

East of Aberline

Precinct Structure Plan



/ August 2026

ACKNOWLEDGEMENT OF COUNTRY

We proudly acknowledge the Eastern Maar community and their rich culture and pay our respects to their Elders past and present.

We recognise the intrinsic connection of Traditional Custodians to Country and acknowledge their contribution to the care and management of land, water, and resources.

We embrace Reconciliation and working towards the equality and equity of outcomes and ensure Eastern Maar voices are heard.



▲ Description of artwork

Aaron (Gunaikurnai) 'Movements Between the Five Clans' 2019, acrylic on canvas.

'The tracks are going between the five clans of the Gunaikurnai and the hands are the symbols of my spirit travelling around the campsites.'

This artwork was created through programs provided by the Torch. The Torch provides art, cultural and arts industry support to Indigenous offenders and ex-offenders in Victoria. The Torch aims to reduce the rate of re-offending by encouraging the exploration of identity and culture through art programs to define new pathways upon release.

Accessibility

The Victorian Planning Authority is committed to ensuring that all persons, including those with disabilities, can access information about our key planning projects, are able to participate in community engagement and consultation activities, and have access to our premises.

This document has been optimised to be compatible with screen readers. We welcome your feedback especially where you feel we are not compliant or could provide better accessibility. If you would like us to send you a printed or electronic copy of this or any VPA publication, please contact us at accessibility@transport.vic.gov.au.

© Victorian Planning Authority, 2026.

This plan was developed by the Victorian Planning Authority (VPA) on behalf of the Victorian Government.

Any projections are based on reasonable assumptions at the time of publication but should not be relied upon without first seeking appropriate expert advice. Although every effort has been made to ensure that the information in this document is factually correct at the time of publication, the VPA does not warrant the accuracy, completeness or relevance of the information. Any person using or relying upon this document does so on the basis that the State of Victoria shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.

© Copyright, Victorian Planning Authority, 2026. The state of Victoria does not warrant the accuracy or completeness of information in this publication and any person using or relying upon such information does so on the basis that the state of Victoria shall bear no responsibility or liability whatsoever for any errors, faults, defects or omission in the information.

CONTENTS

1.0	CONTEXT.....	5
1.1	How to read this document.....	5
1.2	Function of the PSP.....	6
1.3	Regional context.....	6
1.4	Precinct features.....	8
1.5	Cultural & historical context.....	10
1.6	Strategic policy context.....	10
1.7	Development Contributions Plan.....	10
1.8	Background information.....	10
1.9	Roof Water Harvesting.....	11
2.0	PSP OUTCOMES.....	12
2.1	PSP vision.....	12
2.2	PSP purpose.....	12
3.0	IMPLEMENTATION.....	17
3.1	Viable densities.....	17
3.2	Safe, accessible, and well-connected.....	23
3.3	High quality public realm.....	28
3.4	Services and destinations.....	39
3.5	Thriving local economies.....	42
3.6	Infrastructure coordination.....	45

4.0 APPENDICES	49
Appendix 1 Infrastructure & Development Staging.....	50
Appendix 2 Land Use Budget.....	53
Appendix 3 Environmental Constraints.....	57
Appendix 4 Activity centre performance requirements & guidelines and design criteria.....	58
Appendix 5 Road cross sections.....	59
Appendix 6 Glossary of terms.....	78

PLANS

Plan 1 Regional Context.....	7
Plan 2 Place Based Plan.....	13
Plan 3 Housing.....	16
Plan 4 Movement network.....	22
Plan 5 Public realm.....	27
Plan 6 Water	30
Plan 7 Bushfire.....	32
Plan 8 Aboriginal Cultural Heritage Likelihood Plan.....	34
Plan 9 Community Infrastructure.....	38
Plan 10 Employment and Activity Centres.....	41
Plan 11 Precinct Infrastructure Plan.....	44

FIGURES

Figure 1 PSP performance summary.....	14
Figure 2 Local Road Upgrade Implementation	25

TABLES

Table 1 Housing density and diversity.....	19
Table 2 Estimated dwelling yields.....	21
Table 3 Estimated affordable housing demand guidance	21
Table 4 Local Road Upgrade Implementation	26
Table 5 Open Space	37
Table 6 Water infrastructure.....	37
Table 7 Activity Centre performance requirements.....	43
Table 8 Precinct infrastructure.....	51
Table 9 Summary land use budget.....	54
Table 10 Property-specific land use budget.....	55
Table 11 Activity centre design principles.....	58

1.0 CONTEXT

1.1 How to read this document

The Precinct Structure Plan (PSP) guides land use and development where a planning permit is required under the Urban Growth Zone (Clause 37.07 of the Warrnambool Planning Scheme), or any other provision of the Warrnambool Planning Scheme that references this PSP.

Part 1 – Context

Part 1 contains the contextual overview of the PSP document and the function of individual components as well as infrastructure contributions required to deliver the precinct.

Part 2 – PSP outcomes

Part 2 contains the outcomes this PSP is seeking to achieve.

A planning application and subsequent planning permit must implement the outcomes of the PSP.

The outcomes are expressed as:

- The **Vision** - the overarching unique place-based outcome intended for this PSP.
- The **Purpose** - how the PSP will facilitate the vision for the precinct.
- The **Place-based Plan** - outlines the intended urban structure for the precinct.

Part 3 – Implementation

Part 3 contains the strategic land use context and place-making elements to be implemented for the precinct and responds to each of the seven 20-minute neighbourhood hallmarks.

Each hallmark is implemented according to the following sub-structure:

- **PSP objectives:** The PSP identifies a set of place-based objectives to achieve the vision and purpose for the precinct. These provide the guidance required to achieve the specific outcomes sought for each of the seven hallmarks within the precinct.
- **PSP implementation and delivery:** The PSP provides guidance in the form of plans, tables and diagrams to help with interpretation and implementation of the requirements and guidelines.
- **PSP requirements:** Requirements are implementation actions that 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 the PSP. The responsible authority may consider alternatives only where flexibility has been provided in the specific requirement. A requirement may reference a plan, table or figure in the PSP.

PSP guidelines: Guidelines express how discretion will be exercised by the responsible authority in certain matters that require a planning permit. The responsible authority may consider an alternative to a guideline if it is satisfied that an application for an alternative, achieves the objective/s. A guideline may include or reference a plan, table or figure in the PSP.

Any objective, requirement or guideline applies to the whole PSP, and not just to the Hallmark under which it is nested. Meeting these requirements and guidelines will implement the vision, purpose and objectives of the PSP.

Part 4: Appendices

Part 4 contains the technical and administrative information required to support the implementation of the strategic land use context and place-making elements of the PSP. It includes tables, plans, diagrams and definitions. These include:

- Precinct infrastructure plan and table.
- Summary land use budget and property-specific land use budget.
- Cross-sections.
- Activity centre performance requirements & guidelines.
- Glossary of terms.

Not every aspect of land use, development or subdivision is addressed in this PSP. A responsible authority may manage development and issue permits as relevant under its general discretion. The *Generally in Accordance Guidance Note* is available on the VPA website to provide direction in the application of discretion where a PSP applies.

Development must comply with all other relevant Acts and approvals.

1.2 Function of the PSP

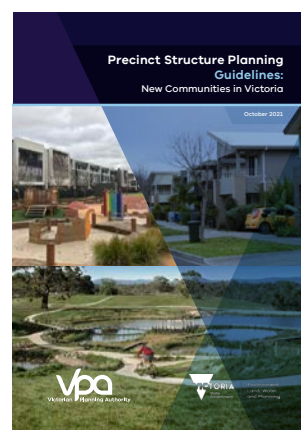
The function of the PSP is to:

- Provide the planning conditions for private industry delivery
- Identify, and where appropriate, provide the shared funding for a diverse range of open spaces and community infrastructure
- Ensure development will generate the necessary population to support investment in critical infrastructure.

1.3 Regional context

The East of Aberline Precinct is located approximately 4 kilometres northeast of the Warrnambool CBD. Warrnambool is a designated regional city on Victoria's southwest coast, situated about 180 kilometres west of Geelong and 260 kilometres from the Melbourne CBD. The city is identified in the *Plan for Victoria* as a key regional city, with a population of 35,406 recorded at the 2021 Census.

The *Warrnambool City-wide Housing Strategy* (2013) identifies land east of Aberline Road (North-East Warrnambool) as one of Warrnambool's priority greenfield growth areas, intended to address the city's growth needs over the longer term. The strategy also highlights the growing importance of providing for social and affordable housing within future growth area planning.



▲ *PSP Guidelines* refers to the ***Precinct Structure Planning Guidelines: New Communities in Victoria***, available on the [VPA website](#)

Plan 1 - Regional Context

East of Aberline Precinct Structure Plan



The *Great South Coast Regional Growth Plan* positions Warrnambool as the primary hub for population and employment growth within the region. It reinforces Warrnambool's strategic role as a regional city expected to accommodate a substantial share of Victoria's population growth, projecting an increase to approximately 37,440 residents by 2031 (*Victoria in Future*, 2023).

The East of Aberline Precinct plays a key role in supporting the *Victoria Housing Statement: The Decade Ahead 2024–2034*, which targets the delivery of 152,000 new homes in regional Victoria. As one of Warrnambool's key long-term greenfield growth fronts, the precinct is expected to accommodate between 4,000–4,500 new dwellings and support a future population of around 12,000. Its contribution is critical to meeting both local housing demand and statewide supply targets, while enabling the delivery of diverse, well-located and potentially affordable housing in a designated regional city.

1.4 Precinct features

The precinct area is approximately 410 hectares of predominantly undeveloped land located on the eastern fringe of Warrnambool and generally characterised by agricultural-based land uses, including grazing.

The precinct is defined by a range of surrounding land uses and internal physical characteristics that will influence its future urban structure.

West – Aberline Road

The western boundary of the precinct is formed by Aberline Road, a key north–south arterial road that separates the precinct from established residential areas in Northeast Warrnambool. Aberline Road provides important local and regional connectivity and will serve as a key movement corridor for the future community.

North – Wangoom Road

Wangoom Road defines the northern boundary of the precinct and functions as a key east–west rural arterial route. Land north of Wangoom Road is predominantly rural, with the PSP providing a soft urban–rural transition through the provision of a local access street with shared path.

East – Rural land

The eastern boundary adjoins open rural land that continues the Russells Creek corridor, which is of ecological, landscape, and cultural significance. This interface provides an opportunity to establish an appropriate transition and create public open space with visual and recreational connections to the rural hinterland.

Southeast – Horne Road

Horne Road is a key north–south connector located along the southeastern edge of the precinct. It provides access to the adjacent Horne Road Industrial Precinct and links with key regional transport routes, supporting both local employment and freight movement. As development proceeds, Horne Road will play an important role in servicing residential neighbourhoods in the south and providing access to nearby jobs. Future upgrades will be required to accommodate increased traffic volumes, improve safety, and support active transport connections. Interface planning along Horne Road must also address potential amenity impacts and futureproof the road upgrade.

The southeast corner of the precinct interfaces with the Horne Road Industrial Precinct, one of Warrnambool's key employment areas. This precinct is 65 hectares and is zoned Industrial 3 Zone (INZ3). The development of this land is set out in the approved *"Horne Road Development Plan"*.

This proximity offers opportunities for future residents to access local jobs but also requires careful land use transition and buffering to manage amenity impacts from the high-impact uses such as a waste transfer station, an asphalt batching plant, a concrete batching plant (proposed), caravan repair operations, vehicle mechanic services and agricultural equipment fabrication. Planning for this interface must consider noise, traffic, and operational considerations, supported by appropriate setbacks, road design, and landscape treatment.

Southwest – Gateway Road and existing residential areas:

Gateway Road forms the southwestern edge of the precinct and connects to established residential neighbourhoods and a significant retail complex at Gateway Plaza. This interface presents an opportunity for integrated neighbourhood design, increased density and connectivity with existing communities.

South – Dales Road

The southern boundary of the precinct is defined by Dales Road and adjacent water storage infrastructure managed by Wannon Water. These reservoirs serve an essential service function.

Russells Creek Waterway Corridor

Russells Creek traverses the precinct, forms a key part of the local drainage network and is environmentally and visually significant. The natural waterflow of the creek is also important to the Eastern Maar Peoples' cultural values and heritage significance. The creek presents opportunities for integrated water management, passive open space, cultural values and ecological restoration. The alignment of Russells Creek will influence the structure of development parcels and road network.

Francis Tozer Memorial Reserve (Tozer Reserve)

Tozer Reserve is in the middle of the precinct south of Wangoom Road and has an ecological connection to Russells Creek in the south. The reserve is owned by the Department of Education and managed by a Committee of Management. It forms a key anchor for open space planning within the precinct and provides a valuable interface with the adjoining established neighbourhood. The reserve contains cultural heritage significance and ecological values and presents opportunities for integration with future shared path networks, bushfire management areas and active open space corridors. A Bushfire Management Overlay applies to the entirety of Tozer Reserve.

Boiling Down Road

Boiling Down Road runs east–west through the southern portion of the precinct and serves as an important existing rural connector road. The proposed upgrade of Boiling Down Road will support new neighbourhoods, provide permeability across the precinct, and potentially accommodate future public transport services and shared paths.

Undulating topography

The precinct features gently rolling terrain, with higher ground located in the eastern parts in Horne Road and lower-lying areas concentrated around Russells Creek. These variations in elevation offer opportunities for views, character precincts, and water-sensitive urban design.

Scattered vegetation and shelter belts

The landscape includes areas of native vegetation, planted windrows, and shelter belts, particularly along drainage lines and former property boundaries. These provide habitat value and opportunities for integration into new developments.

1.5 Cultural & historical context

1.5.1 Cultural context

The Eastern Maar Aboriginal Corporation is the Registered Aboriginal Party (RAP) for and on behalf of the Peek Whurrong and Kirrae Whurrong People of the Eastern Maar Nations and are recognised as the Traditional Owners of lands, waters and skies across the Greater Southwest Coast Region.

The Eastern Maar people hold a strong and ongoing connection to their Country, encompassing cultural, spiritual and historical associations that continue to shape the landscape today.

The planning of the precinct respects and protects Aboriginal cultural heritage within the precinct and has consulted the Eastern Maar Aboriginal Corporation to help identify the significant cultural values within the precinct and surrounds.

In addition to statutory requirements under the *Native Title Act 1993* (Commonwealth), *Aboriginal and Torres Strait Islander Heritage Protection Act 1984* (Commonwealth) and *Aboriginal Heritage Act 2006* (Victoria), the PSP provides the opportunity for new developments to recognise and celebrate Eastern Maar culture through landscape design, place naming, interpretive elements and partnerships in the ongoing stewardship of Country. Embedding cultural values into the urban fabric of the precinct will help foster a deeper sense of place, identity and reconciliation in Warrnambool's future growth.

1.5.2 Historical context

The precinct consists of large rural properties with scattered dwellings, outbuildings, and internal access tracks. These rural land uses will transition over time to urban residential neighbourhoods as the precinct is developed, guided by a coordinated approach to subdivision and infrastructure servicing.

There are no places of State or Local heritage significance within the PSP area.

1.6 Strategic policy context

This PSP is informed by:

- [Plan for Victoria \(2025\)](#)
- [Plan Melbourne 2017-2050](#)
- [Victoria's Housing Statement – The decade ahead 2024-2034](#)
- The [Precinct Structure Planning Guidelines: New Communities in Victoria \(VPA, 2021\)](#).
- The [Planning Policy Framework](#) set out in the *Warrnambool planning scheme*
- [Great South Coast Regional Growth Plan \(2014\)](#)
- [Warrnambool City-wide Housing Strategy \(2013\)](#).

1.7 Development Contributions Plan

This PSP will be supported by the *East of Aberline Development Contributions Plan* (the DCP) and is incorporated into the Warrnambool Planning Scheme.

The DCP sets out the essential infrastructure requirements and expected contribution arrangements delivered as part of the planning permit process.

1.8 Background information

The *East of Aberline PSP Background Report* provides detailed information relating to the precinct, including its local and regional city context, history, landform and topography, biodiversity, drainage, open space, transport infrastructure, employment, and community facilities. The report details the technical information and rationale that has informed the place-based decisions and planning outcomes expressed in this PSP.

The technical studies are available at <https://vpa.vic.gov.au/project/east-aberline/>.

1.9 Roof Water Harvesting

This PSP includes a requirement for development to connect to the Wannon Water Roof Water Harvesting (RWH) System. The drainage infrastructure for the precinct that is shown in this PSP and reflected in projects included in the East of Aberline Development Contributions Plan has been designed on the assumption that roofs will be connected to the RWH System.

In addition to the reduced requirements for precinct drainage assets, roof water harvesting will provide a valuable source of potable water supply for Wannon Water service district. Warrnambool City Council has indicated that it will not mandate roof water tanks on each dwelling, each lot, dwelling or other development connected to the RWH System. Wannon Water has confirmed that dwellings may be connected a roof water tank and the RWH System should this be desired by the owner.

The requirement for development to connect to the Wannon Water RWH System is included in this PSP on the basis that:

- Wannon Water will be responsible for the maintenance of the RWH System downstream from the roof water harvesting connection point for each lot;
- Wannon Water will be responsible for funding all RWH Trunk Infrastructure;
- Wannon Water will reimburse each developer for the actual cost of the RWH Buffer Tanks, plus the cost of any pump within Reticulation Infrastructure needed to service a subdivision, where such service cannot be achieved by gravity
- Wannon Water will levy a discounted new customer contribution fee for each lot, dwelling or other development, with the discount being not less than \$3,088.81 per lot or dwelling (as adjusted / indexed annually by Wannon Water)

2.0 PSP OUTCOMES

2.1 PSP vision

The East of Aberline Precinct is a series of residential neighbourhoods integrated with Warrnambool's established urban areas, parks and creek trails. It is vital to Warrnambool's identity as a regional city blending coast and country.

This precinct is a sustainable, vibrant, green and resilient community that honours the cultural values of the Peek Whurrong and Kirrae Whurrong people of the Eastern Maar Nations.

The precinct is a diverse, inclusive residential community that supports the delivery of affordable housing. Higher-density development near shops and parks encourages walking and cycling. Co-located community, recreation and education facilities at Russells Creek Civic Precinct and the Horne Road Neighbourhood Activity Centre form accessible hubs enhancing residents' lives.

Sustainable transport is supported, with tree-lined streets and dedicated infrastructure for safe cycling, walking, and public transit. Active transport corridors and infrastructure connect the community to Warrnambool's established areas, promoting healthy movement. The road network is designed for safety and efficiency, accommodating goods and services movement.

The precinct will support the enhancement of ecological values within the Russells Creek Corridor and protect existing biodiversity of Tozer Reserve. A restored and interconnected habitat network will support threatened species, while fostering broader environmental resilience. Conservation areas will provide vital ecological functions, incorporating wetland restoration, terrestrial habitat buffers, and hydrological enhancements to sustain local fauna and flora.

2.2 PSP purpose

The East of Aberline PSP aims to facilitate:

- A unique and contextually appropriate urban environment that responds to its surrounding landscape character, topography and environmental considerations.
- Diverse housing types to meet a range of affordability needs.
- The timely delivery of new homes through a well-structured planning framework that coordinates land use, infrastructure provision and sequencing.
- Urban growth through the coordinated delivery of transport and transport infrastructure upgrades that improve local connectivity, safety and access to services.
- A connected and inclusive neighbourhood by integrating an active transport network that links schools, community facilities, the local town centre, Tozer Reserve and Russells Creek.
- Resilient, sustainable urban development that reflects Warrnambool's rural character and responds to the impacts of climate change.
- Opportunities to identify and celebrate Aboriginal cultural heritage and connections to Country through engagement with the Eastern Maar Aboriginal Corporation and Traditional Owners.
- An integrated and sustainable approach to management of water that responds holistically to drainage considerations and prioritises sustainable consumption.
- Enhancement of the Russells Creek corridor and protection of Tozer Conservation Reserve that provides habitat for native species and manages water sustainably.

