenities outside the precinct boundary. This includes

- Additional or direct access to Warrnambool CBD, Gateway Plaza and Eastern Activity Centre rather than using roads around the precinct boundary.
- Some participants suggested the inclusion of cycling paths on these direct paths.

In relation to vehicle movements, a background report will be prepared considering traffic movements to and from the PSP and to determine where additional roads and associated active transport links to key community destinations are required.

In relation to cycling paths, Council has prepared a draft Principal Pedestrian Network (PPN) plan, which includes recommendations for cycling linkages. The PSP will adopt the proposed linkages including connecting to existing active transport links along Russell Creek and other established streets to ensure residents of the PSP can travel by foot or bicycle to the Warrnambool CBD.

## Workshop feedback

## VPA responses

### Cycling infrastructure

Participants generally supported the inclusion of cycling infrastructure on all precinct boundary roads and significant internal roads.

Participants also noted the need for cycling paths along Russell Creek.

In addition, the safety of cycling paths was discussed. This includes

- Intersection upgrades
- Separation of cycling paths from road network
- Using vegetated corridor to separate cycling paths and roads
- Speed limits control

As noted above, the PSP will connect to the proposed PPN plan prepared by Council, which includes connecting the existing bicycle paths along Russell Creek.

### Additional roads & road upgrades

Participants had a range of suggestions on the location of potential roads in the precinct. This includes

- The extension of Whites Road to connect to Rodgers Road. However, this preference varied among participants.
- Service roads along Horne Road and Wangoom Road
- North south vehicle road connecting Wangoom Road and Boiling Down Road via Russell Creek.
- East west vehicle road along Russell Creek.
- The extension of Gateway Road to the north.
- Participants also raised the issues of the movement of large vehicles along some roads in the precinct. Some participants suggested upgrade on roads with frequent traffic movement coming in and out of the industrial precinct

The VPA will consider these options as part of the transport modelling. The modelling will consider future traffic flows generated by the PSP and determine what type of works would be necessitated by the change in traffic conditions caused by the PSP.

- Road reserve widths shown in the Utility Servicing Assessment should consider the inclusion of potential infrastructure. This includes WSUD treatment, canopy trees, cycling infrastructure, roof water harvesting infrastructure and utility infrastructure.

Cross sections of standard roads developed in consultation with Council. This feedback will be taken into consideration.

### Road safety

Participants discussed various measures related to potential and existing road safety issues. This includes

- The use of traffic calming measures like roundabouts at key intersections (e.g. Dales/ Horne Road, Horne/ Wangoom Road).
- Avoiding all straight roads in the precinct that may encourage speeding.
- Avoid main roads (e.g. Aberline Road, Horne Road and Wangoom Road) for school drop off.

The VPA will consider these options as part of the transport modelling. The modelling will consider future traffic flows generated by the PSP and determine what type of works would be necessitated by the change in traffic conditions caused by the PSP.

Please note VPA will work closely with the Department of Education to determine the location of the government primary school. Aberline Road, Horne Road and Wangoom Road will not have an abuttal with the school. As required by this department, a school should have at least one interface with a main road.



## Workshop feedback

## VPA responses

### Crossings/ Intersections

Participants suggested additional crossings or intersections in various locations. This includes

- Underground pedestrian crossings specifically for Aberline Road and Horne Road crossings due to safety measures.
- Intersection of Aberline Road and Wangoom Road.
- Intersection of Horne Road and Wangoom Road.
- Intersection of Horne Road and Dales Road.

The VPA will consider these options as part of the transport modelling. The modelling will consider future traffic flows generated by the PSP and determine what type of works would be necessitated by the change in traffic conditions caused by the PSP.

### Public transport

Participants agreed on the importance of bus network in the precinct.

- Participants suggested bus network should be provided particularly in high density areas.
- The bus network should also connect to the train station.
- Participants noted public transport must be provided around the schools.

The VPA has consulted with the Department of Transport and Planning's public transport division. We will continue to explore with them which roads should accommodate bus movements based on the land use plan.

### Drainage

Participants discussed the potential of recycled water infrastructure in the precinct. This includes rainwater harvesting and roof water harvesting.

Some participants recommended that the Integrated Water Management (IWM) plan account for runoff from the potential infrastructure including activity centre, school and community centre. Participants suggested co-locating these buildings to higher capacity roof water harvesting infrastructure and sport ovals for water reuse.

