

Our Reference: 502179  
4/12/2025

[REDACTED]  
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[REDACTED]

To [REDACTED]

**80 Aberline Road, Warrnambool 3280. Lot 1 PS724360**

**Addendum submission to Tract submission dated 20 October 2025 – C217 East of Aberline Precinct Structure Plan.**

On behalf of our client, [REDACTED], this letter is an addendum to the submission to the East of Aberline PSP made by Tract on 20 October 2025. Our client has entered into agreements to purchase a portion (10.8Ha) of the subject site, and this submission is to ensure that we can be included in the planning panel process for the PSP. The intention is to propose a Lifestyle Village (Land Lease Community) for the site.

We are generally supportive of the East of Aberline PSP and support the intent and directions within the PSP document to provide for better planning outcomes in this area. We acknowledge and appreciate the large amount of work that has been undertaken to prepare the PSP and respect the expertise and effort of the officers involved.

The two items we wish to raise in this submission are outlined below:

## **1. Development Contribution Plan (DCP) – Infrastructure Design and Cost Estimate**

The proposed Development Contribution Plan outlined in Appendix B of the DCP for the East of Aberline PSP are considered prohibitively high for the required works outlined in the plan. This opinion is based on our experience with existing projects with similar site constraints and infrastructure requirements. Clarification is requested on how these figures were calculated and whether these can be reduced if the calculations or infrastructure concepts are demonstrated to be excessive.

## **2. Movement Network**

The location of the proposed Local Access Street number 4 on the Movement Network Plan (Plan 4) in the PSP would require realignment further south within the allotment to allow for a potential Residential Village to the north of this road. It is noted that this local access street is intended to provide access for residential allotments to the north and south to relieve traffic pressure from Boiling Down Road and Aberline Road. Any future Residential Village would be accessed directly from Aberline Road and form a single parcel, with no need for the Local Access Street 4 shown in the PSP. Confirmation is sought to vary this road location or delete, if our proposal were to proceed to a planning permit application, under the *Generally in Accordance* principal, should the PSP be approved with the current framework.



If you have any queries or require clarification of the above, please do not hesitate to contact our office on [REDACTED]  
[REDACTED]

Yours Sincerely,

[REDACTED]