Plan 2 - Place Based Plan

East of Aberline Precinct Structure Plan

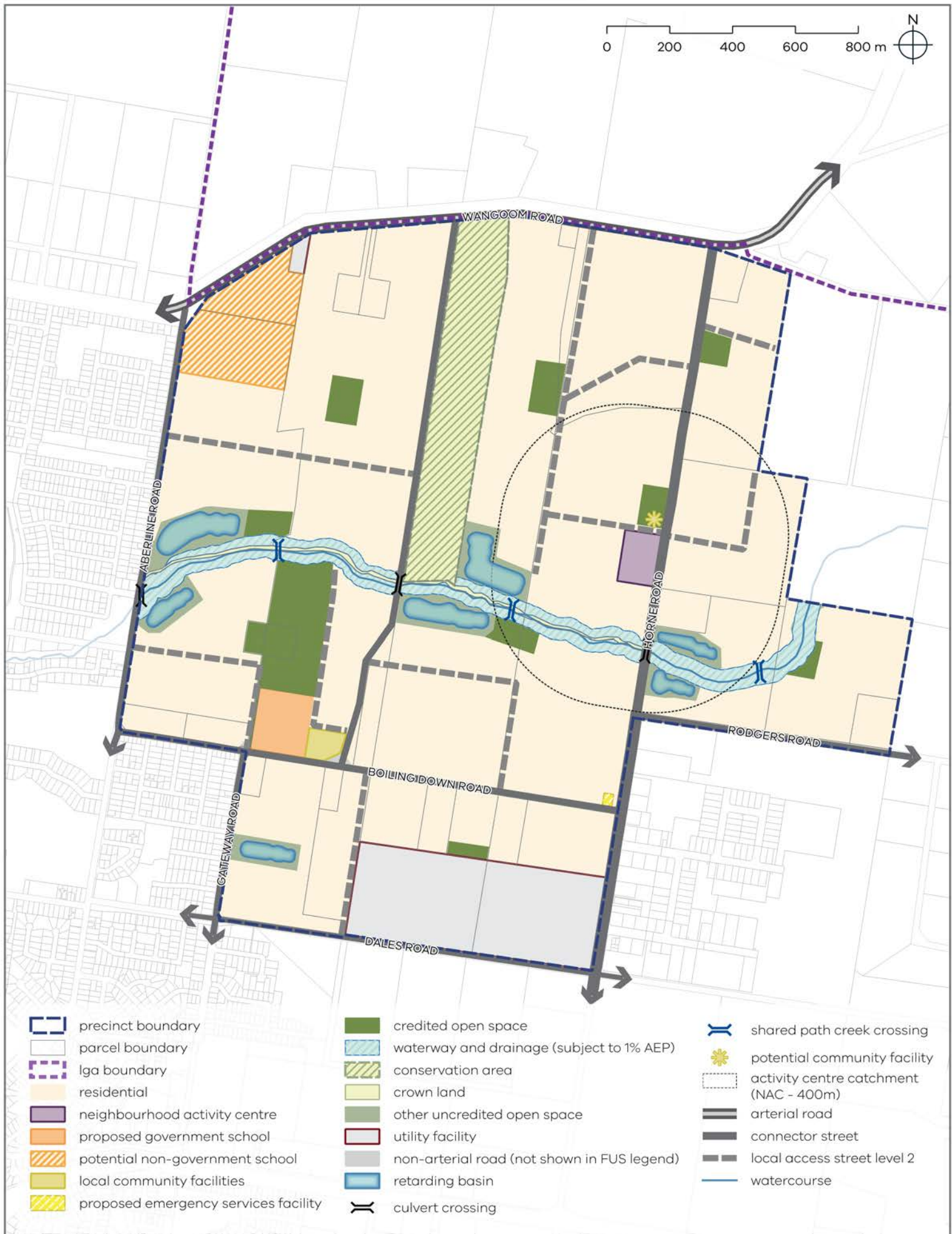
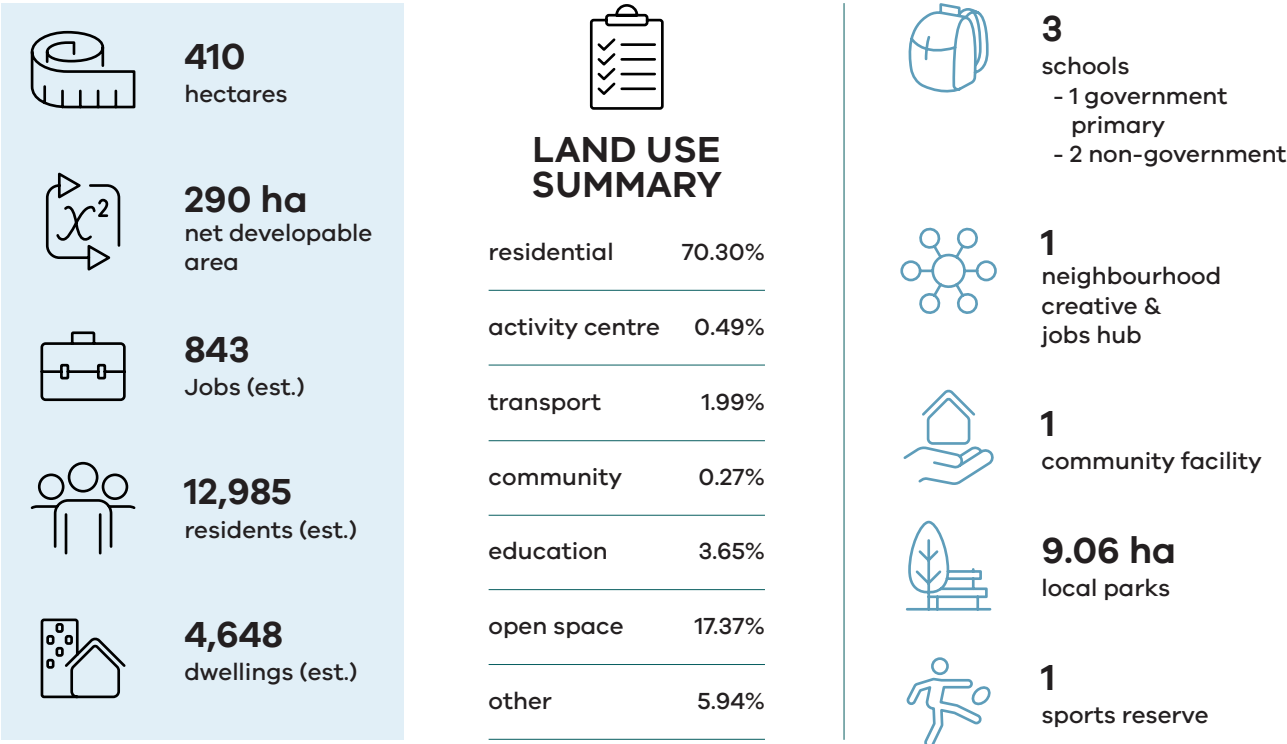


Figure 1 – PSP performance summary

Figure 1 summarises how East of Aberline PSP measures against the performance targets based on the PSP Guidelines. The metrics including total numbers and percentage in Figure 1 are rounded.



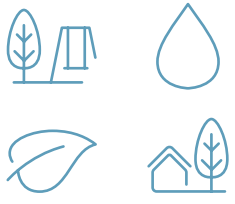
	Target No.	PSP targets	achieved %	target %
Viable densities				
 	T1	Dwelling density per NDHA in amenity areas	20	30
	T2	Dwelling density per NDHA across the PSP	16	20
 	Other performance targets*			
	T3	Housing diversity		
	T4	Affordable housing		

Safe, accessible & well connected

  	T9	Public transport in walking distance	99	95
	Other performance targets*			
	T5	Arterial road network		
	T6	Off-road cycle paths		
	T7	Footpaths		
	T8	Pedestrian & cycling crossings		

Connect people to jobs & higher order services

 	Other performance targets*			
	T10	Job density		

High quality public realm		Target No.	PSP targets	achieved %	target %
	T11	Minimum open space targets			
		–	Total residential credited open space	6	10
		–	Local residential park	3	3-5
		–	Sports reserve	3	5-7
		–	Employment local park	n/a	2
	T12	Open space in walking distance			
		–	Dwellings within 800m of sports reserve or open space	98	100
		–	Dwellings within 400m of local park	96	95
	Other performance targets*				
	T13 Tree canopy coverage				
	T14 Passively irrigated street trees				
	T15 Good solar orientation				
	T16 Conservation areas				
	T17 Integrated water management solutions				

Services & destinations

	T18	Education & community facilities in walking distance			
		–	Dwellings within 800m of government primary school	41	70
		–	Dwellings within 3,200m of government secondary school	61	100
		–	Dwellings within 800m of community hub	40	80
		–	Dwellings within 800m of health facility	100	80

Thriving local economies

	T19	Activity centre in walking distance			59 80-90
---	------------	-------------------------------------	--	--	-----------------

Infrastructure coordination

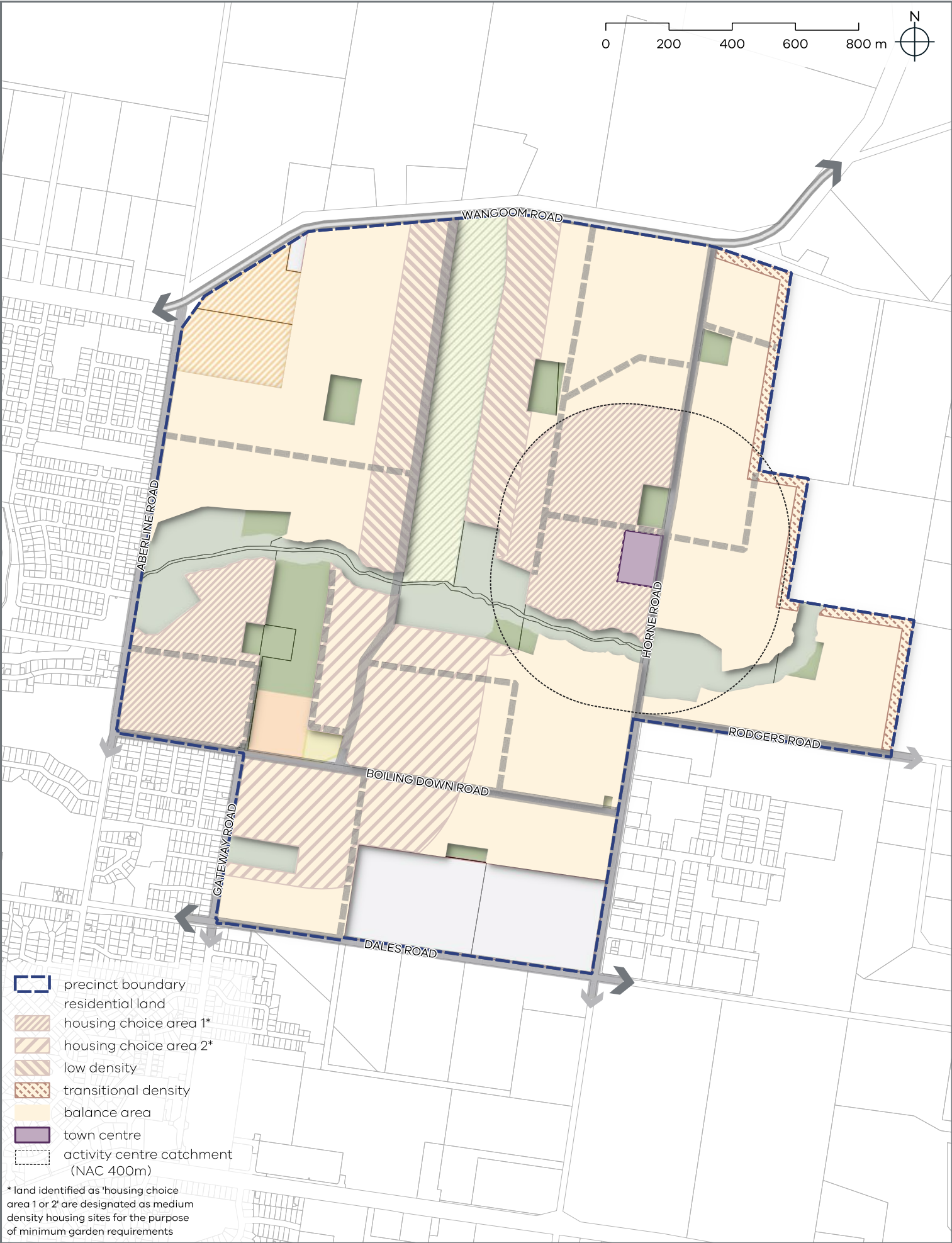
	Other performance targets*				
	T20 Basic & essential infrastructure				

* Targets achieved at the planning permit stage

Note: See East of Aberline Precinct Structure Plan – Amendment C217warr Background Report – August 2025 for a discussion of the place-based response to PSP Guideline target metrics

Plan 3 - Housing

East of Aberline Precinct Structure Plan



3.0 IMPLEMENTATION

3.1 Viable densities



3.1.1 Objectives – viable densities

OBJECTIVES	IMPLEMENTATION TOOLS
O1 To facilitate subdivision and development that contributes to housing diversity and affordability	R1, G5–G7 Table 2
O2 To provide housing choices within walkable catchments to areas of high amenity, including around key destinations such as activity centres, community facilities and active open space.	R1, G5 Table 1
O3 To inform an estimated target for the voluntary provision of affordable housing, including social housing, in accordance with affordable housing policy, evidence, and guidance.	G4–G6 Table 3
O4 To facilitate subdivision and development that promote a sense of place for residents with site-responsive design that is local and of its place, responds to the Aboriginal cultural values, infrastructure demand, precinct features and bushfire hazard areas.	R2–R4, G1–G2, G6

3.1.2 Requirements and guidelines – viable densities

REQUIREMENTS

R1	Residential development must be generally in accordance with the density, distribution and diversity targets set in Plan 3 Housing Plan and Table 1 Housing Density and Diversity to the satisfaction of the responsible authority. Residential subdivision and development that can demonstrate how target densities can be achieved over time may be considered.
R2	Residential development that seeks to demonstrate how target densities can be achieved over time must be accompanied by a staging and density plan prepared to the satisfaction of the responsible authority. The plan must: – Calculate the total number of dwellings based on the housing catchment areas applicable to the subdivision and the total net developable area across the subdivision – Demonstrate how the development achieves the total number of dwellings across the subdivision. – Illustrate a logical and coordinated staging sequence, including: – Delivery of lower-density housing types in the initial stages; and – Integration of higher-density housing types within a designated housing choice area in later stages, where supported by infrastructure provision and land value uplift. – Show the indicative dwelling yield, average density, and lot size mix for each stage, including any superlots nominated for future higher-density or affordable housing delivery. – Identify the location and yield of affordable and social housing to be delivered across the subdivision in accordance with Table 3. – Provide a breakdown of affordable and social housing typologies, including the number and proportion of bedrooms, unless otherwise agreed by the responsible authority. – Demonstrate that proposed densities and staging are compatible with the planned delivery of infrastructure outlined in the Development Contributions Plan, including transport, open space, and community facilities. – Identify any superlots or parcels intended for transfer or delivery in partnership with a housing agency or public housing provider, including indicative timing for delivery.

REQUIREMENTS

- R3** Development and design must appropriately respond to the existing and proposed precinct features and surrounding uses, in particular:
- Topographical features and slopes
 - Identification of Aboriginal cultural significance and heritage places (including place naming) and survey of potential archaeological sites in consultation with the Registered Aboriginal Party, in accordance with the relevant legislations
 - Existing and surrounding patterns of built form as relevant.
 - Russells Creek Corridor masterplan and/or any other conservation masterplan
 - Landscape values
 - Bushfire hazard areas
 - Existing native vegetation
 - Existing and identified drainage, conservation and waterway corridors
 - Character and heritage places
 - Urban-rural transition to the eastern edge of the precinct that adjoins open rural land
 - Wannon Water storage facilities.
- R4** Development must facilitate active frontages to adjoining open space, landscape values areas, street network and waterway corridors to the satisfaction of the responsible authority, where practical.
- The siding of lots to waterways, open space and primary street frontages must be kept to a minimum.
- R5** New subdivision that proposes to exceed the preferred average dwelling density must demonstrate to the satisfaction of the responsible authority that the planned DCP infrastructure can accommodate the proposed increase in dwelling density.

GUIDELINES

- G1** Landmark sites and gateway entry points should be planned, developed, and landscaped to create a sense of arrival and entry at main connector and arterial roads intersections.
- G2** Development should facilitate a sense of place and respond to the local context and create view line corridors to significant distant visual features that protect and reinforce the natural, rural and scenic amenity and landscape character values, as per the Aberline to Horne Growth Corridor Landscape and Viewshed Assessment (prepared by Spiire January 2018).
- G3** Subdivision for super-lots for future higher density dwellings, or integrated housing should demonstrate:
- Estimated dwelling yield.
 - Connections and active interfaces with adjacent streets, open space and waterways
 - Safe and effective internal vehicle and pedestrian circulation.
- G4** Residential development that makes a contribution towards meeting the estimated precinct demand for affordable housing, including social housing, referenced in [Table 3](#) Estimated affordable housing demand guidance for 11.3% precinct should be encouraged. This can also include affordable private market housing
- G5** Affordable housing, including social housing, where provided should be encouraged in areas where services, public transport and community facilities will be provided.
- G6** Affordable housing, including social housing, where provided should consider meeting the needs of the local community including housing type, size and income ranges.
- G7** Specialised housing forms, such as lifestyle communities, retirement living, or aged care should:
- respond to and integrate with adjoining development, avoiding inactive interfaces and blank facades to the public street network
 - be preferably located within a housing choice area
 - be accessible by public transport and shared path networks and not present a barrier to movement through the surrounding road, public transport, pedestrian and active transport movement network.

GUIDELINES

- G8** Prior to the subdivision of larger parcels or parcels in contiguous ownership, applicants should prepare a masterplan demonstrating how the subdivision design and built form response achieves the designated land uses, infrastructure provisions, objectives, requirements, and guidelines in the PSP, to the satisfaction of the responsible authority.
- G9** Residential development should demonstrate as appropriate how they promote a sense of place through a diverse neighbourhood and street character by providing a range of lot sizes, frontage widths and dwelling types to avoid large areas of similar building types.
- G10** Development adjacent or abutting a farming or industrial zone should consider as appropriate interface treatments to assist in minimising conflict between the surrounding existing uses and proposed sensitive uses.

Table 1 – Housing density and diversity

Housing choice area 1	
Housing catchment area	Land shown as "Housing Choice Area 1" on Plan 3 – Housing Plan. Applies to land which is located within the 400m walkable catchments of the Neighbourhood Activity Centre west of Horne Road and west of the Russells Creek Civic Precinct.
Minimum density	Average of 20 dwellings or more per NDHa
Character Statement Development should align with the established pattern in Aberline and along Gateway Road, providing a mix of medium density lots (to support walkability and access to the NAC) and larger lots that maintain housing diversity. Development will have a modest scaled urban neighbourhood character, characterised by buildings up to four storeys in height set within a landscaped setting. Mixed building typologies will be applied throughout the amenity areas to help create a sense of place, provide visual transition and diversity in built form, enable landscaped areas with canopy trees, create view corridors, and provide appropriate interfaces with other balance areas, rural interfaces or existing urban areas. More intensive forms of development such as apartment buildings, Small Lot Housing Code and attached townhouses may be provided in discreet locations.	
Target typologies	Typologies To support delivery of diverse housing outcomes the PSP and applicable planning applications should enable opportunities to deliver at least two (2) different housing typologies. The mix of dwelling typologies should include, but is not limited to: – Integrated/apartment/mixed-use developments – Attached multi-unit developments/townhouse developments – Semi-detached/duplex style developments (e.g. Small Lot Housing Code products) – Key worker accommodation. Affordable housing provision is encouraged in accordance with Table 3.