Some participants suggested that the drainage area could be reduced. It is noted that future water tanks will be at ground level.

Some participants suggested that the draft flood study and stormwater strategy might to be revisited in light of an imminent climate change revision to Australian Rainfall and Runoff. There might be a need to validate models and a rigorous peer review consistent with standard practice for planning scheme amendments related to flood controls. The 30m creek buffer and stormwater treatment plants and storage might need to be expanded.

These concerns will be raised with the drainage consultants. The IWM and drainage reports will take into consideration of any runoff from built form. Where uses can be co-located, this will be considered by the PSP whilst also balancing the need to ensure the PSP residents have good access to various community facilities.

These studies will consider climate change. The introduction of rainwater harvesting will result in decreased reliance for a drainage area. Once the land use plan has been developed, setbacks from the creek will be revisited based on drainage modelling.

## Further investigation

- The VPA is preparing a traffic modelling survey and will discuss with the traffic consultants the options of bridge over Russell Creek and consider transport road improvements suggested by stakeholders noted above.
- Explore the bus network based on the land use plan and consultation with DTP.
- Undertake consultation with the drainage consultants regarding the potential of drainage infrastructure.

## 3.2 Theme 2 - Housing, School and Mixed Use

This activity encourages participants to discuss the location of community uses and suitable location for low, medium and higher density housing.

### Workshop feedback

### VPA responses

#### Housing density

Participants generally shared a view on the locations of higher and lower density housing across the precinct.

Participants suggested higher density to be located

- near existing amenities, including Gateway Plaza, the Brierly recreational facilities and Brierly community hub.
- Along Russell Creek and Tozer Reserve.
- Near potential amenities including the activity centre.
- Close to public transport.

Some participants encouraged a higher density in the precinct. For example, apartments and three storeys or higher development.

However, some participants raised that 20 dwellings per hectare might seem too dense. In particular, the northeastern area of the precinct.

Participants shared the impression that the housing density and lot sizes are highly driven by the market and influenced by factors such as affordability, lifestyle, staging of development and infrastructure.

Participants suggested lower density to be located

- Along the eastern and northern boundary to interface with Farming Zone.
- In the northeast area of the precinct.

#### Affordable housing

Participants raised various comments regarding the contribution and the location of social and affordable housing.

- Some participants suggested key worker housing and social and affordable housing should be located to the rear of retirement village.
- Some participants suggested there should be a priority for social and affordable housing to be scattered throughout where high amenity areas are proposed.
- Some participants suggested that the contribution of social housing percentage across the precinct should be higher than 6.5%.

The VPA PSP 2.0 guidelines support an average of 20 dwellings per NDH. If higher densities are achieved, this may allow lower densities in other areas.

As per the PSP 2.0 guidelines, higher densities accord with the recommended locations suggested by stakeholders at the co-design workshop, except where a Bushfire Management Overlay (BMO) impacts around Tozer Reserve. Higher density is not recommended in the BMO given potential bushfire risk.

Given there is established agricultural land to the east of the PSP, lower density will be recommended along this rural interface. The PSP is separated from agricultural land to the north by Wangoom Road, a busy freight route. The transition from residential to agricultural land presents a different character due to the busy road and high levels of traffic flows and therefore maintaining a quiet rural character along the north boundary is not as critical.

The VPA will consider the identified suitable locations for social and affordable housing during plan preparation. Affordable and social housing targets will be based on population data and be placed in areas of high amenity.

## Workshop feedback

## VPA responses

### School

Participants discussed various locations for the government primary school in the precinct. Proposed locations include

- In close proximity to Russell Creek
- Close to Tozer Reserve
- To the north of Boiling Road midway between Aberline Road and Horne Road

The EMAC noted that the proximity to the Reserve and Creek will allow connection to Country, the history of the precinct and teachings from EMAC.

Participants also discussed the merits and demerits of co-locating the government primary school with other facilities, such as an independent school.

- Some participants suggested avoiding the co-location of two schools as adjoining schools create traffic congestion.
- Participants raised that the school should be appropriately offset from the Horne Road industrial precinct and arterial roads.
- Some participants suggested the potential of co-locating the school with early years learning centre.