Housing choice area 2	
Housing catchment area	Land shown as "Housing Choice Area 2" on Plan 3 – Housing Plan. Applies to land within 400 metres east and south of the proposed Government Primary School and sports reserve.
Minimum density	Average of 18 dwellings or more per NDHa
Target typologies	Character Statement Development will continue the established pattern of mixed lot sizes, while responding to the accessibility of school and kindergarten services. Larger family-oriented lots are encouraged to support households with children and provide a strong community setting adjacent to education and open space facilities. Development will have a modest scaled urban neighbourhood character, characterised by buildings up to three storeys in height set within a landscaped setting. Mixed building typologies will be applied throughout the amenity areas to help create a sense of place, provide visual transition and diversity in built form, enable landscaped areas with canopy trees, create view corridors, and provide appropriate interfaces with other balance areas, rural interfaces or existing urban areas. More intensive forms of development such as apartment buildings, Small Lot Housing Code and attached townhouses may be provided in discreet locations.
	Typologies To support delivery of diverse housing outcomes in balance areas, the PSP and applicable planning applications should enable opportunities to deliver at least two (2) different housing typologies. The mix of dwelling typologies should include, but is not limited to: – Integrated/apartment/mixed-use developments – Attached multi-unit developments/townhouse developments – Semi-detached/duplex style developments (e.g. Small Lot Housing Code products) – Key worker accommodation. Affordable housing provision is encouraged in accordance with Table 3 .
Balance area	
Housing catchment area	All land shown as "Balance Area" on Plan 3 – Housing Plan.
Minimum density	Average of 15 dwellings or more per NDHa
Target typologies	Character Statement Development will have a modest scaled urban neighbourhood character, characterised by buildings up to three storeys in height set within a landscaped setting. Mixed building typologies will be applied throughout the balance areas to help create a sense of place, provide a diversity in built form, enable landscaped areas with canopy trees, create view corridors, and provide appropriate interfaces with open space or public areas. More intensive forms of development such as walk up apartment buildings, Small Lot Housing Code and attached townhouses may be provided in discreet locations.
	Typologies To support delivery of diverse housing outcomes in balance areas, the PSP and applicable planning applications should enable opportunities to deliver at least two (2) different housing typologies within each small cluster of street blocks. The mix of dwelling typologies should include, but is not limited to: – Attached townhouse development – Semi-detached/duplex style development – Detached traditional style housing – Small Lot Housing Code products (in limited cases)

Low density / transitional area	
Housing catchment area	Land shown as "Low Density area" and "Transitional Area" on Plan 3 – Housing Plan. Applies to land interfacing with Tozer Reserve and interfaces with Farming Zoned land to the east of the PSP.
Minimum density	Average of 12 dwellings or less per NDHa, with no lot size less than 800 sqm. Lots less than 800sqm may be supported where a Bushfire Management Plan demonstrates bushfire risk can be managed on a reduced lot size to the satisfaction of the Country Fire Authority and the responsible authority.
Target typologies	Character Statement Development must reflect the bushfire settlement planning guidelines and provide a sensitive transition between the urban edge and the adjoining rural context, ensuring appropriate setbacks, landscaping, and building design. Typologies Dwelling typologies should include, but not be limited to: – Detached traditional style housing, with no lot size less than 800 sqm.

Table 2 – Estimated dwelling yields

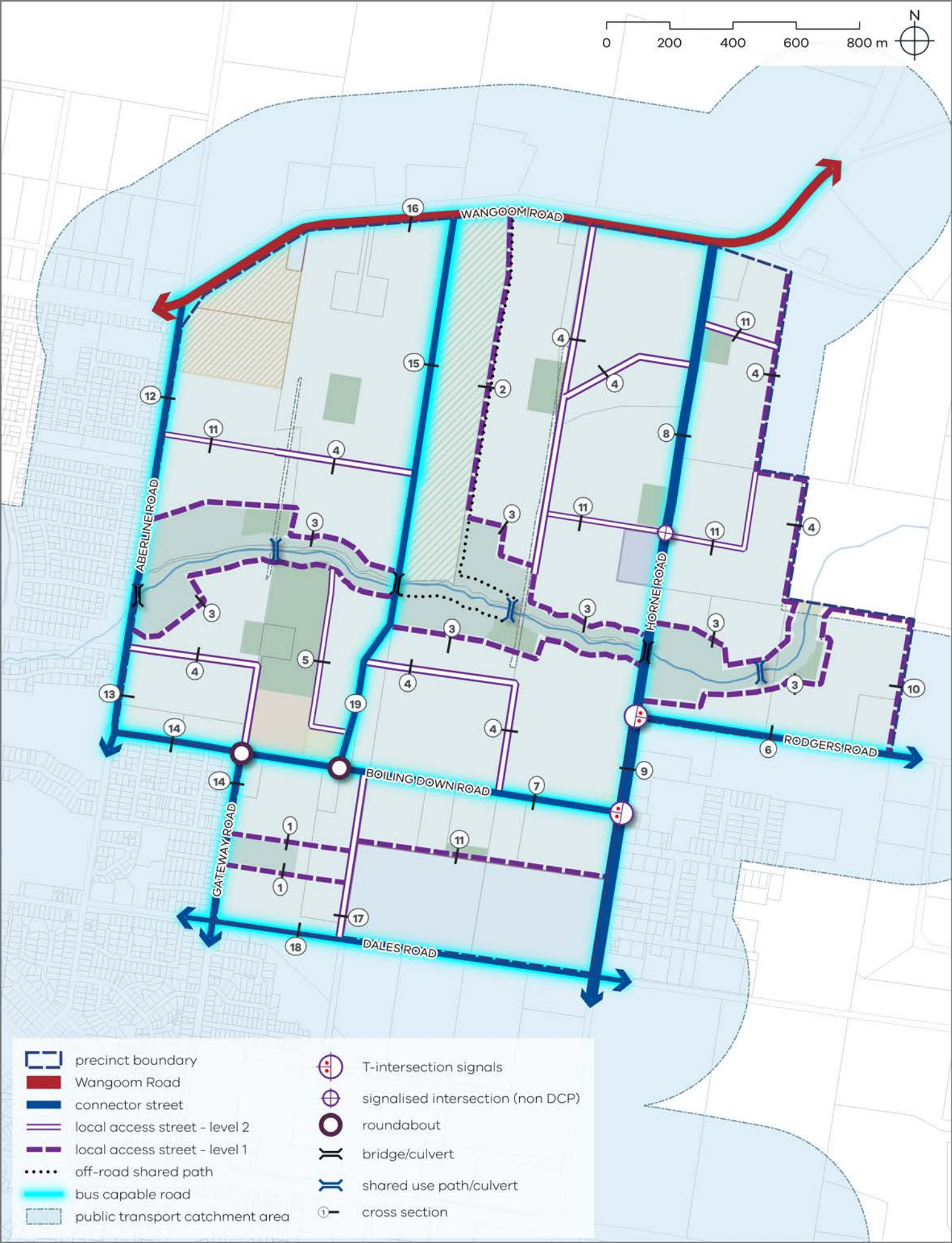
Housing catchment area	NDA (HA)	Dwellings/NDHA	No. of Dwellings
Housing Choice Area 1	46.3	20	925
Housing Choice Area 2	44.7	18	805
Balance Area	158.9	15	2,383
Low Density Area	31.8	12	381
Transitional Area	6.9	12	82
TOTAL	290.5		4,576
Anticipated population at 2.8 persons per dwelling			12,986

Table 3 – Estimated affordable housing demand guidance

Affordable housing	
% of total dwellings	11.3% Use total affordable housing demand number.
Subsidised Market Housing	
% of total dwellings	1.6%
Social Housing	
% of total dwellings	9.7%

Plan 4 - Movement Network

East of Aberline Precinct Structure Plan



3.2 Safe, accessible, and well-connected



3.2.1 Objectives

OBJECTIVES		IMPLEMENTATION TOOLS
O5	To deliver a safe, accessible, and well-connected walkable neighbourhood. (T5, T6, T7)	R5-R10, G11
O6	To establish efficient and direct connections to key destinations within and beyond the precinct, including Russells Creek Civic Precinct and activity centres and railway stations, the Warrnambool CBD, Deakin University and key industrial and employment areas.	R7, R9-R10
O7	To prioritise active and public transport modes and reduce reliance on private vehicles.	R7-R10
O8	To ensure the transport network is safe, legible, and efficient for all users.	R6-R14
O9	To enable the timely and efficient delivery of the road network construction and/or upgrade.	R6, R10

3.2.2 Requirements and guidelines

REQUIREMENTS

R6	All roads must be in accordance with the IDM road design guidelines and generally in accordance with Plan 4 Movement Network Plan, Table 4 Local Road Upgrade Implementation, relevant cross sections in Appendix 5 Standard & non-standard road cross sections and the planned DCP infrastructure, unless otherwise agreed by the relevant authority.
R7	New developments fronting Russells Creek must provide pedestrian and cyclist crossings for walking and cycling to key destinations of Russells Creek Civic Precinct and activity centres, generally in accordance with Plan 4 Movement and Network. These crossings should be provided every 400 metres where appropriate, along roads, waterways, and any other accessibility barriers, except in the instance of Tozer Reserve.
R8	New development fronting Wangoom Road must provide a 3m shared path adjacent to the PSP boundary connecting to the existing and/or proposed shared path network of the PSP as proposed in Plan 4 or via the relevant cross sections to the satisfaction of the responsible authority.
R9	New development fronting Boiling Down Road, Horne Road, Aberline Road south of Russells Creek and Wangoom Road must: – Provide consolidated vehicle access points via internal loop, service road or access street intersections in accordance with the restrictions shown on Plan 4, unless otherwise agreed by the relevant road authority; and – Construct a continuous footpath or shared path along the site frontage to the satisfaction of the road authority. The provision of access street intersections with right-turn lanes on Boiling Down Road may be allowed to the satisfaction of the road authority.
R10	New developments and road network designs must provide: – Connections to the existing and/or constructed road and active transport network; – Local access streets and shared paths generally in accordance with Plan 4 Movement and Network; – A permeable, direct and safe street network prioritising walking and cycling particularly to key destinations of Russells Creek Civic Precinct and activity centres; – Upgrade to existing road network, including Aberline Road, Horne Road and Boiling Down Road in accordance with Plan 4 and Table 4 'Local Road Upgrade Implementation, which set out the process for delivering upgrades for the precinct traffic. The requirements will be implemented through subdivision permit conditions as determined by the responsible authority.
R11	Roads abutting a community facility, school, or open space area, must be designed to achieve slow vehicle speeds and include pedestrian crossing points near these sites.

REQUIREMENTS

- R12** Where lots are 7.5 metres or narrower, vehicle access must be provided via a rear laneway, unless otherwise approved by the responsible authority to improve pedestrian and cyclist safety.
- R13** Where a connector street terminates at a local street, the intersection must accommodate safe U-turns for buses.
- R14** Development adjoining a bushfire hazard area must include a publicly accessible perimeter road unless otherwise agreed by the responsible authority and relevant fire authority.

GUIDELINES

- G11** A variety of cross sections should be used in subdivision layouts for local streets, to create differentiation, sense of place and neighbourhood character.
- Alternative cross sections should ensure that:
- Relevant minimum road reserve widths for the type of street are maintained.
 - Sufficient provision is made for street tree planting to achieve 30% canopy tree coverage in the public realm (excluding areas dedicated to biodiversity, native vegetation conservation, drainage assets, or affected by the BMO or within Bushfire setbacks). (T13)
 - The performance characteristics of standard cross sections are maintained, including provision for pedestrian and cycle use.
- G12** Alternative cross sections may be considered for arterial roads where supported by a movement and place assessment completed according to the matrix methodology in Module 1 in *Movement and Place in Victoria* (Department of Transport, 2019), so that road design is in accordance with the IDM, is appropriate to the transport function for all modes, surrounding land uses and user experience, to the satisfaction of the relevant road authority and the responsible authority.
- G13** Slip lanes should be avoided in areas of high pedestrian activity (including schools and the Local Town Centre) and only provided at intersections between connector streets and arterial roads where they are necessitated by high traffic volumes with pedestrian priority crossings.
- G14** Street layouts should create frame views to places of visual interest such as Tozer Reserve and Russells Creek, as identified in the Aberline to Horne Growth Corridor Landscape and Viewshed Assessment (prepared by Spiire January 2018).
- G15** Development should include frontage roads to all edges of open spaces.
- Where frontage roads are not provided, an access way should be provided to the satisfaction of the responsible authority.
- G16** Alternative alignment for local access streets in the East of Aberline PSP shown on [Plan 4](#) may be considered through the detailed design where it is demonstrated, to the satisfaction of the responsible authority, that the street network continues to function as a continuous internal movement loop providing precinct wide connectivity, direct access to key destinations, and high level of internal permeability.
- Alternative intersection treatments, including staggered T-intersections, may also be approved where they achieve safe and efficient operation to the satisfaction of the responsible authority and relevant road authority.

Figure 2 – Local Road Upgrade Implementation

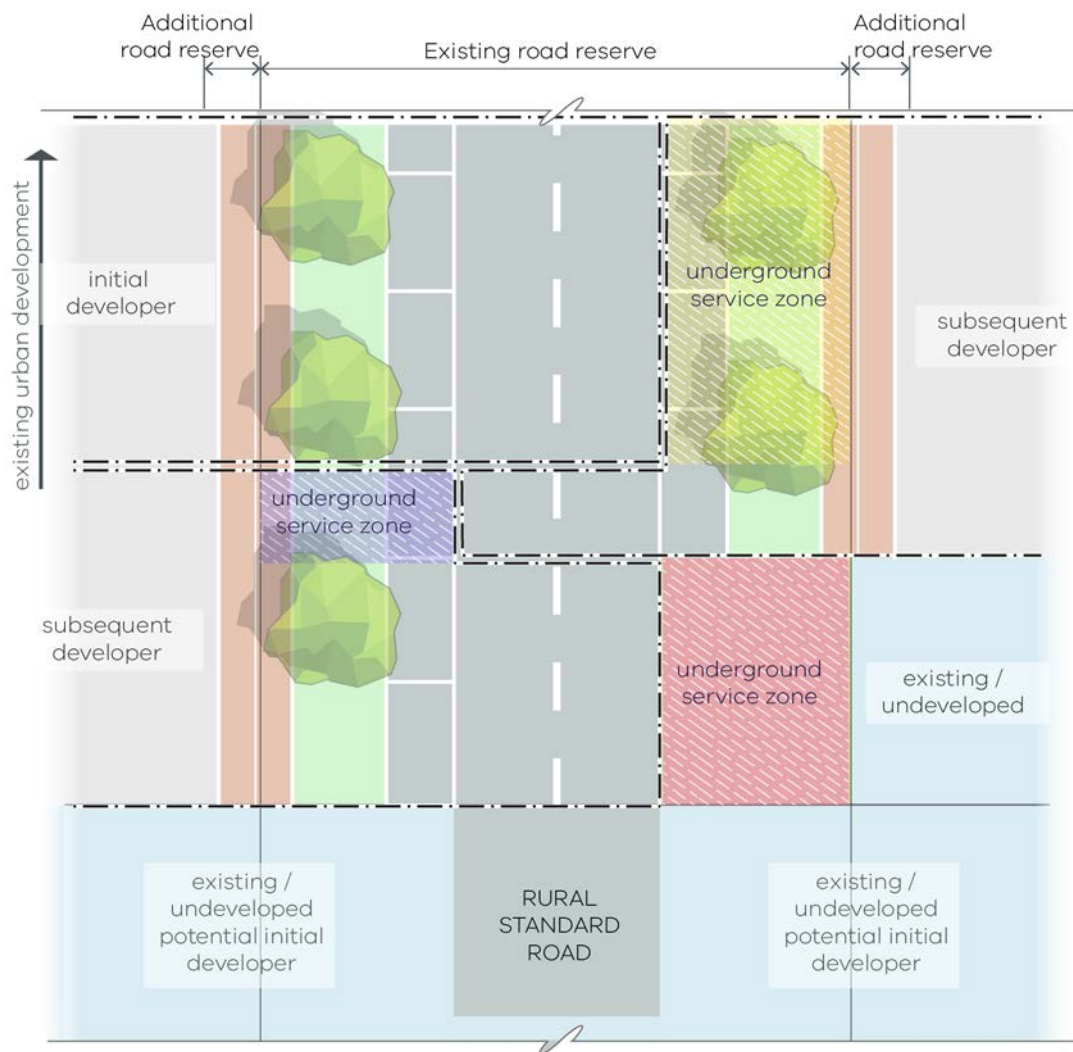


Table 4 – Local Road Upgrade Implementation

Implementation areas		
All existing roads	New developments abutting the road are responsible for the upgrade to the deliverable section of road to a standard in line with the cross sections of the PSP.	
	A deliverable section of road includes: – The road section(s) abutting the development land.	
Boiling Down Road / Aberline Road / Horne Road / NS Connector	New developments abutting the road are responsible for the upgrade to the deliverable section of road to a standard in line with the cross sections of the PSP.	
	A deliverable section of road includes: – The road section(s) abutting the development land; and – The road section(s) from the access point(s) of new development to Boiling Down Road / Aberline Road / Horne Road / NS Connector	
Below outlines the delivery responsibilities of initial developers and subsequent developers, unless otherwise agreed by the Responsibility Authority, with Figure 2 showing the implementation concept.		
Development proponent	Applicable length	Cross section
Initial Developer	– Full length of deliverable section of carriageway within existing road reserve	– Full width of carriageway
	– Full length of deliverable section of road within existing road reserve and additional road reserve (frontage)	– Parking bay – Nature Strip (including landscaping) – Shared path / pedestrian path (to be connected to the existing pedestrian/cycling network)
	– Partial length of deliverable section of road within underground service zone	– Extend/upgrade the underground service to the satisfaction of responsible authority and utility service providers
Subsequent Developer	– Remainder of deliverable section of road within existing road reserve and additional road reserve (frontage)	– Carriageway – Parking bay – Nature Strip (including landscaping) – Shared path / pedestrian path (to be connected to the existing pedestrian/cycling network)
	– Partial length of deliverable section of road within underground service zone	– Extend/upgrade the underground service to the satisfaction of responsible authority and utility service providers

Note:

- The additional road reserve must be vested in Council upon the completion of the road upgrade.
- Road projects must be provided by developers of land within the PSP. 'Out-of-sequence' development occurs when a property is developed outside of the logical sequence. In addition to providing the identified section of road associated with their property, an out-of-sequence developer may be required by the responsible authority to provide for road infrastructure attributed to the initial developer in the preceding section to ensure continuity of the road's delivery.

Plan 5 - Public Realm

East of Aberline Precinct Structure Plan



3.3 High quality public realm



3.3.1 Objectives - High quality public realm

OBJECTIVES		IMPLEMENTATION TOOLS
O10	To recognise, protect, and celebrate Aboriginal cultural heritage by embedding cultural values and stories throughout the precinct's design, landscape, and public spaces.	R15-R16, R23, G17-G20
O11	To ensure development recognises and incorporates post contact heritage features in a way that contributes to neighbourhood character and place-based character	R16, G17
O12	To create a climate-resilient urban environment that enhances biodiversity, supports sustainable water and drainage systems, and integrates natural features to protect and strengthen ecological values.	R17-R32, G21-G32
O13	To retain and protect features of the natural environment that make an important contribution to local character, amenity, culture and ecology.	R19
O14	To facilitate the development of streetscapes, local parks, sports reserves, and recreational facilities that are safe, functional and enjoyable.	R17-R25, G21-G32 Street cross sections
O15	To support the establishment of cooler, greener neighbourhoods through canopy tree cover, and the integration of natural and landscape features that reinforce local character and amenity.	R17-R25, G21-G32
O16	To develop sustainable water, drainage and wastewater systems that protect, conserve, and improve biodiversity, waterways and other natural resource and maintain or enhances the safety, health and wellbeing of people and property.	R26-R32, G33-G35
O17	Ensure that bushfire risk is considered in the layout, staging and design of development	R33-R35
O18	To promote and facilitate environmentally sustainable development.	R18-36

3.3.2 Requirements and guidelines - High quality public realm

REQUIREMENTS

Cultural and Post-contact Heritage requirements

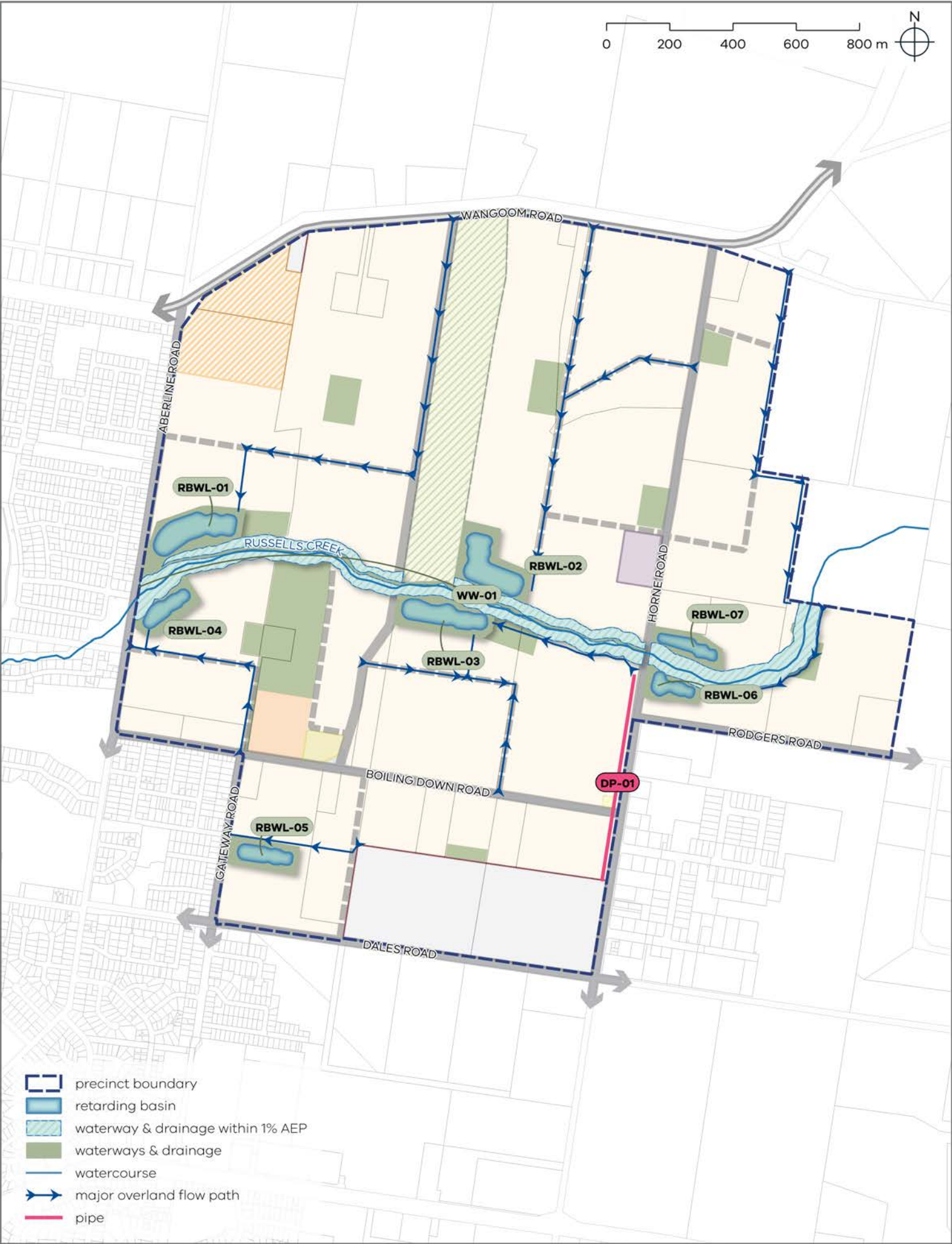
- R15** Eastern Maar cultural heritage and post-contact historic heritage sites must be recognised through the design of public places, infrastructure and interpretive installations.
- Opportunities should be explored through the creation of cultural heritage interpretation trails, in consultation with relevant stakeholders.
- Signage or interpretive opportunities should be integrated into the public realm to contribute to the knowledge and understanding of the local area's Aboriginal cultural and historic cultural history.
- R16** Any heritage site / reserve or conservation area to be vested in the relevant authority must be done so in a standard that satisfies the requirements of that authority. Works required prior to the transfer include, but may not be limited to:
- Clearing of rubbish, weeds and contaminated soils
 - Essential repairs to and stabilisation of any structures
 - Any fencing required to ensure the safety of the public
- Any works carried out must be consistent with any relevant Cultural Heritage Management Plan and Conservation Management Plan.

Public realm, Open space and Biodiversity requirements

- R17** Canopy tree coverage within the public realm must achieve a minimum of 30% coverage (excluding areas dedicated to biodiversity or native vegetation conservation, drainage assets, or affected by the BMO or within a bushfire setback).
- R18** Street trees must be provided on both sides of all roads/streets (excluding laneways) generally in accordance with the cross-sections, any relevant Warrnambool City Council policy, and at regular intervals appropriate to tree size at maturity. Alternative street tree planting arrangements may be considered by the responsible authority where site specific constraints restrict street tree planting on both sides of the street.
- R19** The retention, enhancement and integration of the natural environment, landscape features and places of Aboriginal cultural values must be considered through subdivision design, and, where applicable, building and landscape design.
- R20** Conservation areas identified in [Plan 5](#) Public Realm must be retained in accordance with this plan and relevant Commonwealth and State government legislation and policies unless otherwise agreed by the responsible authority.
- R21** Vegetation or development within bushfire hazard areas shown on [Plan 7](#) Bushfire must be managed unless otherwise agreed by the responsible authority and relevant fire authority.
- R22** Any reserve, biolink, or conservation area to be vested in the relevant authority must be transferred in a state that satisfies the requirements of that authority. Works required prior to the transfer include, but may not be limited to:
- Clearing of rubbish, weeds and contaminated soils;
 - Essential repairs to and stabilisation of any structures; and
 - Any fencing required to ensure the safety of the public.
- Any works carried out must be consistent with the approved conservation masterplan.

Plan 6 - Water

East of Aberline Precinct Structure Plan



REQUIREMENTS

R23 Development on land within and abutting the Russells Creek corridor must prepare a Russells Creek Corridor Masterplan for the section within the same ownership to the satisfaction of the responsible authority.

The Russells Creek Corridor Masterplan must:

- Detail a response to the entire extent of land within the creek corridor from any adjoining road cross section to the opposite side of the creek channel.
- Respond to any corridor masterplan that has previously been prepared for an adjoining section of Russells Creek.
- Respond to any adjoining street cross section.
- Include wetland level and landscape-level design objectives for habitat management through preserving and improving existing wetland features (including proposed wetlands, if contemplated in the supporting stormwater strategy for the relevant land) and waterways.
- Provide a 30-metre landscaped riparian habitat buffer either side of Russells Creek channel to support the establishment of the waterway corridor and provide a non-disturbance area for the use of local fauna. Public pedestrian paths, local roads and infrastructure must be located outside the habitat buffer, unless appropriately designed to the satisfaction of the responsible authority.
- Detail the extent of creek stabilisation and conveyance improvements within the adjoining 10m creek channel to the 30m riparian buffer to support urban development and waterway health and establish the scope, staging and delivery mechanisms for those works.
- Identify local parks and recreation areas located adjacent to the Russells Creek corridor and clearly delineate the habitat zone from other open space. This can be done via appropriate planting of native vegetation and signage.
- Include landscaping in line with Swamp Scrub or Plains Grassy Woodland Ecological Vegetation Classes.
- Include objectives to improve the hydrological condition of Russells Creek and habitat outcomes for local fauna such as waterbird, frog, fish and reptile species. This may include implementation of in-stream pools of low flowing water, natural barriers to water flow and varying bank grades.
- Design any public lighting to prevent light spill and glare within and adjacent to the waterway corridor in accordance with the relevant guidelines, including the National Light Pollution Guidelines for Wildlife (DCCEEW, 2023).
- Include signage and public art that acknowledge the biodiversity values of the Russells Creek corridor.
- Include engagement with Traditional Owners, DEECA and Glenelg Hopkins Catchment Management Authority (GHCMA) through development of the masterplan.

Development that includes areas designated for the Russells Creek corridor must be in accordance with the approved masterplan

R24 All parks and areas of open space must be located, designed and developed to the satisfaction of the responsible authority generally in accordance with [Plan 5](#) Public Realm and [Plan 6](#) Water and Land Use Budget, unless otherwise approved by the responsible authority.

R25 Encroachment or intensification of development must not occur within the Russells Creek Corridor.

Drainage infrastructure must minimise impacts on biodiversity values and Aboriginal cultural values, particularly habitat for matters of national environmental significance located within conservation areas.

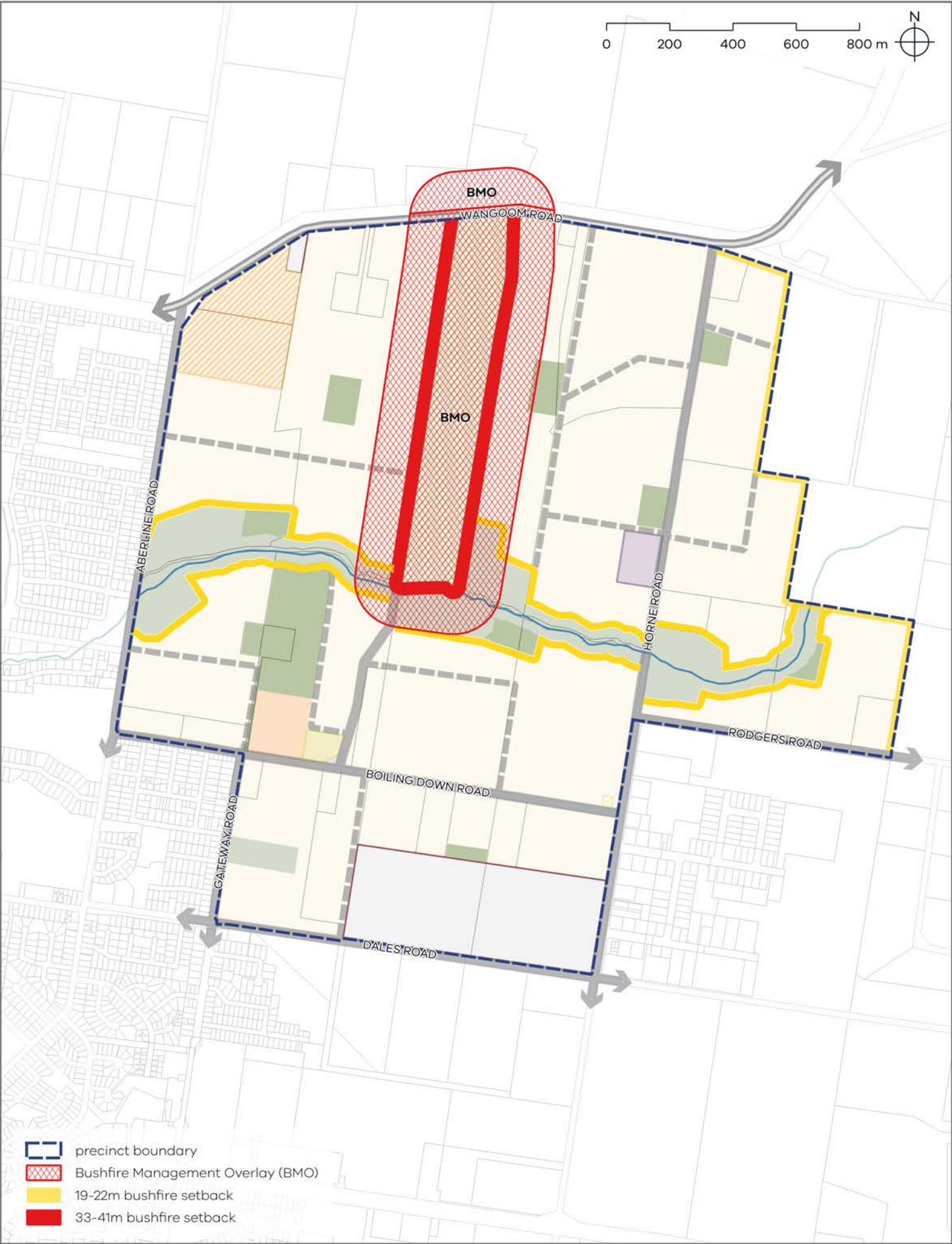
Drainage, Waterways and Integrated Water Management requirements

R26 Development must:

- provide for the delivery of appropriate ultimate waterway and drainage infrastructure, including stormwater detention, quality treatment and volume control (as applicable),
- consider opportunities for early establishment of waterways.
- address the staging and timing of stormwater drainage works, and Roof Water Harvesting, including any interim flood mitigation works and temporary outfall provisions and/or interim works required to accommodate flows from a part of the Roof Water Harvesting System prior to connection to RWH Trunk Infrastructure.

To the satisfaction of GHCMA, Wannon Water and the responsible authority.

Plan 7 - Bushfire
East of Aberline Precinct Structure Plan



REQUIREMENTS

- R27** Drainage infrastructure must be designed to satisfy the requirements of the responsible authority, including any interim flood mitigation works, to the satisfaction of GHCMA.

Applications must demonstrate:

- GHCMA freeboard requirements for finished floor level of buildings to be set at least 300 millimetres above the 1%AEP (climate change), excluding garages, are met
- GHCMA balanced cut and fill requirements to ensure lots are filled 300 millimetres above the applicable 1%AEP (climate change) flood level are met.
- GHCMA requirement for roads to be set no lower than 300 millimetres below the 1%AEP flood level (inc. climate change) are met.

to the satisfaction of the responsible authority and/or GHCMA.

- R28** Waterways must:

- Provide safe drainage and flood protection
- Incorporate environmental, cultural and amenity value
- Provide open waterways

all to the satisfaction of GHCMA and the responsible authority

- R29** Subdivisions must incorporate rainwater capture through augmentation of a roof water harvesting network (RWH) as part of broader water sensitive urban design initiatives which can assist with climate resilience, reduce nuisance flooding and reduce stress on water catchments of environmental significance.

- R30** Stormwater conveyance and treatment must be designed to avoid or mitigate the risk of erosion from sodic and/or dispersive soils to the satisfaction of the responsible authority.

- R31** Stormwater runoff from the development must meet the performance objectives of the *EPA Publication 1739.1* prior to discharge to receiving waterways, unless otherwise approved by GHCMA and the responsible authority.

Proposals that exceed the performance objectives are highly encouraged and can be considered, all to the satisfaction of GHCMA and the responsible authority

- R32** Permit applications for subdivision and/or development must be accompanied by an appropriate integrated water management plan which clearly identifies how development will contribute towards the strategic outcomes applicable to the development identified in the DEECA Great South coast IWM Strategic Directions Statement, to the satisfaction of Wannon Water, GHCMA and the responsible authority.

Bushfire requirements

- R33** Development adjoining bushfire hazards shown on [Plan 7](#) Bushfire must be setback in accordance with the corresponding bushfire hazard designations to the satisfaction of the responsible authority and relevant fire authority.

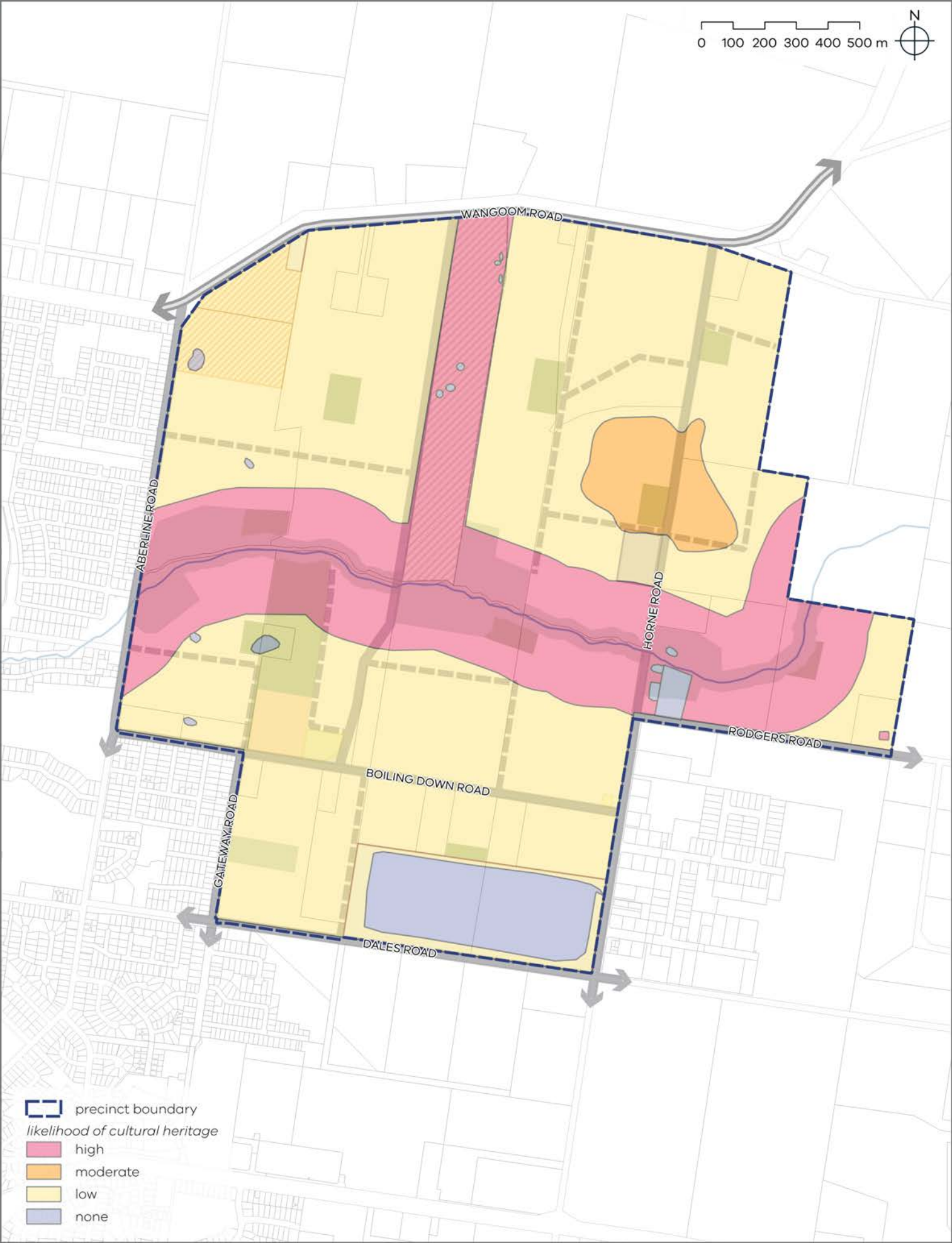
- R34** Any vegetation located in a setback required for bushfire purposes must be managed in accordance with the following requirements, unless otherwise agreed by the responsible authority and relevant fire authority:

- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10 centimetres in height must not be placed within 3 metres of a window or glass feature of the building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5 square metres in area and must be separated by at least 5 metres.
- Trees must not overhang or touch any elements of a building.

- R35** Development and subdivision must provide for a perimeter road or alternative bushfire interface for the entire width of the corresponding bushfire hazard area identified on [Plan 7](#) Bushfire.