Participants also noted that the school should be located outside the Bushfire Management Overlay (BMO).

Furthermore, participants also raised the concern whether the existing school catchment of Warrnambool College would extend into the precinct.

The VPA will collaborate with the Department of Education to locate the school as close to a central location and Tozer Reserve as possible. Please note that the school will not be located within the BMO.

Separation from a non-government school will be considered to ensure traffic flows do not impinge upon each other.

The matter about the secondary school catchment is not considered by this PSP given only a government primary school was noted to be needed in this area.

### Public sports areas

Participants noted that sharing open space infrastructure between schools and the public may have advantages. However, schools might resist this particularly during school hours. The Jones Oval is an example of ongoing and effective sharing.

Participants suggested some locations for new ovals and sporting facilities in the precinct. This includes

- The northeast of the precinct.
- Near Russell Creek since oval can be subject to occasional flooding.
- In the 'defendable space' between bushfire risk areas and residential development.
- Indoor stadium in the buffer zone of industrial precinct.

Participants asked whether the sporting facilities could be placed in drainage areas.

The drainage areas are typically used to accommodate flooding and drainage. These areas are generally wet and not appropriate for sporting facilities which require a flat dry surface.

Proximity to active transport links and employment will be considered in relation to placing sporting facilities.

The matter of how public sports areas are utilised by schools is a matter separate to the preparation of a PSP. Schools may need to enter into agreements with Council in relation to how public sport areas are utilised on an ongoing basis.

Workshop feedback	VPA responses
<p><b>Playgrounds</b></p> <p>Some participants raised the concern regarding locating playgrounds in proximity to wetlands or the creek as snakes are attracted to these areas.</p> <p><b>Activity centre</b></p> <p>Participants proposed various suitable locations for the future activity centre in the precinct. This includes</p> <ul style="list-style-type: none"> <li>• To the south of Russell Creek midway between Aberline Road and Horne Road.</li> <li>• The intersection of Horne Road and Boiling Down Road.</li> <li>• The northeast or northwest corner of the precinct.</li> </ul> <p>Some participants proposed additional smaller retail centre in other parts of the precinct.</p>	<p>Noted. Whilst local parks will be shown in the PSP, the preference for the types of equipment or safety features in each site is a matter for Council.</p> <p>The draft retail and economic assessment advised that a neighbourhood activity centre should be provided in the north west quadrant of the PSP because:</p> <p><i>“..residents living in the southern and western parts of the PSP will be in close proximity and have good access to the EAP (Eastern Activity Precinct, a district activity centre). Therefore, it is recommended that a future NAC in the PSP area should be located in the north western portion of the PSP area. This would ensure that the NAC provides convenient access to future residents in the northern portion of the PSP area, as well as existing residents and neighbourhoods to the west of Aberline Road.” (p21)</i></p> <p>Furthermore this report recommends a smaller local convenience centre south of the creek. VPA will consider the above locations for a retail centre.</p>
<p>The EMAC raised concerns that access to alcohol at the planned activity centre should be considered, particularly within the proximity of the family violence refuge in the north-west corner, just outside of the precinct boundary.</p>	<p>The PSP 2.0 guidelines recommend an activity centre to be placed in a central location. It is unlikely to be placed on the periphery of the PSP close to the refugee at 145 Wangoom Road. Please note that the PSP is a high level document that guides planning, but does not guide alcohol use. However, hopefully this separation of the neighbourhood activity centre from the refuse at the edge of the PSP addresses this concern.</p>
<p><b>Community facilities</b></p> <p>Participants suggested community facilities should be located near open spaces and schools.</p> <p>Participants noted that the new community hub should be at an appropriate distance away from the Brierly community hub.</p> <p>Participants generally supported the notion of co-location of infrastructures. This includes the activity centre, government primary school, community facilities and open spaces.</p> <p>Participants also suggested the potential of the cluster of these infrastructure in close proximity to Russell Creek.</p>	<p>The VPA will further investigate the co-location of infrastructure during plan preparation.</p>



Workshop feedback	VPA responses
<b>Industrial precinct</b> Participants raised the concerns about odor and noise risks from offensive uses in the industrial precinct. Participants suggested the need to avoid placing sensitive uses within the buffer zone.	An Adverse Amenity Impact Assessment has been drafted. The VPA will undertake consultation with the EPA to ensure that the PSP manages these risks appropriately.
<b>Urban design</b> Some participants suggested light colour or surface in infrastructure should be adopted to reduce urban heat.	The use of material in infrastructure is usually discussed during the subdivision process. However, it could be possibly added as part of the PSP guidelines.
<b>EV charging</b> Some participants suggested the provision of EV charging stations in the precinct.	The VPA will discuss the EV charging suggestion with the electricity provider to this provision; a guideline supporting this will be considered in the PSP.