Plan 8 - Aboriginal Cultural Heritage Likelihood Plan

East of Aberline Precinct Structure Plan



GUIDELINES

Cultural and Post-contact Heritage guidelines

- G17** Aboriginal and historic cultural heritage should be recognised through the design of public places, infrastructure and interpretive installations. Meaningful opportunities should be explored through cultural heritage interpretation trails along public path networks in areas of known historic cultural history or areas of Aboriginal cultural heritage sensitivity, in consultation with relevant stakeholders.
- G18** Where a CHMP is required and includes provision for the ongoing preservation, restoration, management and maintenance of areas of cultural heritage significance as part of the CHMP activity description, any such ongoing management and maintenance requirements should be considered for inclusion as an appropriately worded condition on a relevant planning permit.
- G19** A voluntary CHMP should be undertaken in the following locations if a high impact activity is undertaken, as listed in Division 5 of the Aboriginal Heritage Regulations 2018:
- Land identified as moderate and high likelihood in [Plan 8](#) Aboriginal Cultural Heritage Likelihood.
- G20** Development should recognise and respond to Aboriginal cultural heritage through:
- The requirements of any approved CHMP
 - Incorporation of interpretative signage and art at different locations in development in consultation with Eastern Maar Aboriginal Corporation
 - Use of traditional Eastern Maar language and place names in consultation with Eastern Maar Aboriginal Corporation

Public Realm, Open Space and Biodiversity guidelines

- G21** Canopy trees should have an average canopy foliage of 6.4m in diameter at maturity in summer. Where this cannot be achieved because of local climate and soil conditions, a suitable species should be selected which closest achieves this canopy cover, to the satisfaction of the responsible authority.
- G22** The design of subdivision and development should facilitate the retention of existing canopy trees to contribute to the 30% canopy tree cover target where practical.
- G23** Passive irrigation of street trees should be provided. Alternative irrigation may be considered where it can be demonstrated through a comprehensive alternative plan (such as an Integrated Water Management Plan) that passive irrigation is either unnecessary or inferior to the proposed alternative.
- G24** Movement corridors for local fauna and adjacent land uses should be designed and managed sensitively in accordance with a management plan, and to enhance community access and experience of the conservation and landscape value areas.
- G25** Subdivision layouts should include frontage roads to all edges of open spaces.
- Where frontage roads are not provided, an access way should be provided to the satisfaction of the responsible authority.
- This guideline does not apply where community hubs or drainage reserves front open spaces.
- G26** Unless exempt under Clause 52.17 or 52.37 subdivision and development should facilitate the retention of trees identified on [Plan 5](#) Public Realm where practical in a manner that makes a positive contribution to local character, public amenity and ecological values (i.e. including potential roosting habitat, Grassy Woodland species, flowering Eucalypts and that presents indigenous revegetation opportunities to increase habitat and movement corridors for local fauna), unless:
- Removal of tree(s) is necessary to provide for the functional and operational needs of infrastructure, including drainage, community infrastructure, and the road network, or,
 - Retaining the tree(s) would unreasonably limit the ability to provide a reasonable building platform, site access, and/or associated civil services, or,
 - It can be demonstrated that any potential adverse effects on local character and amenity resulting from the removal of the tree(s) can be appropriately mitigated (e.g. through replacement planting).

GUIDELINES

G27 Vegetation removal can be considered if it is necessary to provide for the functional and operational needs of infrastructure, including, drainage, community infrastructure, and the road network.

G28 Alternative locations and configurations for local parks shown on Public Realm Plan, may be considered subject to:

- Open space being retained within the same landownership, unless otherwise agreed with the affected landowners.
- not diminishing the quality or usability of the space
- not adversely affecting walkable accessibility of the network
- not adversely affecting the overall diversity of the precinct's open space network

G29 The design and layout of public open space within commercial and residential areas, community facilities and sporting reserves should consider space for growing, harvesting, distributing, and consuming food where appropriate. This should be achieved using Flood Sensitive Planning and Urban Design initiatives such as urban farming, raised garden beds, car space gardens, rooftop gardens and community gardens that utilise rainwater or recycled water as negotiated with Wannon Water.

G30 Development and road layout should respond to significant landscape features, places of Aboriginal cultural heritage and values, and existing vegetation in a way that the layout:

- acknowledges Aboriginal cultural values, in consultation with the Eastern Maar Aboriginal Corporation and any other relevant stakeholders.
- supports an urban structure that is easy to understand and navigate.
- retains and protects landscape features and existing vegetation that make a significant positive contribution to place character, amenity, cultural and/or ecological values.
- incorporates the sense and experience of the natural environment into the planned urban character
- facilitates space between buildings to enable landscaping to establish.
- uses focal points for view lines along streets such as views towards areas of open space such as Russells Creek and Tozer Reserve
- provides for increased provision of tree canopy cover in the public realm over time.

The above should be delivered in consultation with relevant stakeholders.

G31 Crime Prevention Through Environmental Design (CPTED) principles, and in particular the provision of positive address and good passive surveillance from adjoining development, should guide the design of open spaces and associated infrastructure.

G32 A consistent suite of lighting and furniture should be used across neighbourhoods, appropriate to the type and role of street or public space to the satisfaction of the responsible authority.

Drainage, Waterways and Integrated Water Management

G33 Water sensitive urban design (WSUD) measures should be implemented in line with relevant policy and guidelines to the satisfaction of the responsible authority. Proposed landscape plantings as part of WSUD measures must predominantly constitute indigenous species of local provenance.

G34 Development should be designed to:

- Reduce reliance on drinking water.
- contribute to a sustainable built environment through utilisation of alternative water where appropriate, including rain/stormwater harvesting and recycled water.
- Improve stormwater quality.
- Maximise habitat values for local flora and fauna species.
- Manage surface and groundwater quality and hydrological regimes to protect environmental values.

G35 Where primary waterway, conservation or recreation functions are not adversely affected, land required for integrated water management initiatives (such as stormwater harvesting, aquifer storage and recovery, sewer mining) should be incorporated within the precinct open space system as depicted on [Plan 6](#) Water.

Table 5 – Open Space

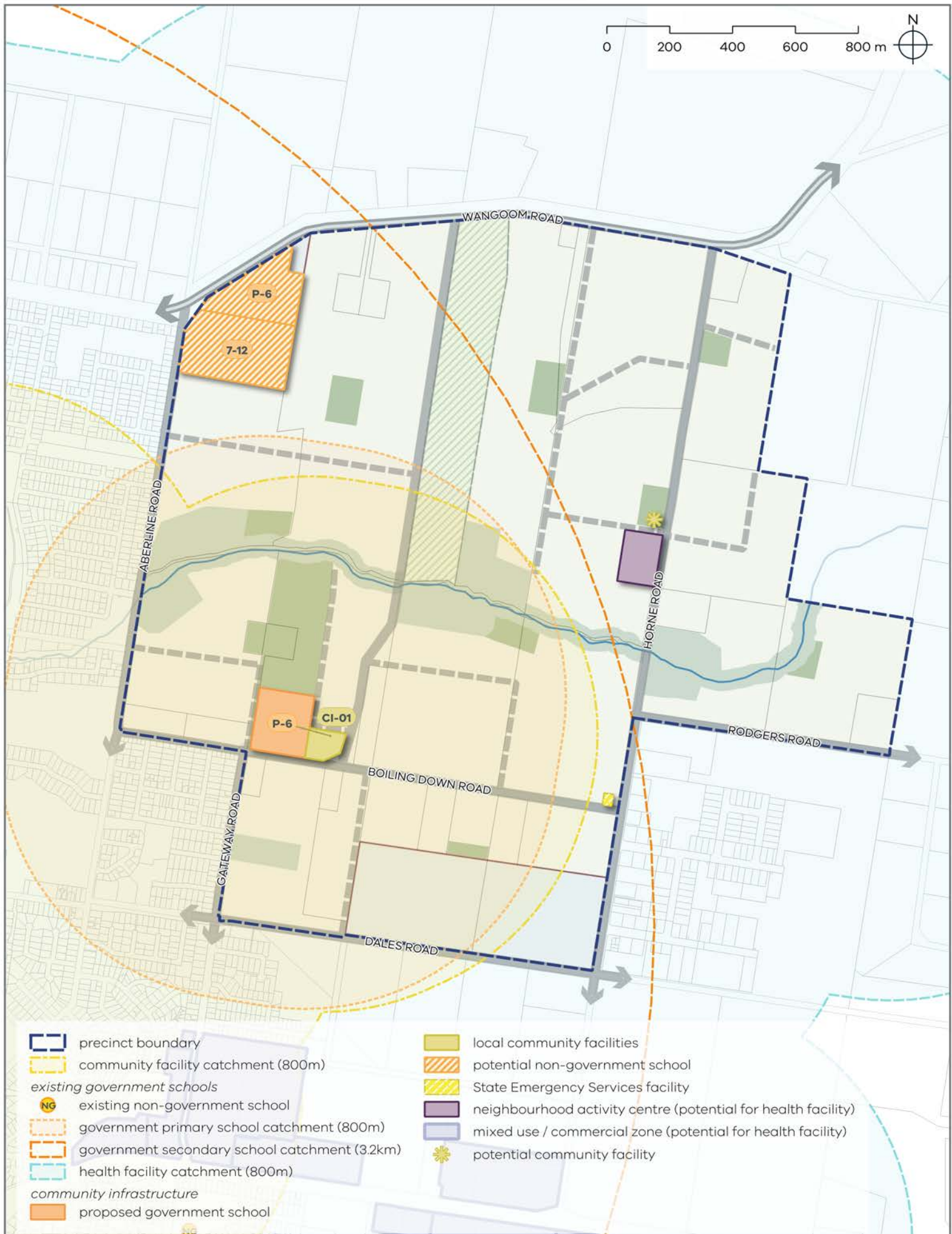
Park ID	Description	Area (ha)	Responsibility
Local open space			
LP-01	Local Park to be delivered by CI53.01	1.00	Warrnambool Council
LP-02	Local Park to be delivered by CI53.01	1.70	Warrnambool Council
LP-03	Local Park to be delivered by CI53.01	1.20	Warrnambool Council
LP-04	Local Park to be delivered by CI53.01	0.60	Warrnambool Council
LP-05	Local Park to be delivered by CI53.01	1.60	Warrnambool Council
LP-06	Local Park to be delivered by CI53.01	1.20	Warrnambool Council
LP-07	Local Park to be delivered by CI53.01	1.17	Warrnambool Council
LP-08	Local Park to be delivered by CI53.01	0.60	Warrnambool Council

Table 6 – Water infrastructure

Project ID	Description	Location	Area (ha)	Responsibility
Drainage scheme				
RBWL-01	Retarding Basin/Wetland & Sedimentation Pond - Catchment A	Construction of Combined Retarding Basin/Wetland & Sedimentation Pond in Aberline Road (North) - Catchment A	3.77	Warrnambool Council
RBWL-02	Retarding Basin/Wetland & Sedimentation Pond - Catchment B	Construction of Combined Retarding Basin/Wetland & Sedimentation Pond to west of Tozer Reserve - Catchment B	3.42	Warrnambool Council
RBWL-03	Retarding Basin/Wetland & Sedimentation Pond - Catchment C	Construction of Combined Retarding Basin/Wetland & Sedimentation Pond to south of Tozer Reserve - Catchment C	3.02	Warrnambool Council
RBWL-04	Retarding Basin/Wetland & Sedimentation Pond - Catchment D	Construction of Combined Retarding Basin/Wetland & Sedimentation Pond in Aberline Road (South) - Catchment D	1.76	Warrnambool Council
RBWL-05	Retarding Basin/Wetland & Sedimentation Pond - Catchment E	Construction of Combined Retarding Basin/Wetland & Sedimentation Pond in Gateway Road - Catchment E	1.97	Warrnambool Council
RBWL-06	Retarding Basin/Wetland & Sedimentation Pond - Catchment F	Construction of Combined Retarding Basin/Wetland & Sedimentation Pond in Rodgers Road - Catchment F	1.33	Warrnambool Council
RBWL-07	Retarding Basin/Wetland & Sedimentation Pond - Catchment G	Construction of Combined Retarding Basin/Wetland & Sedimentation Pond in Horne Road (North) - Catchment G	1.64	Warrnambool Council
WW-01	Russells Creek Waterway Corridor	Russells Creek waterway corridor, natural waterway and 1%AEP floodplain storage	15.43	Warrnambool Council

Plan 9 - Community Infrastructure

East of Aberline Precinct Structure Plan



3.4 Services and destinations



3.4.1 Objectives – Services and destinations

OBJECTIVES	IMPLEMENTATION TOOLS
O19 To facilitate the equitable and efficient delivery of community and education infrastructure that maximises accessibility for residents of the precinct and surrounding areas. (T18)	R36-R40, G36-G40
O20 To provide convenient access to everyday community, education, and social services, through well-located and connected infrastructure. (T18)	R36-R39, G36-G39
O21 To support the development of community facilities and public spaces that are functional, attractive, safe, and inviting for all users.	R39, G36-G39

3.4.2 Requirements and guidelines – Services and destinations

REQUIREMENTS	
R36	Proposed government school sites must have a minimum of two road frontages (three preferred), one of which must be a bus-capable connector road. All roads fronting school sites must be wide enough to simultaneously accommodate safe and efficient: – Pedestrian movement. – Two-way traffic and cycling movement. – Student drop-off zones, and indented parking of cars and buses. – Designated pedestrian crossing points as required by the responsible authority.
R37	All lots created on the proposed government school site must be designed and serviced to the satisfaction of Department of Education. The land must be finished to a standard (clean of any identified contamination and serviced as would normally be expected of any residential lot) that satisfies the requirements of the Department of Education prior to the transfer of the land to the Department of Education. Any changes that affect a proposed government school site must also be to the satisfaction of the Department of Education.
R38	Any connector street or access street abutting a community or education infrastructure must be designed to achieve slow vehicle speeds and provide designated pedestrian crossing points in the vicinity of the site.
R39	Subdivision and development involving the delivery and design of community facilities, services and public spaces must: – Appropriately reflect and cater for the anticipated needs of the community – Complement the planned activity and community-related outcomes in adjoining neighbourhoods. – Provide convenient, walkable access to everyday needs, services and recreation opportunities.
R40	Where the responsible authority is satisfied that land shown as a potential non-government school site is unlikely to be used for a non-government school, the land may be used for an alternative purpose which is generally in accordance with the PSP and consistent with the provisions of the applied zone. The development or subdivision of the PSP must be 80% complete and the responsible authority must be in receipt of a letter from the proposed education provider stating that the land is no longer required. The responsible authority must verify the need for the potential school with the education provider by referring to the Background Report and Community Infrastructure Assessment of the subject PSP area. Further guidance on this can be found in the VPA's 'Non-government School Planning Guidance Note'.

GUIDELINES

G36 Education facilities, community facilities and sports reserves should be co-located and accessible by active and public transport routes and provide an address to the street, with legible entry and exit, generally in accordance with [Plan 9](#) Community Infrastructure.

G37 Community and recreation infrastructure, schools, and sporting reserves which are co-located should be designed to maximise efficiencies through the sharing of car parking and other complementary infrastructure, street activation, permeability, safe pedestrian and cyclist access and facilitate out of hours use.

G38 The layout of community infrastructure and open space as illustrated in [Plan 9](#) Community Infrastructure may be altered to the satisfaction of the relevant responsible authorities.

Alterations that may impact a proposed government school site must be to the satisfaction of the Department of Education

G39 The design and layout of schools, community facilities and sports reserves should:

- Apply a user centred approach to ensure these spaces are accessible, flexible, safe, intuitive and create a positive experience for the community
- Encourage direct access and permeability for pedestrians and cyclists through and between facilities
- Encourage efficiencies through the sharing of car parking and other complementary infrastructure
- Minimise fencing to improve integration with adjacent land uses
- Provide continuous pedestrian paths of travel
- Incorporate canopy tree planting or built structures to provide appropriate shade.
- Provide opportunities for out of hours community use.

G40 Emergency service facilities should:

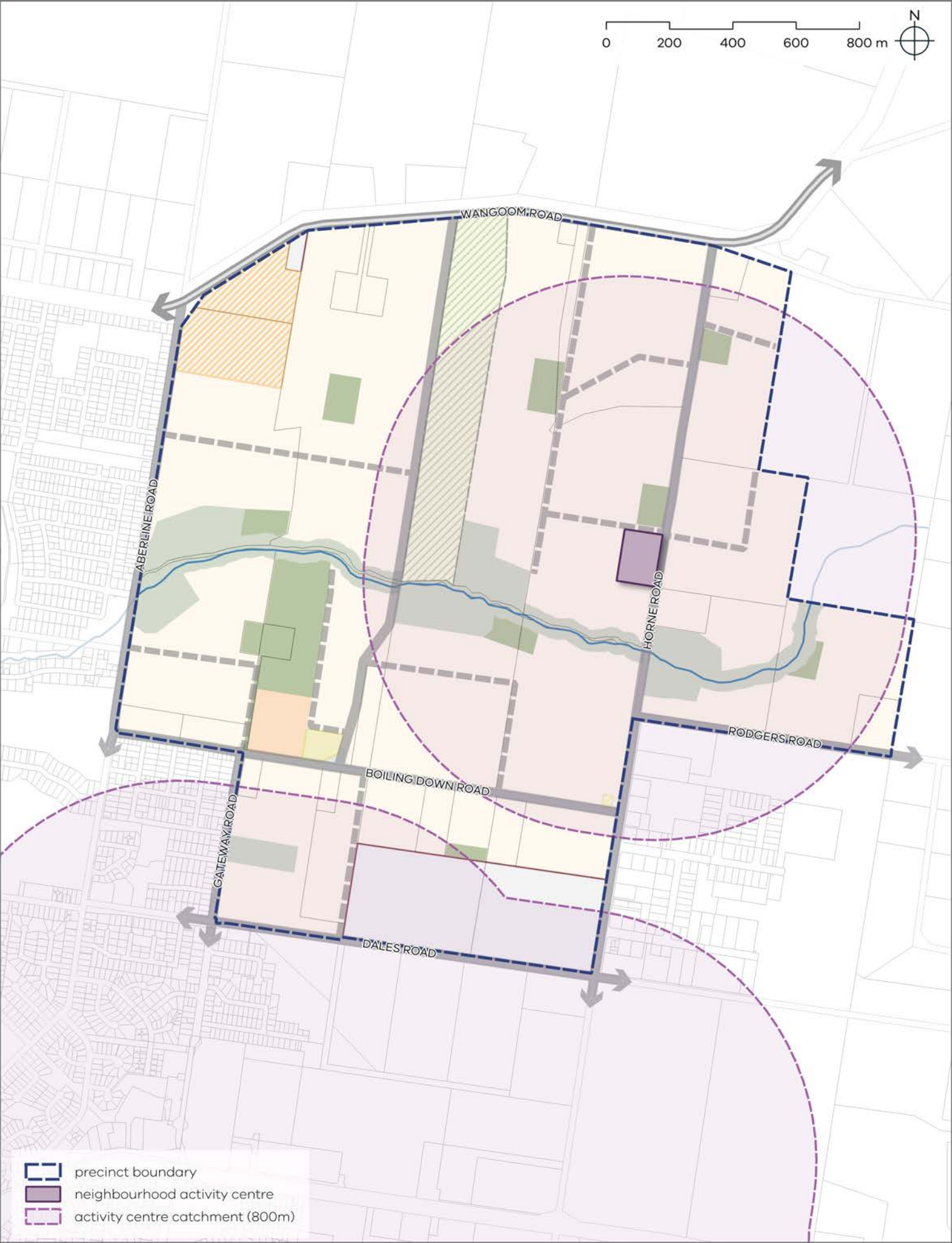
- be located along the connector road network
- provide an address to the street and a legible entry and exit

to the satisfaction of Emergency Services Victoria and the Department of Health.

Where the responsible authority is satisfied that land shown as a potential emergency facility site is unlikely to be used for an emergency service facility, the land may be used for an alternative purpose which is generally in accordance with the PSP and consistent with the provisions of the applied zone.