## Further investigation

- Work closely with the Department of Education to clarify the future school catchments and their preferences for the location of a government primary school
- Investigate the co-location of infrastructure during plan preparation
- Investigate the odor and noise risks from the industrial precinct in the Adverse Amenity Impact Assessment, and undertake consultation with the EPA

### 3.3 Theme 3 - Heritage, Values and Green Spaces

Workshop feedback	VPA responses
<p><b>Green corridors</b></p> <p>Participants suggested having green corridors linking open spaces to protect biodiversity, including native species the Growling Grass Frog (GGF) are protected from invasive flora and fauna, particularly the introduced and feral cats/ foxes.</p> <p>Participants generally supported the aim to reduce vegetation loss but not at the expense of connectivity.</p>	<p>The VPA will undertake consultation with the Council and DEECA regarding the linkages to environmentally sensitive areas and seek to ensure significant vegetation is protected.</p> <p>The VPA will update the current background report on GGF habitats and investigate what connection would be required between GGF key areas.</p>
<p><b>Native vegetation</b></p> <p>Some participants raised that Tozer Reserve has significant value of native vegetation which need to be fenced off. Some participants suggested the fenced off area could be used for walking tracks.</p> <p>Some participants suggested development around the Russell Creek corridor, and the Tozer Reserve should be limited for habitat conservation.</p> <ul style="list-style-type: none"> <li>Participants noted the significant value of native vegetation in the reserve. Potential fenced off areas could be used for walking tracks.</li> <li>Participants noted there is native vegetation within road reserves on Wangoom Road.</li> <li>Participants noted there are significant native orchids on the east boundary of Tozer Reserve near an old internal fence line.</li> </ul> <p>Participants also noted the native vegetation within road reserves on Wangoom Road need to be conserved.</p>	<p>The VPA are preparing a biodiversity background report and will undertake consultation with key agencies including DEECA and Tozer Reserve Advisory to ensure that identified conservation areas are appropriately considered.</p>
<p><b>Trees</b></p> <p>Participants had a high interest in retaining high-value trees and collocating pocket parks with existing trees</p> <p>Some participants raised the concern that a 30% canopy cover would be difficult.</p>	<p>The VPA will reflect the interest in retaining high-value trees in plan preparation based on the landscape and arborist report findings.</p> <p>The VPA PSP 2.0 guidelines apply to public areas. Whilst the road cross section will reflect a 30% coverage, the design of parks will be at the discretion of Council in relation to the detailed designs.</p>
<p><b>Vegetation buffer</b></p> <p>Participants suggested vegetation in various locations. This includes</p> <ul style="list-style-type: none"> <li>Around the Horne Road industrial precinct</li> <li>Service roads along Horne Road</li> <li>Along walking and cycling paths in Tozer Reserve to protect threatened species</li> </ul>	<p>The VPA will consider this matter in plan preparation.</p>

## Workshop feedback

## VPA responses

### Bushfire buffer zone

Participants stated that 'defensible space' between the BMO and some green spaces around Tozer Reserve are required. Passive linkages could be added along the BMO buffer.

Participants also noted that the 'defensible space' should not encroach on areas designated for habitat conservation in Tozer Reserve and parts of Russell Creek.

The EMAC investigated the expansion of the bushfire overlay to push potential housing 100-200 meters further from the boundary, to protect vegetation, biodiversity and cultural heritage sites.

The VPA will provide a 'defensible space' which can range up to 41m wide around areas of high-risk vegetation as per the in Bushfire Development Assessment.

The BMO is a tool used to protect human life from the risk of bushfires. The VPA is unable to use that tool to protect vegetation or Aboriginal Heritage sites. The current bushfire development assessment notes that as setback of 41m will be provided around Tozer Reserve where no build form will be placed to mitigate bushfire risk.