Plan 10 - Employment & Activity Centres

East of Aberline Precinct Structure Plan





3.5 Thriving local economies

3.5.1 Objectives– Thriving local economies

OBJECTIVES	IMPLEMENTATION TOOLS
O22 To deliver activity centres that accommodate a range of jobs, services, amenities, activities, and housing that supports a full range of employment opportunities and meet the changing economic, climate and social needs of a place to support a diverse sustainable economy.	R41-R45, G41-G42
O23 To ensure activity centres are planned and scaled to meet the needs of local neighbourhoods, enhance safety and amenity, support activation throughout the day and evening, and complement the role of Warrnambool's CBD as the primary commercial and civic centre.	R41-R45, G41-G42

3.5.2 Requirements and guidelines – Thriving local economies

REQUIREMENTS	
R41	Land use and development within the Activity Centres must respond to the relevant criteria in Appendix 4 Activity Centre Performance Requirement and Guidelines, unless otherwise approved by the responsible authority.
R42	Development of the designated activity centre must: – Provide safe, walkable access to daily needs and services. – Establish a fine-grain street and block structure with block lengths ideally under 100m. – Include public spaces or plazas that support social interaction, with active frontages and access to sunlight. – Design buildings to align with street edges and promote activation at ground level. – Provide entrances that are clearly legible, well-located and designed to enhance street safety. – Avoid long, inactive façades or expanses of highly reflective or tinted glass. – Locate service areas, car parks and loading docks to rear or side frontages, away from primary streets. – Sleeve large-format tenancies and car parking areas with smaller tenancies to maintain activation. – Provide loading and delivery zones that are not facing the main streets and must be screened or sleeved by active uses where possible. – Incorporate weather protection such as continuous canopies on main pedestrian streets. – Follow CPTED principles to maximise passive surveillance and perceived safety. – Use durable, tactile materials at the lower levels to create human scale and visual interest.
R43	Development of the designated activity centre must demonstrate alignment with Table 7 .
R44	New development on the designated Neighbourhood Activity Centre must construct a signalised intersection with the arrangement for turning vehicle traffic, pedestrian and cycle crossings in Horne Road at no cost to Council to the satisfaction of the responsible authority.
R45	Subdivision and development involving the delivery of employment land must contribute to: – a form, scale and intensity of land use and activity that is compatible with adjacent land uses. – adaptable and changing uses, regeneration, and intensification initiatives – a range of lot sizes to cater to a diverse mix of businesses

GUIDELINES

G41 A masterplan should be prepared for subdivision that creates the designated activity centre site to show integration of built form, land use, access, and public realm.

Development should:

- Align with Safer Design Guidelines for Victoria and the Urban Design Guidelines for Victoria.
- Provide centralised, welcoming public spaces that function as community focal points.
- Include a mix of tenancy sizes to support diverse business types, including small and emerging enterprises.
- Position community uses on the ground floor to maximise public access and street presence.
- Integrate signage and services without creating visual clutter or detracting from public realm quality.
- Ensure weather protection and street furniture are of high-quality and contribute to public comfort.
- Incorporate sustainable urban design elements such as WSUD, canopy trees, and energy-efficient façades.
- Include end-of-trip cycling facilities and ensure pedestrian/cyclist priority across key nodes.
- Avoid large blank walls, deep alcoves, and setbacks that reduce passive surveillance or create unsafe conditions.
- Encourage night-time activation through lighting, mixed uses, and adaptable spaces.
- Ensure design details support a coherent local identity and respond to regional character.

G42 Applications for subdivision, use and buildings or works of any land wholly or partly located in the Activity Centre shown on [Plan 10](#) Employment and Activity Centre Plan, must:

- Contribute to a design response generally in accordance with [Appendix 4](#) - Local Town Centre Performance Requirements and Guidelines.

Table 7 – Activity Centre performance requirements

Activity centre	Performance Requirements	Performance outcomes
Neighbourhood Activity Centre (NAC)	Land area = 3.0 ha Retail floor space = 7,700 m ²	Located in Horne Road - the neighbourhood activity centre (NAC) is to service all residents within the precinct and meet their day-to-day retail and community needs. The NAC will include a full-line supermarket, speciality retailers, hospitality and retail services. and other general commercial floor space. Higher density residential and mixed-use development is envisaged as part of the overall centre concept.

Plan 11 - Precinct Infrastructure Plan

East of Aberline Precinct Structure Plan



3.6 Infrastructure coordination



3.6.1 Objectives– Infrastructure coordination

OBJECTIVES		IMPLEMENTATION TOOLS
O24	To plan for development that leverages existing and planned infrastructure.	R46-R47, R49, G43, G45
O25	To plan for an integrated water management system that reduces reliance on reticulated potable water, increases the use of alternative water through roof water harvesting, stormwater harvesting and water recycling contributing to a sustainable and green urban environment.	R46, R54-R55, G50
O26	To ensure the coordinated and timely delivery of development and infrastructure to support early access for residents and sustainable long-term growth of the precinct.	R46-R47, G43-G46
O27	To facilitate orderly, staged development that is resilient to climate-related hazards and responsive to environmental conditions.	R48-R50, R52-R53, R57-R59, G49-G50, PIP (Table 8), Plan 11

3.6.2 Requirements and guidelines – Infrastructure coordination

REQUIREMENTS

R46	Staging of infrastructure and development must be generally in accordance with Appendix 1 Infrastructure and Development Staging Plan and Table 8 Precinct Infrastructure Plan, and must provide for the timely provision and delivery of infrastructure to the satisfaction of the responsible authority: Development may seek to utilise interim arrangements to the satisfaction of the responsible authority, provided that they are at no cost to Council and do not prejudice the delivery of ultimate infrastructure.
R47	Development must give effect to relevant policies and strategies being implemented by the drainage authority and utility service providers in accordance with the relevant legislations. Applications which seek to provide interim arrangements and drainage solutions (including in respect of roof water harvesting) may be supported to the satisfaction of the relevant drainage/ utility authority and the responsible authority.
R48	Utilities and other infrastructure must not cross conservation areas and waterway corridors identified in Plan 5 Public Realm Plan and Plan 6 Water Plan. Where services cannot avoid crossing or being located within a conservation area or waterway corridor, they must be located to avoid disturbance to identified environmental values.
R49	The design and delivery of underground services must be coordinated, located, and bundled (using common trenching) to maintain the cross-section widths of paths and nature strips as shown in Plan 11 Precinct Infrastructure Plan and Appendix 5 and to facilitate trees and other planting within road reserve.
R50	Utilities must be placed outside of conservation areas, natural waterway corridors or on the outer edges of these corridors in the first instance. Where services cannot avoid crossing or being located within a conservation area or natural waterway corridor, they must be located to avoid disturbance to existing waterway values and native vegetation and be designed in consultation with the Department of Energy, Environment and Climate Action, Catchment Management Authority and the responsible authority.
R51	All new electricity supply infrastructure (excluding substations and cables with voltage 66kv or greater) must be provided underground.

- R52** All public open space contributions via Clause 53.01 must be finished in accordance with the approved landscape masterplan and to a standard that satisfies the requirements of the responsible authority prior to the transfer of the public open space, including:
- Removal of all existing and disused structures, foundations, pipelines, and stockpiles
 - Basic levelling including the supply and spread of minimum 75mm topsoil and subsoil if required on the proposed areas of open space to provide a stable free draining surface
 - Clearing of rubbish and weeds, levelled, topsoiled and grassed with warm climate grass (unless conservation reserve requirements dictate otherwise)
 - Provision of water tapping, potable and recycled water connection points because recycled water connection may not be required in every instance.
 - Planting of trees and shrubs (with drought tolerant species)
 - Adequate protection of existing trees that are to be retained including exclusion zones as appropriate
 - Provision of vehicular exclusion devices (fence, bollards, or other suitable method)
 - Bicycle parking facilities
 - Maintenance access points
 - Construction of minimum 1.5-metre-wide pedestrian paths around the perimeter of the reserve, connecting and linking into any other surrounding paths or points of interest, except where shown as a shared path on [Plan 4](#)
 - Installation of boundary fencing where the public open space abuts private land
 - Installation of park furniture including barbeques, water fountains, shelters, furniture, rubbish bins, local scale playground equipment, local scale play areas, and appropriate paving to support these facilities, consistent with the type of public open space listed in the open space delivery guide and relevant open space strategies and landscape guidelines
- R53** All open space areas including waterway corridors, utilities easements and any other encumbered open space must be constructed generally in accordance with the approved landscape masterplan.
- R54** Stormwater runoff from any development must meet the performance objectives of the *EPA Publication 1739.1* prior to discharge to receiving waterways and as outlined on [Plan 6](#) Water Plan, unless otherwise approved by the responsible authority.
- Proposals that exceed the performance objectives are encouraged and will be considered to the satisfaction of the relevant authority.
- R55** Applications must demonstrate, through the preparation of integrated water management (IWM) plans, the extent to which development will contribute towards:
- outcomes identified in the most current DEECA Great south Coast Strategic Directions Statement.
 - actions identified in Wannon Water’s most current Urban Water Strategy.
 - outcomes identified in the Glenelg Hopkins Regional Catchment Strategy.
 - waterways and integrated water management outcomes which enable land to be used for multiple recreation and environmental purposes.
- to the satisfaction of Wannon Water, GHCA, and the responsible authority.’
- R56** Where an inter-parcel connection is intended or indicated in the PSP, streets must be constructed to property boundaries at the relevant stage of development required or approved by the responsible authority. Provision should be made for temporary vehicle turning until the inter-parcel connection is delivered.
- R57** Planning applications must demonstrate how the subdivision and buildings or works will avoid and minimise impacts to conservation areas through consolidating utilities into dedicated service corridors.
- R58** Final designs and boundaries of constructed wetlands, retarding basins, stormwater quality treatment infrastructure, and associated paths, boardwalks, bridges, and planting, must be to the satisfaction the responsible authority.

- R59 Land identified as public land and required to be delivered as identified in a DCP or separate agreement must be vested in the relevant authority in the following condition:
- Free from all existing disused structures, foundations, pipelines, stockpiles, rubbish, environmental weeds rocks and soil contamination
 - Reasonably graded and/or topsoiled to create a safe and regular surface with a maximum 1:6 gradient
 - Seeded and top-dressed with drought-resistant grass in bare, patchy and newly-graded areas
 - Removal of soil contamination.

R60 Development must provide and fund all local infrastructure not provided through the DCP, to the satisfaction of the responsible authority.

R61 Before development commences on a property, functional layout plans of the road network must be submitted that illustrate the location of all:

- Underground services
- Driveways and crossovers
- Intersection devices
- Shared, pedestrian and bicycle paths
- Street lights
- Street trees

A typical cross-section of each street must be submitted showing above-and-below ground placement of services, street lights and street trees. The plans and cross-sections (including long road cross sections) must demonstrate how services, driveways and street lights will be placed to achieve the required road reserve width and accommodate at least the minimum street tree planting requirements.

Functional, detailed design plans, and cross-sections must meet the requirements of the IDM to the satisfaction of the responsible authority and all relevant service authorities before development commences and may be approved in stages to the satisfaction of the responsible authority.

GUIDELINES

G43 Staging of infrastructure and development should provide for the timely provision and delivery of the following infrastructure to the satisfaction of the responsible authority:

- Consolidate the urban edge of the precinct and connect early-stage development to the existing local road network and the services and amenities
- Facilitate gradually transitioning of rural drainage into urban drainage or infrastructure development
- Connection to any council arterial road network and seek to co-ordinate the delivery of these roads in conjunction with the timing of the arterial road connections located external to the precinct
- Connector streets and connector street bridges
- Street connections between properties, constructed to the property boundary
- On- and off-road pedestrian and bicycle network paths, bridges and intersection crossings
- Safe pedestrian path/s (crushed rock or alternative interim provision where deemed appropriate) from any existing pedestrian network/s to proposed connections to facilitate connectivity to services, transport, community infrastructure and adjoining communities
- Drainage infrastructure
- Essential infrastructure.
- Land for community infrastructure, sports fields, local open space including urban agriculture.

G44 Out-of-sequence development may be considered where an agreement between a developer and the impacted infrastructure providers does not impose unreasonable additional burden on infrastructure providers.

- G45 Development staging should have regard to:
- Proximity to existing or proposed development fronts or serviced land
 - Proximity to significant existing public transport infrastructure or public transport services
 - Proximity to stormwater detention and treatment infrastructure
 - Proximity to existing or committed community infrastructure, such as schools
 - Proximity to new or existing arterial or connector road infrastructure, inclusive of active transport.
 - Its role in facilitating delivery of the above infrastructure.
- Staging that meets alternative criteria to the above may be considered by the responsible authority where an applicant satisfactorily demonstrates that development will not be isolated from basic and essential infrastructure and services, as identified in [Appendix 1](#).
- G46 The early delivery of community facilities, local parks and playgrounds is encouraged within each neighbourhood and may be delivered in stages, to the satisfaction of the responsible authority.
- G47 To enable domestic electric vehicle charging, subdivisions of residential lots and residential developments should allow pre-wiring to support a 32 A Mode 3EVSE or alternative standard, to the satisfaction of the responsible authority.
- G48 Above-ground utilities (such as electricity substations, sewer pump stations, telecommunications facilities, and overhead powerlines) should be identified at the subdivision design stage to ensure effective integration with the surrounding neighbourhood. This includes meeting expectations for mobile telecommunications infrastructure under the Commonwealth's Telecommunication In New Developments (TIND) Policy. Land required to accommodate the infrastructure must not be counted as contributing to open space requirements specified under cl53.01.
- G49 All new above-ground utilities, including temporary utilities, should be located outside of key view lines, and screened, to the satisfaction of the responsible authority.
- G50 Where primary waterway, conservation or recreation functions are not adversely affected, land required for integrated water management initiatives (such as stormwater harvesting, aquifer storage and recovery, sewer mining) should be incorporated within the precinct open space system as depicted on [Plan 5](#) Public Realm Plan.
- G51 Utilities should generally be located within the road reserve. Where this is not practical, easements to place utilities within lots may be considered.
- G52 Trunk services should be placed along general alignments shown in [Plan 11](#) Precinct Infrastructure Plan as advised by the relevant servicing authorities.
- G53 Above-ground utilities should be located outside of key view lines outlined in the Aberline To Horne Growth Corridor Landscape And Viewshed Assessment (prepared by Spiire January 2018) and screened with vegetation to the satisfaction of the responsible authority.

4.0 APPENDICES

Appendix 1: Infrastructure & Development Staging

Appendix 2: Summary land use budget & property-specific land use budget

Appendix 3: Environmental constraints plan

Appendix 4: Activity centre performance requirements & guidelines and design criteria

Appendix 5: Road cross sections

Appendix 6: Glossary of terms

Appendix 1 Infrastructure & Development Staging

East of Aberline Precinct Structure Plan

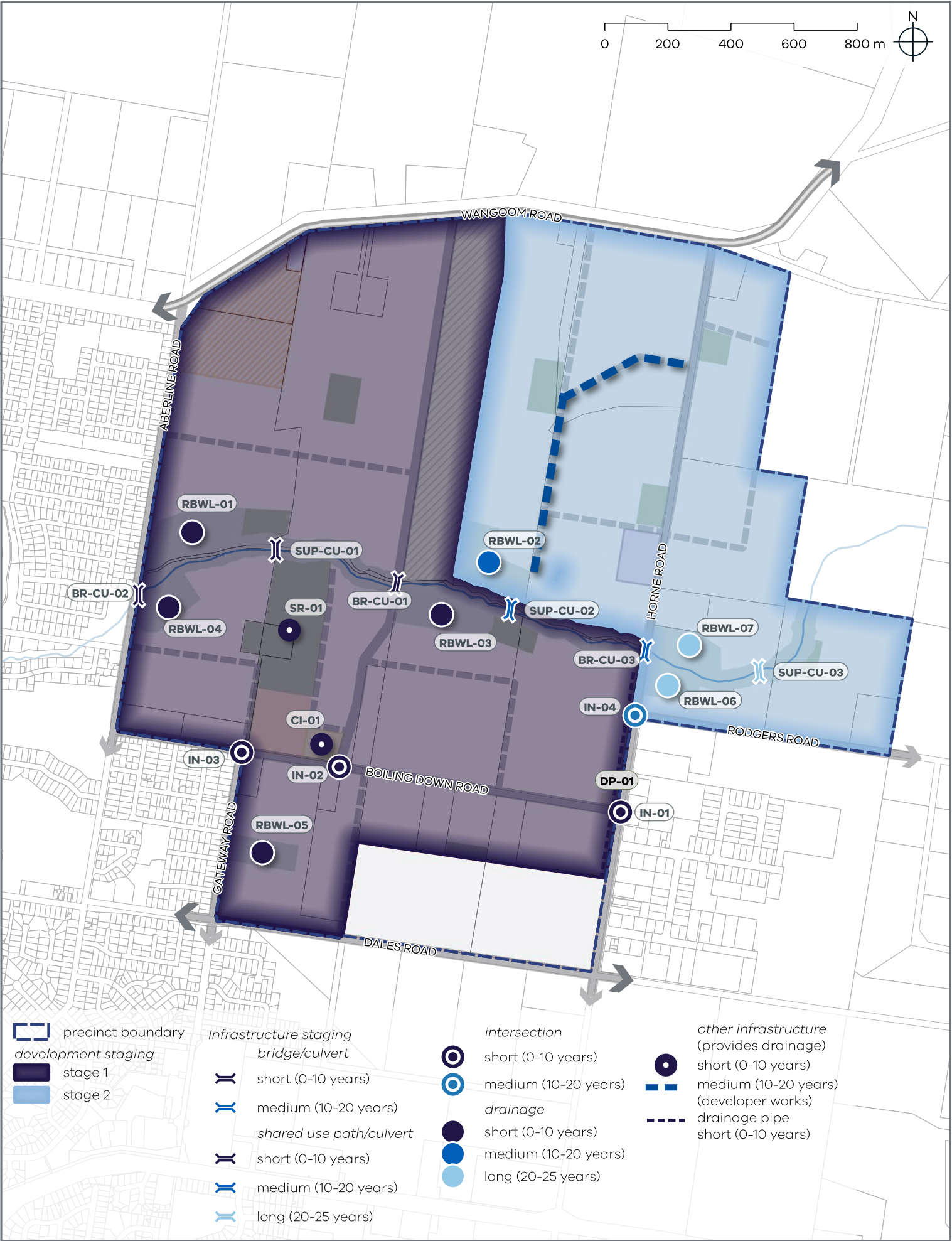


Table 8 – Precinct infrastructure*

					Component Included in ICP					
Category	Ref No.	Title	Description	Lead Agency	Ultimate Land	Interim Construction	Ultimate Construction	Timing	Apportionment Funding Source	Apportionment
Intersections										
Intersection	IN-01	Horne Road & Boiling Down Road Boulevard	Construction of Signalised T-intersection	Warrnambool Council	Yes	No	Yes	S	Development	100%
Intersection	IN-02	Connector Road & Boiling Down Road Boulevard	Construction of Three-leg roundabout (excluding the southern leg)	Warrnambool Council	Yes	No	Yes	S	Development	100%
Intersection	IN-03	Gateway Road & Boiling Down Road Boulevard	Extension of the northern leg of the existing roundabout	Warrnambool Council	Yes	No	Yes	S	Development	100%
Intersection	IN-04	Horne and Rodgers Road	Construction of Signalised T-intersection	Warrnambool Council	Yes	No	Yes	M	Development	60%
Bridges										
Bridge	BR-CU-01	Russells Creek Culvert Crossing	Construction of a new Connector Road & Culvert Crossing over Russells Creek	Warrnambool Council	Yes	No	Yes	S	Development	100%
Bridge	BR-CU-02	Aberline Road Culvert Crossing Upgrade	Construction of a Culvert and Connector Road upgrade at existing crossing of Russells Creek	Warrnambool Council	Yes	No	Yes	S	Development	100%
Bridge	BR-CU-03	Horne Road Culvert Crossing Upgrade	Construction of a Culvert and Connector Road upgrade at existing crossing of Russells Creek	Warrnambool Council	Yes	No	Yes	M	Development	100%
Bridge	SUP-CU-01	Russells Creek Pedestrian Crossing	Construction of a Shared Path Crossing over Russells Creek	Warrnambool Council	Yes	No	Yes	S	Development	100%
Bridge	SUP-CU-02	Russells Creek Pedestrian Crossing	Construction of a Shared Path Crossing over Russells Creek	Warrnambool Council	Yes	No	Yes	M	Development	100%
Bridge	SUP-CU-03	Russells Creek Pedestrian Crossing	Construction of a Shared Path Crossing over Russells Creek	Warrnambool Council	Yes	No	Yes	L	Development	100%
Community infrastructures										
Community Facility	CI-01	Level 2 Community Centre	Construction of a level 2 Community Facility including car parking facility	Warrnambool Council	Yes	No	Yes	S	Development	100%
Sports Reserve	SR-01	Active Open Space - Sports Reserve including fields and outdoor court	Construction of Sports Reserve and fields	Warrnambool Council	Yes	No	Yes	S	Development	100%
Sports Reserve	SR-01p	Pavilion	Construction of a pavilion	Warrnambool Council	Yes	No	Yes	S	Community	100%
Drainage										
Retarding Basin/wetland	RBWL-01	Retarding Basin/ Wetland & Sedimentation Pond - Catchment A	Construction of Combined Retarding Basin/ Wetland & Sedimentation Pond in Aberline Road (North) - Catchment A	Warrnambool Council	Yes	No	Yes	S	Development	100%