### Water flow in Russell Creek

Participants recommended that the water flows in Russell Creek should be enhanced.

Participants also recognized that the creek is currently congested with weeds which leads to flooding.

The VPA will reflect the issues in the IWM plan.

### Heritage

Participants demonstrated a high interest in the retention of the heritage dwelling at 174 Aberline Road.

The maintenance cost and the maintenance responsibility of the heritage dwelling were discussed among participants.

The EMAC suggested the inclusion of Cultural Heritage Management Plans (CHMPs) as mandatory through the draft plans for the precinct. If the mandatory option is not feasible, the EMAC supports all landowners to complete voluntary CHMPs, particularly in areas that are undisturbed.

The EMAC noted that the placement of green space and active open space on areas that are undisturbed will provide the best chance to protect potentially sensitive areas.

The EMAC preferred a clear 'no harm' principle applied to the whole precinct.

The EMAC raised that the naming conventions across the precinct should be led by the EMAC.

The VPA will reflect the interest in the retention of heritage dwellings in plan preparation. Additional investigation to determine if this site should be covered by a heritage overlay have commenced.

Regarding the legal framework around CHMPs, the Aboriginal Heritage Act specifies only specific areas can mandate CHMPs (e.g. within 200m of a waterway). The VPA is unable to require CHMPs throughout the PSP for all lots.

VPA will work closely with EMAC to ensure Aboriginal Heritage and Culture is protected.

## Workshop feedback

## VPA responses

### Open spaces

Participants proposed various locations for the open spaces in the precinct. This includes locating

- Larger active open space to be located in the north east of the precinct. The high relief of this area is less susceptible to flooding impact.
- Open space near Tozer Reserve as a buffer, thus increasing its protection capacity.
- Smaller active open space adjoining school site.
- Small passive open space adjoining the water tower in the north west of the precinct along Wangoom Road.
- Open space to the north of the industrial precinct with vegetation buffer.
- Passive open space around areas of indigenous sensitivity.
- Green space near drainage.

Participants also discussed the varying sizes of open space.

- Some participants noted that small open space (<1ha) would be difficult to maintain for Council.
- Participants generally supported the size of 1ha to 5ha.

Participants raised the need for recreation reserve and recreation facilities inside the precinct.

The VPA will undertake consultation with the Council regarding the size and location of the open space and these suggestions will be considered in the land use plan.

### Tozer Reserve management

Participants raised the concern regarding the management arrangements for Tozer Reserve.

The EMAC will continue to support growth, biodiversity, and bushfire management through methods as they successfully have through their history with Tozer Reserve.

The VPA does not propose to alter the ongoing management of Tozer Reserve and notes the significant ecology on the site is to be retained.

### Open space surveillance

Participants suggested that properties should front onto Russell Creek and Tozer Reserve to improve surveillance of open space areas.

Participants also noted that passive surveillance, sight lines, enclosure and lighting should also be considered in public open space.

The VPA will reflect that properties should front onto the reserve and the creek during plan preparation.

The VPA will consider passive surveillance measures in plan preparation.

## Further investigation

- The VPA will investigate the location with most significant vegetation as detailed in the biodiversity assessment, and undertake consultation with DEECA and the Council on these matters.
- The VPA will update the current background report on Growing Grass Frog habitats and investigate what connection would be required between GGF key areas.



## 4 Next Steps

The VPA will circulate this report to all stakeholders to provide additional opportunity for feedback. The VPA will also meet with stakeholders to resolve outstanding issues.

The VPA will now undertake further testing and design with the information collected from the co-design workshop. These discussions will inform future stages of the PSP and be incorporated into the next stage known as Agency Validation. This is before the Exhibition stage.

The co-design workshop is the first instance where a plan depicts potential land uses and features of the PSP together.

The plan will evolve with additional feedback from stakeholders as issues are further investigated.

## APPENDICES

### Appendix 1

Workshop Table Findings (Activity Outputs)

### Appendix 2

Draft Place-Based Plan

### Appendix 3

Activity Overlay Plans

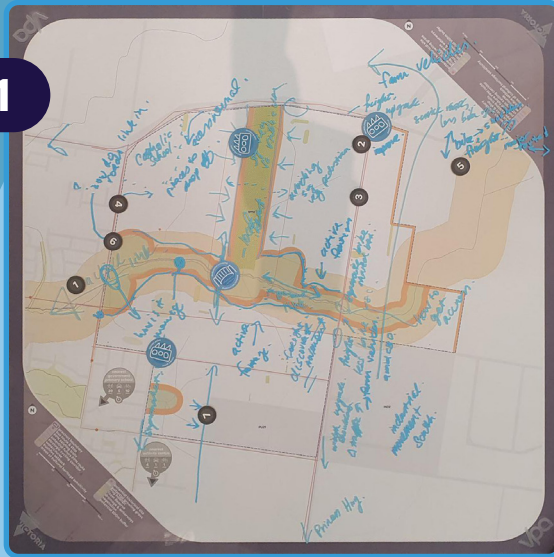
### Appendix 4

Activity Sheets



## Appendix 1 Workshop Table Findings (Activity Outputs)

### Table 1



#### Activity 1 Transport and Connection



#### Activity 2 Housing, School and Mixed Use



#### Activity 3 Heritage, Values and Green Spaces

### Table 2





Table 3



**Activity 1**  
Transport and Connection



**Activity 2**  
Housing, School  
and Mixed Use



**Activity 3**  
Heritage, Values  
and Green Spaces

Table 4

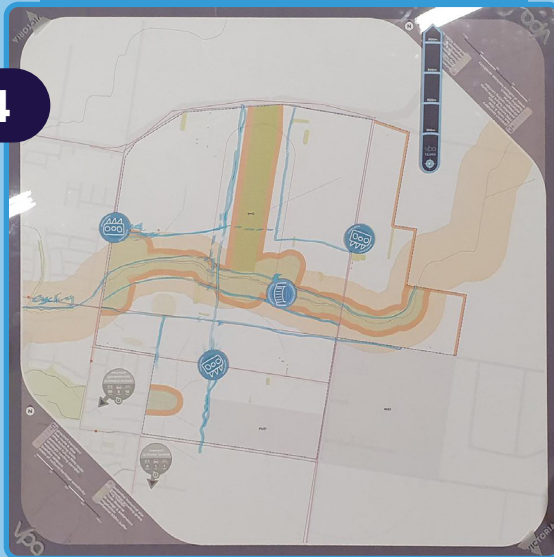




Table 5



**Activity 1**  
Transport and Connection



**Activity 2**  
Housing, School  
and Mixed Use

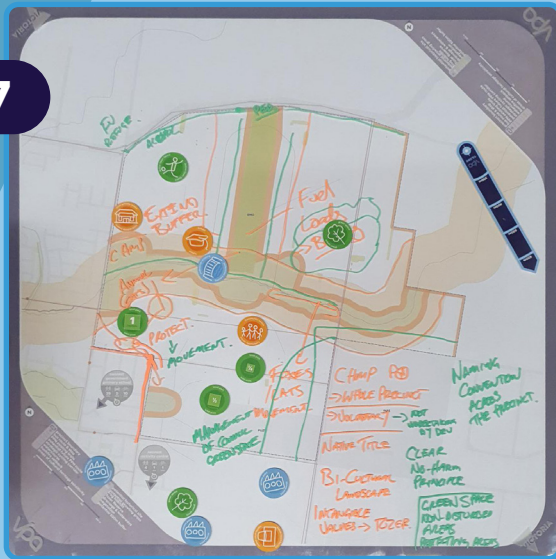


**Activity 3**  
Heritage, Values  
and Green Spaces

Table 6





**Table 7**

**Activity 1**  
Transport and Connection

**Activity 2** Housing, School and Mixed Use

**Activity 3** Heritage, Values and Green Spaces



## Appendix 3 Activity Sheets

### Activity 1 Transport & Connection

#### Performance targets

- Off-road bicycle paths should be provided on all connector streets and arterial roads, connecting with the Principal Bicycle Network and Strategic Cycling Corridors where possible (T6)
- All streets should have footpaths on both sides of the reservation (T7)
- Pedestrian and cyclist crossings provided every 400-800m, where appropriate, along arterial roads, rail lines, waterways, and any other accessibility barriers. (T8)

#### Objectives

- Identify access points for vehicles and pedestrians adjacent the precinct.
- Create a road and path network throughout the precinct.
- Connect the three distinct areas of the precinct.
- Encourage sustainable transport.