					COMPONENT INCLUDED IN ICP					
CATEGORY	REF NO.	TITLE	DESCRIPTION	LEAD AGENCY	ULTIMATE LAND	INTERIM CONSTRUCTION	ULTIMATE CONSTRUCTION	TIMING	APPORTIONMENT FUNDING SOURCE	APPORTIONMENT
Retarding Basin/wetland	RBWL-02	Retarding Basin/ Wetland & Sedimentation Pond - Catchment B	Construction of Combined Retarding Basin/ Wetland & Sedimentation Pond to west of Tozer Reserve - Catchment B	Warrnambool Council	Yes	No	Yes	M	Development	100%
Retarding Basin/wetland	RBWL-03	Retarding Basin/ Wetland & Sedimentation Pond - Catchment C	Construction of Combined Retarding Basin/ Wetland & Sedimentation Pond to south of Tozer Reserve - Catchment C	Warrnambool Council	Yes	No	Yes	S	Development	100%
Retarding Basin/wetland	RBWL-04	Retarding Basin/ Wetland & Sedimentation Pond - Catchment D	Construction of Combined Retarding Basin/ Wetland & Sedimentation Pond in Aberline Road (South) - Catchment D	Warrnambool Council	Yes	No	Yes	S	Development	100%
Retarding Basin/wetland	RBWL-05	Retarding Basin/ Wetland & Sedimentation Pond - Catchment E	Construction of Combined Retarding Basin/ Wetland & Sedimentation Pond in Gateway Road - Catchment E	Warrnambool Council	Yes	No	Yes	S	Development	100%
Retarding Basin/wetland	RBWL-06	Retarding Basin/ Wetland & Sedimentation Pond - Catchment F	Construction of Combined Retarding Basin/ Wetland & Sedimentation Pond in Rodgers Road - Catchment F	Warrnambool Council	Yes	No	Yes	L	Development	100%
Retarding Basin/wetland	RBWL-07	Retarding Basin/ Wetland & Sedimentation Pond - Catchment G	Construction of Combined Retarding Basin/ Wetland & Sedimentation Pond in Horne Road (North) - Catchment G	Warrnambool Council	Yes	No	Yes	L	Development	100%
Waterway	WW-01	Russells Creek Watercourse works	Creek revegetation and stabilisation works within 10m creek channel	Warrnambool Council	Yes	No	Yes	S	Development	100%
Drainage pipe	DP-01	Drainage piping (Catchment C) and Grassed swales along Russells Creek corridor	Construction of Q100 pipe in Horne Road connecting to Catchment C and grassed swales along Russells Creek corridor	Warrnambool Council	Yes	No	Yes	S	Development	100%

Appendix 2 Land Use Budget

East of Aberline Precinct Structure Plan

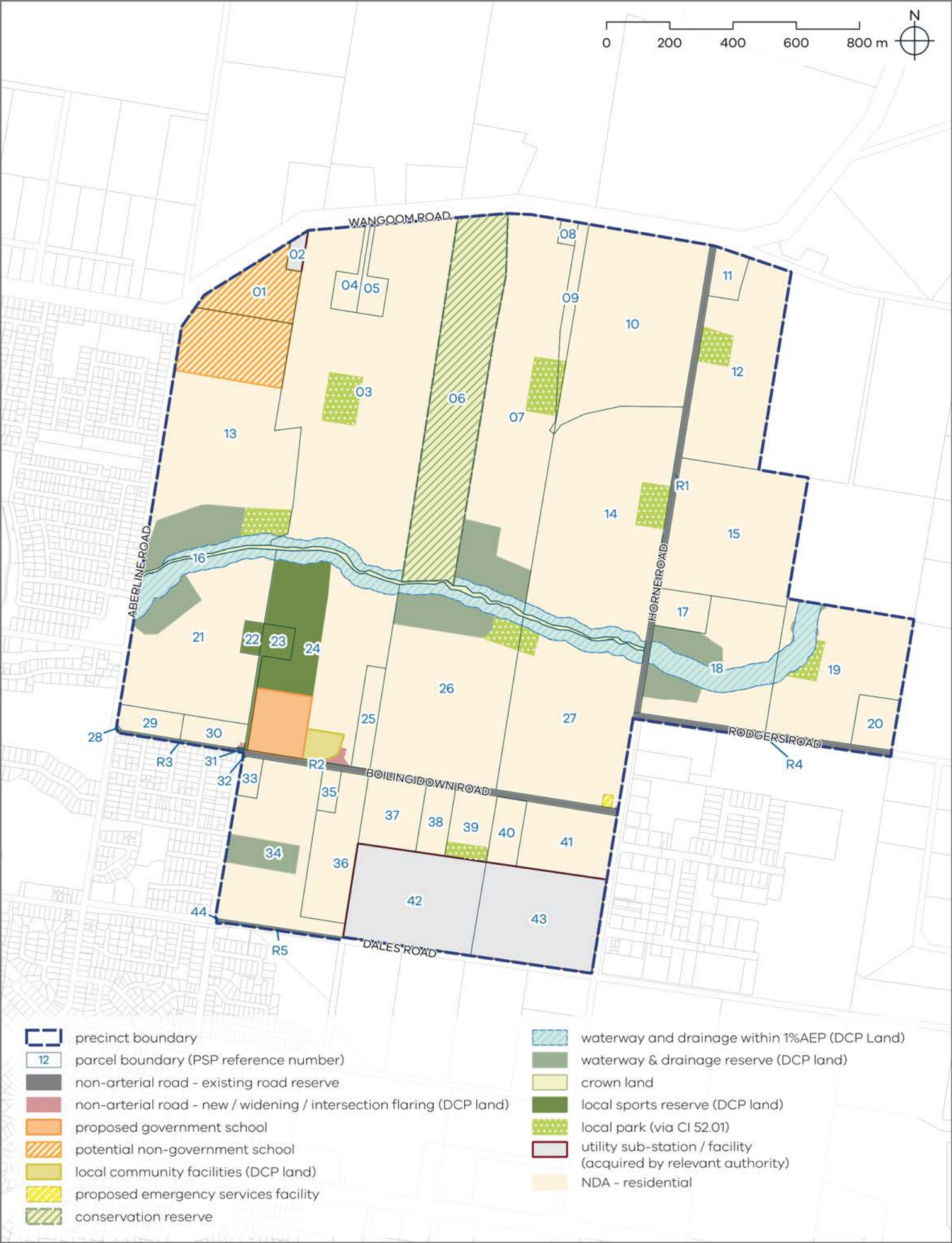


Table 9 – Summary land use budget

DESCRIPTION	AREA (HA)	% OF TOTAL	% OF NDA
TOTAL PRECINCT AREA (HA)	410.41		
TRANSPORT			
Non-Arterial Road – Existing Road Reserve	7.82	1.90%	2.69%
Non-Arterial Road – New / Widening / Intersection Flaring (DCP land)	0.33	0.08%	0.11%
SUB-TOTAL TRANSPORT	8.15	2.0%	2.81%
COMMUNITY & EDUCATION			
Proposed Government School	3.50	0.85%	1.20%
Potential Non-Government School	11.46	2.79%	3.95%
Local Community Facility (DCP land)	1.00	0.24%	0.34%
Government Services	0.12	0.03%	0.04%
SUB-TOTAL COMMUNITY & EDUCATION	16.08	3.92%	5.54%
OPEN SPACE			
UNCREDITED OPEN SPACE			
Conservation Reserve	19.63	4.78%	6.76%
Waterway & Drainage within 1% AEP	15.43	3.76%	5.31%
Waterway & Drainage Reserve	16.99	4.14%	5.85%
Crown Land	1.76	0.43%	0.61%
SUB-TOTAL UNCREDITED OPEN SPACE	53.80	13.11%	18.52%
CREDITED OPEN SPACE			
Local Sports Reserve (DCP land)	8.43	2.1%	2.90%
Local Network Park (via Clause 53.01)	9.06	2.2%	3.12%
SUB-TOTAL CREDITED OPEN SPACE	17.49	4.3%	6.02%
TOTAL ALL OPEN SPACE	71.29	17.4%	24.54%
OTHER			
Utilities Sub-station / facility (acquired by relevant authority)	24.39	5.94%	8.40%
SUB-TOTAL OTHER	24.39	5.94%	8.40%
NET DEVELOPABLE AREA – (NDAR) Ha	290.50	70.78%	
TOTAL NET DEVELOPABLE AREA – (NDA) Ha	290.50	70.78%	

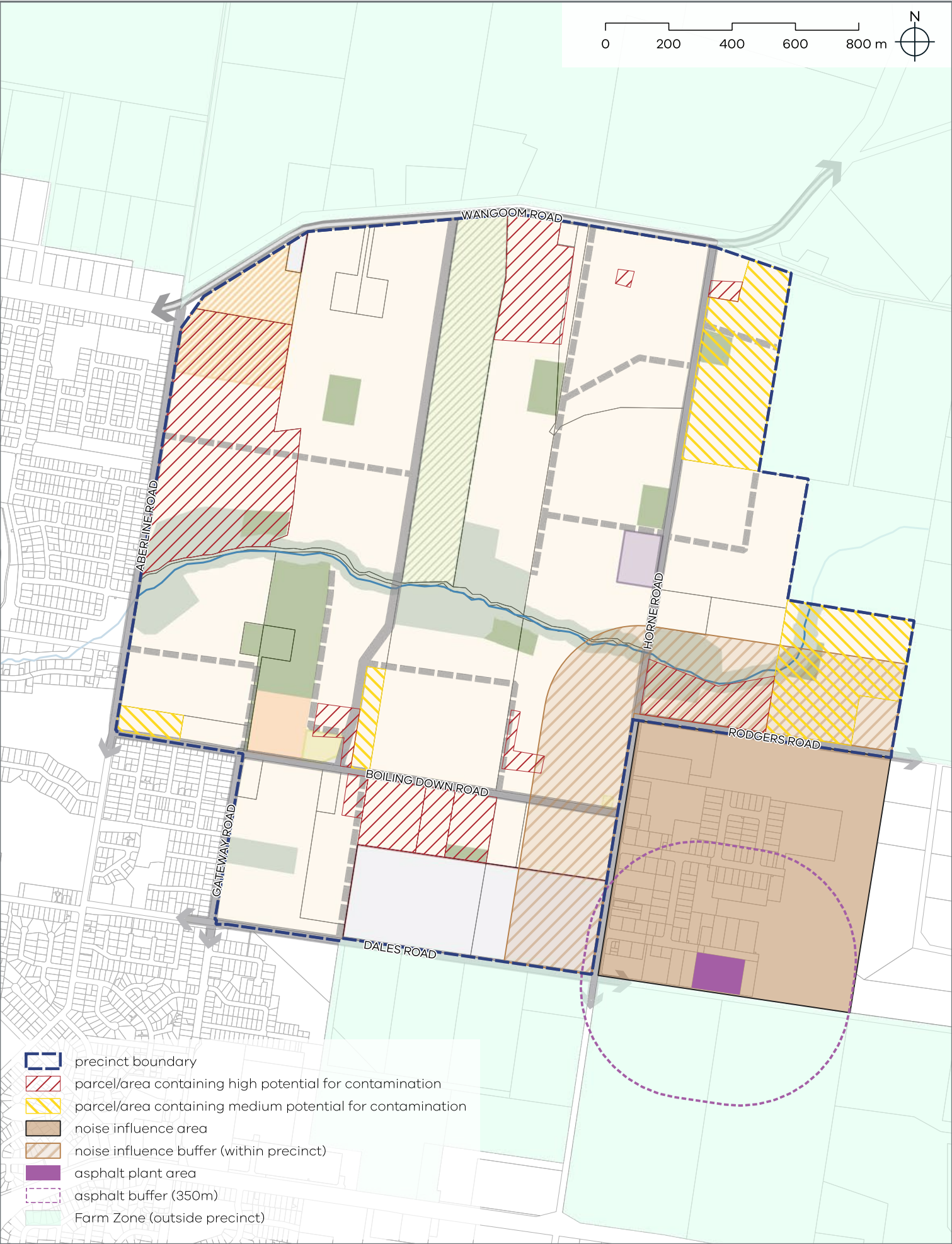
Table 10 – Property-specific land use budget

Parcel ID	Total Area (ha)	TRANSPORT		COMMUNITY & EDUCATION				UNCREDITED OPEN SPACE				CREDITED OPEN SPACE		OTHER	Total Contribution Land (Hectares)	Net Developable area % of property
		Non-Arterial Road - Existing Road Reserve	Arterial Road - New / Widening / Intersection Flaring (ICP land)	Proposed Government School	Potential Non-Government School	Community Facilities (DCP land)	Government services	Conservation Reserve	Waterway and Drainage within 1% aep	Waterway and Drainage Reserve	Crown land	Local sports reserve (DCP land)	Local network park (via 53.01)	Utilities / Sub-station / facilities (acquired by relevant authorities)		
EA-01	4.46	-	-	-	4.46	-	-	-	-	-	-	-	-	-	0.00	0.00%
EA-02	0.55	-	-	-	-	-	-	-	-	-	-	-	-	0.55	0.00	0.00%
EA-03	44.17	-	-	-	-	-	-	-	1.17	-	-	-	1.60	-	41.40	93.74%
EA-04	1.24	-	-	-	-	-	-	-	-	-	-	-	-	-	1.24	100.00%
EA-05	1.24	-	-	-	-	-	-	-	-	-	-	-	-	-	1.24	100.00%
EA-06	19.63	-	-	-	-	-	-	19.63	-	-	-	-	-	-	0.00	0.00%
EA-07	26.71	-	-	-	-	-	-	-	0.64	3.42	-	-	1.47	-	21.18	79.29%
EA-08	0.41	-	-	-	-	-	-	-	-	-	-	-	-	-	0.41	100.00%
EA-09	1.72	-	-	-	-	-	-	-	-	-	-	-	0.23	-	1.49	86.46%
EA-10	22.01	-	-	-	-	-	-	-	-	-	-	-	-	-	22.01	100.00%
EA-11	1.51	-	-	-	-	-	-	-	-	-	-	-	-	-	1.51	100.00%
EA-12	14.67	-	-	-	-	-	-	-	-	-	-	-	1.00	-	13.67	93.18%
EA-13	29.66	-	-	-	7.00	-	-	-	0.89	3.76	-	-	1.20	-	16.81	56.67%
EA-14	27.78	0.01	-	-	-	-	-	-	1.17	-	-	-	1.20	-	25.41	91.44%
EA-15	16.78	-	-	-	-	-	-	-	-	-	-	-	-	-	16.78	100.00%
EA-16	1.76	-	-	-	-	-	-	-	-	-	1.76	-	-	-	0.00	0.00%
EA-17	1.97	-	-	-	-	-	-	-	-	-	-	-	-	-	1.97	100.00%
EA-18	14.04	-	-	-	-	-	-	-	2.99	2.98	-	-	-	-	8.07	57.49%
EA-19	14.99	-	-	-	-	-	-	-	1.85	0.06	-	-	0.59	-	12.50	83.35%
EA-20	2.08	-	-	-	-	-	-	-	-	-	-	-	-	-	2.08	100.00%
EA-21	19.89	-	-	-	-	-	-	-	2.38	1.77	-	-	-	-	15.74	79.13%
EA-22	0.61	-	-	-	-	-	-	-	-	-	-	0.61	-	-	0.00	0.00%
EA-23	1.31	-	-	-	-	-	-	-	-	-	-	1.31	-	-	0.00	0.00%
EA-24	22.08	-	0.24	3.50	-	1.00	-	-	1.54	-	-	6.51	-	-	9.29	42.06%
EA-25	1.94	-	0.02	-	-	-	-	-	-	-	-	-	-	-	1.92	98.76%
EA-26	23.88	-	-	-	-	-	-	-	1.34	3.02	-	-	0.77	-	18.75	78.53%

Parcel ID	Total Area (ha)	TRANSPORT		COMMUNITY & EDUCATION				UNCREDITED OPEN SPACE				CREDITED OPEN SPACE		OTHER	Total Contribution Land (Hectares)	Net Developable area % of property
		Non-Arterial Road - Existing Road Reserve	Arterial Road - New / Widening / Intersection Flaring (ICP land)	Proposed Government School	Potential Non-Government School	Community Facilities (DCP land)	Government services	Conservation Reserve	Waterway and Drainage within 1% aep	Waterway and Drainage Reserve	Crown land	Local sports reserve (DCP land)	Local network park (via 53.01)	Utilities / Sub-station / facilities (acquired by relevant authorities)		
EA-27	20.62	-	0.01	-	-	-	0.12	-	1.46	-	-	-	0.40	-	18.62	90.34%
EA-28	0.01	-	-	-	-	-	-	-	-	-	-	-	-	-	0.01	100.00%
EA-29	1.63	-	-	-	-	-	-	-	-	-	-	-	-	-	1.63	100.00%
EA-30	1.64		0.05	-	-	-	-	-	-	-	-	-	-	-	1.59	97.24%
EA-31	0.01	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
EA-32	0.01	0.01	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
EA-33	0.81	-	-	-	-	-	-	-	-	-	-	-	-	-	0.81	100.00%
EA-34	13.35	-	-	-	-	-	-	-	-	1.97	-	-	-	-	11.38	85.23%
EA-35	0.77	-	-	-	-	-	-	-	-	-	-	-	-	-	0.77	100.00%
EA-36	6.07	-	-	-	-	-	-	-	-	-	-	-	-	-	6.07	100.00%
EA-37	3.97	-	-	-	-	-	-	-	-	-	-	-	-	-	3.97	100.00%
EA-38	1.98	-	-	-	-	-	-	-	-	-	-	-	-	-	1.98	100.00%
EA-39	2.82	-	-	-	-	-	-	-	-	-	-	-	0.60	-	2.22	78.69%
EA-40	2.00	-	-	-	-	-	-	-	-	-	-	-	-	-	2.00	100.00%
EA-41	5.97	-	0.01	-	-	-	-	-	-	-	-	-	-	-	5.97	99.89%
EA-42	12.26	-	-	-	-	-	-	-	-	-	-	-	-	12.26	0.00	0.00%
EA-43	11.58	-	-	-	-	-	-	-	-	-	-	-	-	11.58	0.00	0.00%
EA-44	0.001	-	-	-	-	-	-	-	-	-	-	-	-	-	0.001	100.00%
Sub-Total	402.61	0.02	0.33	3.50	11.46	1.00	0.12	19.63	15.43	16.99	1.76	8.43	9.06	24.39	290.50	72.15%
Road Reserve																
EA-R1	2.90	2.90	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
EA-R2	2.45	2.45	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
EA-R3	0.41	0.41	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
EA-R4	1.66	1.66	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
EA-R5	0.38	0.38	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
Sub-Total	7.79	7.79	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
Total PSP	410.41	7.82	0.33	3.50	11.46	1.00	0.12	19.63	15.43	16.99	1.76	8.43	9.06	24.39	290.50	70.71%