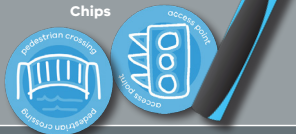
#### Instructions

- Table facilitators lead discussions on how the PSP needs to be connected externally – key destination locations outside of the PSP area.
- What routes do landowners take around and through the PSP area. Facilitators to draw external connections.
- Facilitators to show existing bicycle and pedestrian connections.

#### Pen linework

- Road Network
- Pedestrian Connections
- Cycle Network

#### Chips



#### Questions for discussion

- How can transport contribute to supporting sustainable transport modes?
- Footpaths on both sides of the streets
- Cycling paths separated from road traffic.
- East west active transport link along Russell Creek and connects to Warrnambool CBD
- Three dedicated off-road cycling paths north of Russell Creek which connect to the Creek link.
- Any other ideas?
- How can the plan be updated to reflect these ideas?
- Where are people accessing the precinct from? Are there any routes that the PSP needs to facilitate through or around the PSP area?
- How will pedestrians and cyclists enter and exit?
- What measures can we take to increase the safety of movement?
- How can we best utilise movement in and around green spaces?
- How can we ensure a connected precinct with three distinct areas?
- How can we ensure accessibility throughout all modes of transport?
- Where could a pedestrian bridge be included?
- Are there any place-based diversity, accessibility, and inclusion considerations?

### Activity 2 Housing, School & Mixed Use

#### Performance targets

- An average of 20 dwellings per Net Developable Hectare across the PSP area is proposed. Higher in walkable areas or open space areas are encouraged (T2) – acetate: 15, 20, 25 density options.
- (acetate – or other – David TBC). Locate 80-90% of dwellings within 800m of an activity centre (T19)
- Locate 70% of dwellings within 800m of a government primary school (T18) Locate 80% of dwellings within 800m of a community facility (T18) (acetate – or other – David TBC)
- Locate a government primary school, 1 community centre, 1 indoor court facility, 2 sports pavilions.

#### Instructions to facilitators

- Locate the community infrastructure (town centre, school, community centre, indoor court facility (ha – chips made up))
- Place the school based on the connection.
- Discuss synergies and accessibility between uses.
- Lead discussions about social and affordable housing.

#### Objectives

- Supporting sustainable lifestyle.
- Community uses like schools build better communities where there are synergies between uses (e.g. sports fields, schools, cycling and walking paths) located together. To encourage discussion about what uses should be placed together.
- Locate areas suitable for low, medium, and higher density housing. We recommend higher density in areas with higher amenities (e.g. schools, retail areas, etc)

#### Questions for discussion on following page

- Minimum target for affordable housing should be provided (T4). Based on census data a target of 7% affordable housing and 8% social housing is recommended. This would address key worker housing needs as well as housing equity for the community. Locate a local neighbourhood centre: 11,900 sqm of retail floorspace with a full-line supermarket, speciality retailers, retail services and hospitality.
- Co-located uses where uses can benefit from being in close proximity.

- Discuss housing density and where should it go after uses have been located.
- Explain that residential uses may be not permitted within the 1000m buffer of the asphalt batching plant at 20 Mason Street, as per the plan. Once finalised, an adverse amenity background report will be available on our website with more information.



- Determine how future affordable housing and social housing could be accommodated into the PSP, particularly in light of the demand for key worker housing.
- Explore how locations adjacent to farming or industrial interfaces could be developed.

### Activity 2 Housing, School & Mixed Use

#### Questions for discussion

- Based on previous feedback, how can positioning housing and community facilities contribute to:
  - Higher densities around open space and community facilities
  - Retail and school located close to active transport.
  - Co-location of education, community facilities and retail together
  - Compact and walkable communities
  - Sporting facilities near active linkages
  - Any other ideas?
- How can the plan be updated to reflect these ideas?
- Where should the town centre be located to encourage active transport linkages?
- Where would you like to see the local neighbourhood centre, so it services the greatest number of residents in the PSP?
- Generally good design recommends the primary school co-located with sporting areas. What other uses should be placed closed together? Where would you like to see community facilities? Should they be co-located with the activity centre?
- Where should the 1 indoor court facility and 2 sports pavilions be located? How can we best co-locate these community assets whilst considering movement, connection and other uses? How will pedestrians and cyclists enter and exit key facilities?
- Where should key worker housing, affordable housing and social housing be located? Based on community needs (7% affordable housing and 8% social housing), and given there is a lack of key worker housing, where would you place areas of affordable/social housing on your land?
- What are examples of good regional development you would like to see in this PSP? (EXAMPLES: EoA team)
- Are there any place-based diversity, accessibility and inclusion considerations needed?
- What gives East of Aberline character? What character should development in the PSP encourage?
- Should any particular types of uses and densities be placed adjacent to farming or industrial interfaces? What other uses, besides housing and schools, should be considered in buffers from industrial areas, that allow best use of this land?

### Activity 3 Heritage, Values & Green Spaces

#### Targets

- Minimum target of 3-5% of NDA is set aside for local parks, 5-7% for sports fields. 400m walkable distance for each dwelling (T11)
- A minimum of 1ha of land for sports reserves within an 800m walkable distance of dwellings (T12)
- Tree canopy in public open space areas should be a minimum of 30% (T13)

Council targets which we are supportive of:

Green Warrnambool a pillar in our strategic document Green Warrnambool has the goals of;

- Warrnambool urban areas will have 10% vegetation canopy cover by 2026.

- Warrnambool urban areas will have 30% vegetation canopy cover by 2040.

Another pillar Naturally Warrnambool has the goals of;

- 30% of Warrnambool's biodiversity corridors commenced by 2026.

- 90% of Warrnambool's biodiversity corridors planted by 2040.

- 120,000 plants planted and maintained by 2026.
- Over 830,000 plants planted and maintained by 2040.

Green Warrnambool goals are quoted in the Public Tree Planting and Management Policy.

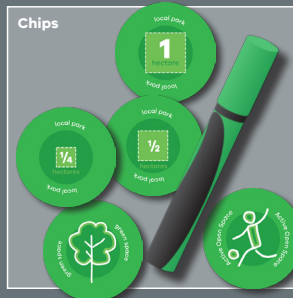
#### Objectives

- Promote environmental sustainability.
- Protect Tozer Reserve and Russell Creek and consider appropriate uses in proximity.
- Ensure that existing and new green spaces are accessible.
- Recognise and protect areas of Aboriginal cultural values and historic heritage.
- Explore how to protect significant vegetation with the placement of local open space areas.

#### Instructions

- Point out the historic heritage site, biodiversity, trees of significance, areas noted of potential Aboriginal Significance – ask stakeholders how these areas could be protected? How can the use open space enhance such areas, whilst also ensuring open spaces need to be accessible to a wide range of residents.

Questions for discussion on following page



### Activity 3 Heritage, Values & Green Spaces

#### Questions for discussion

- What are the natural/heritage features in this location? How could these areas be enhanced?
- What features are within the PSP that should be embraced and retained?
- In addition to activities 1 and 2, what other ways can the precinct contribute to environmental sustainability? Please note that the PSP document manages broad scale development. Educational programs, restrictions on pets, pest control and matters regarding the design of an individual building are managed by the building permit process; these matters are beyond the scope of the PSP. Previous feedback included:
  - Climate resilient species list developed for the area.
  - Playgrounds encourage sustainable design.
  - Linking into proposed bicycle network and pedestrian paths
  - Protection of existing vegetation
  - Increased flora and fauna
  - Traditional owners involved in the management of key cultural sites.
  - Any other ideas?
- How can the plan be updated to reflect these ideas?
- How can the precinct protect areas of Aboriginal cultural value?
- Where should the new green spaces be located to optimise features in the PSP and address fair equitable accessibility?
- Is there anything about the character of the region and surrounding communities that should be considered when planning green space?
- Where should new walking/bike paths be created adjacent to green spaces?
- What is the best location for sporting fields/club? What uses should be located together to maximise usage – e.g., sports grounds and schools.
- What should the green space support or prioritise?
- Are there any place-based diversity, accessibility and inclusion considerations needed? E.g., schools close to active pathways and bicycle paths.
- Are there anything new that needs to be introduced into the PSP? Where should it go?

# East of Aberline

PRECINCT STRUCTURE PLAN

**Co-Design Summary Document NOV 2024**