Appendix 3 Environmental Constraints

East of Aberline Precinct Structure Plan



Appendix 4 Activity centre performance requirements & guidelines and design criteria

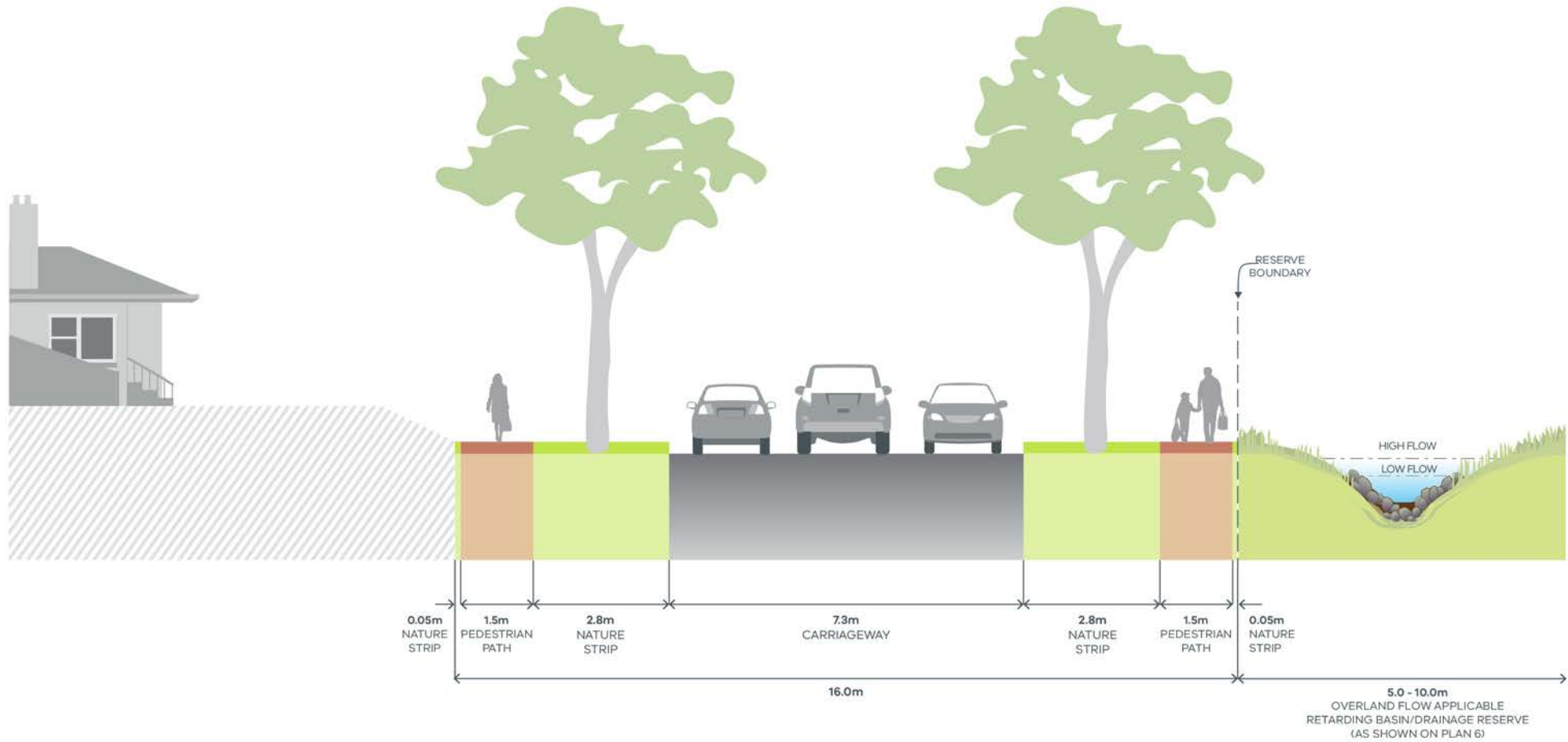
Table 11 – Activity centre design principles

Design principles	Design outcomes
Design the Activity Centre to be pedestrian friendly and accessible by all modes of transport, while enabling private vehicle access. The Activity Centre should be easily, directly, and safely accessible for pedestrians, cyclists, public transport modes, private vehicles, service, and delivery vehicles with priority given to pedestrian movement, amenity convenience and safety.	– Public transport infrastructure/facilities should be planned for commuter friendly/convenient locations adjacent to the Local town Centre. – Bus stops should be provided to the satisfaction of the Department of Transport and Planning. – Bicycle parking should be provided within the street network and public spaces in highly visible locations and close to pedestrian level desire lines and key destinations. – The design of buildings within the Local town Centre should have a relationship with and should interface to the public street network. – Car parking areas should be located centrally to the site and to the rear and or side of street based retail frontages. – Car parking areas should be designated to ensure passive surveillance and public safety through adequate positioning and lighting. – Car parking areas should be designed to provide dedicated pedestrian routes and areas of landscaping. – On street car parking should be provided either as parallel or angle parking to encourage short stay parking. – Car parking ingress and egress crossovers should be grouped and limited. – Car parking ingress or egress and car parking areas accommodating heavy vehicle movements should be designed to limit the pedestrian/cycle/vehicle conflict. – Streets, public spaces, and car parks should be well lit to Australian standards and with pedestrian friendly (generally white) light. Lighting should be designed to avoid unnecessary spill to the side or above.

Appendix 5 Road cross sections

Streetscape Cross Section 1 - East of Aberline PSP

Local Access Street Level (16m) Overland Flow Path Interface

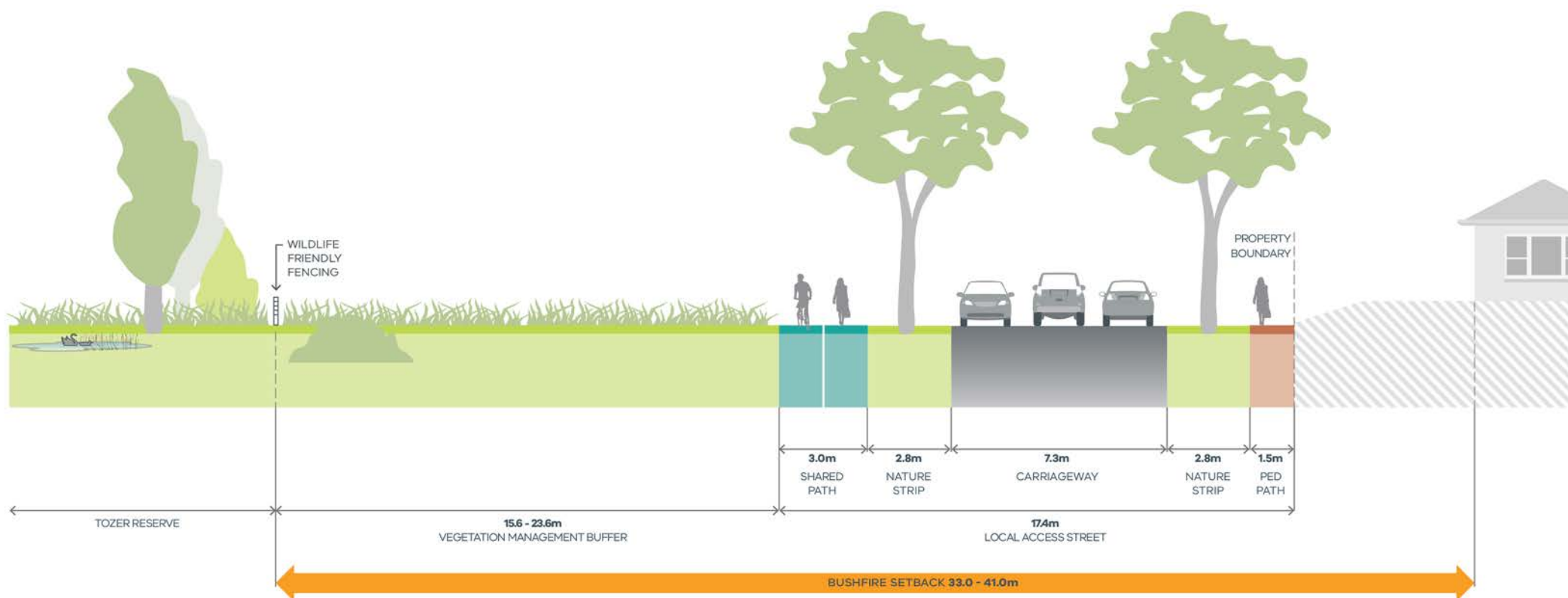


NOTES:

- Minimum street tree mature height 15 metres.
- All kerbs abutting park to be B2 Barrier kerb and SM modified elsewhere (refer to the Infrastructure Design Manual).
- Verge widths maybe reduced where roads abut open space with the consent of the responsible authority.

Streetscape Cross Section 2 - East of Aberline PSP

Local Access Street Level 1 (17.4) Tozer Reserve Perimeter Road Eastern Side

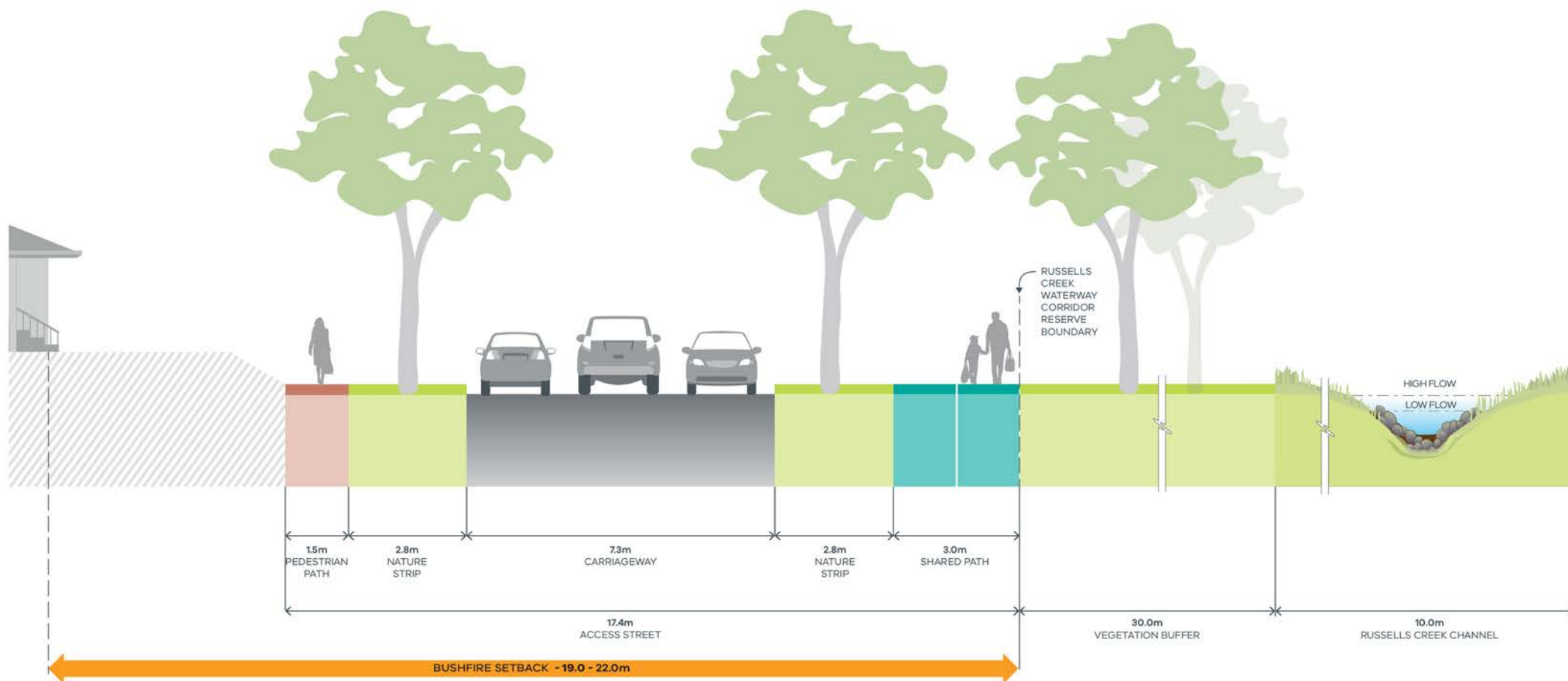


NOTES:

- Shared path may be accommodated within the vegetation management buffer subject to the recommendations by the Bushfire Hazard Assessment.
- Vegetation management should meet the defendable space management standards in Table 6 to Clause 53.02-5 unless agreed in writing with the relevant fire authority.
- Vegetation buffer to be used in place of nature strip when adjacent to Tozer Reserve.
- The Tozer Reserve vegetation management buffer must be landscaped with species corresponding to the Swamp Scrub or Plains Grassy Woodland Ecological Vegetation Classes, whilst also meeting bushfire management requirements.

Streetscape Cross Section 3 - East of Aberline PSP

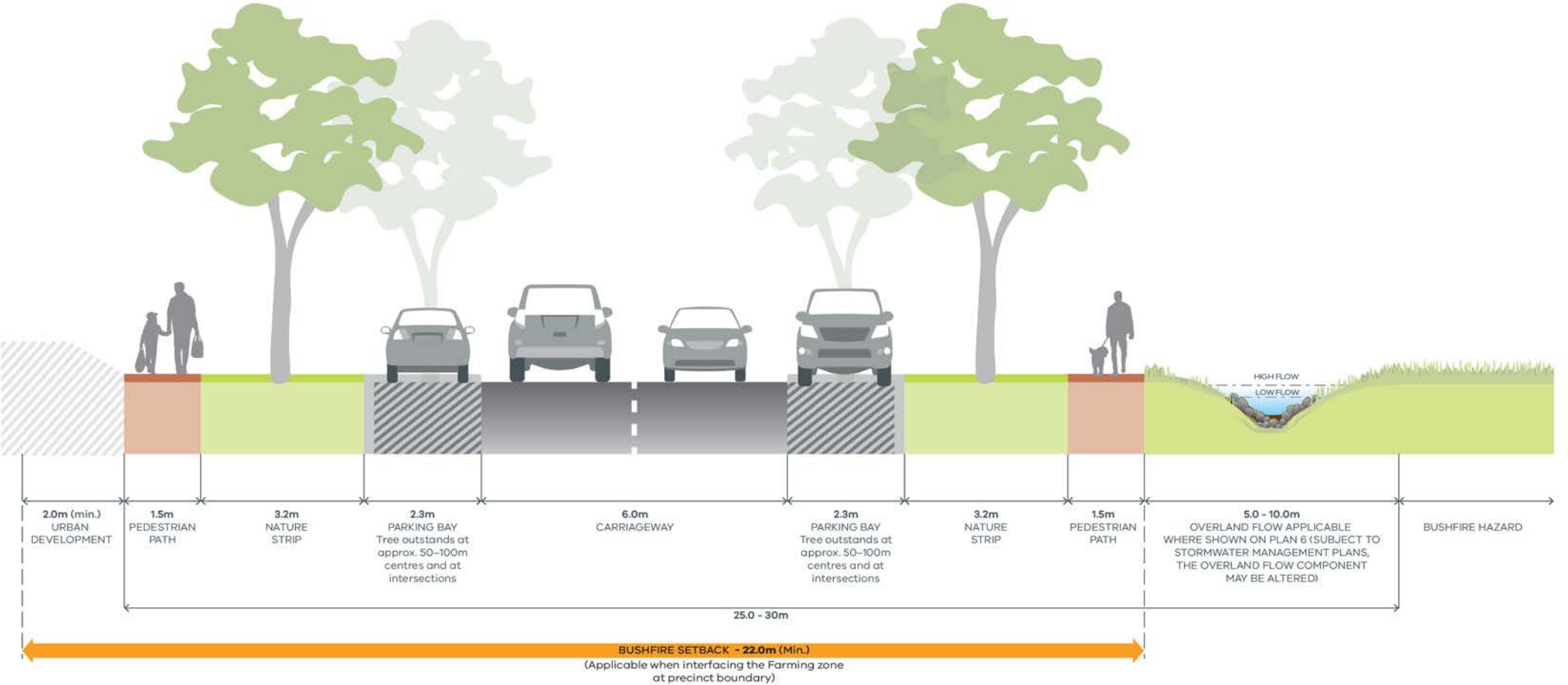
Local Access Street Level (17.4m) Russells Creek, Drainage Reserve and Local Park Perimeter Road



NOTES:

- Overland flow path may be able to be accommodated within the reserve.
- Specific setback requirements to be determined by an approved Bushfire Management Plan.
- Shared path may be accommodated within the local park or drainage reserve subject to the recommendations by the Bushfire Hazard Assessment.
- A 30m vegetation buffer does not apply in instances where this cross section abuts a local park, or a retarding basin.

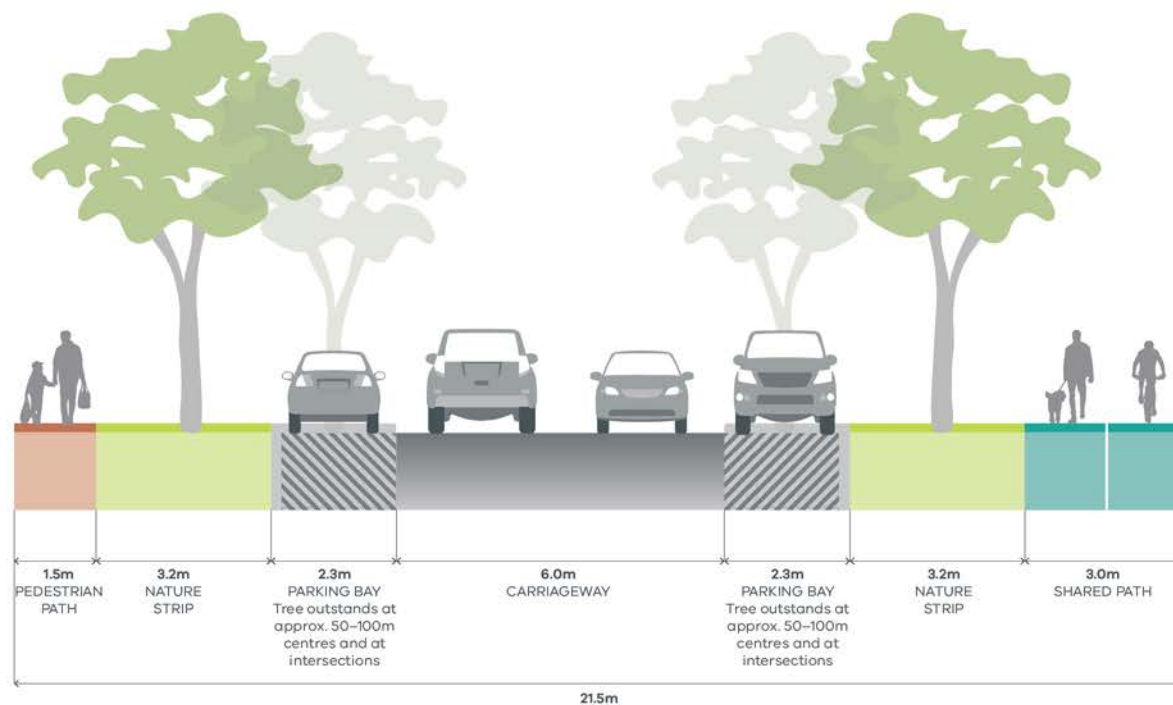
Streetscape Cross Section 4 - East of Aberline PSP
Local Access Street Level 2 (25-30m) Overland Flow Interface



- NOTES:
- Specific setback requirements to be determined by an approved Bushfire Management Plan
 - Where no overland flow interface is applicable, Cross Section 11 to be adopted

Streetscape Cross Section 5 - East of Aberline PSP

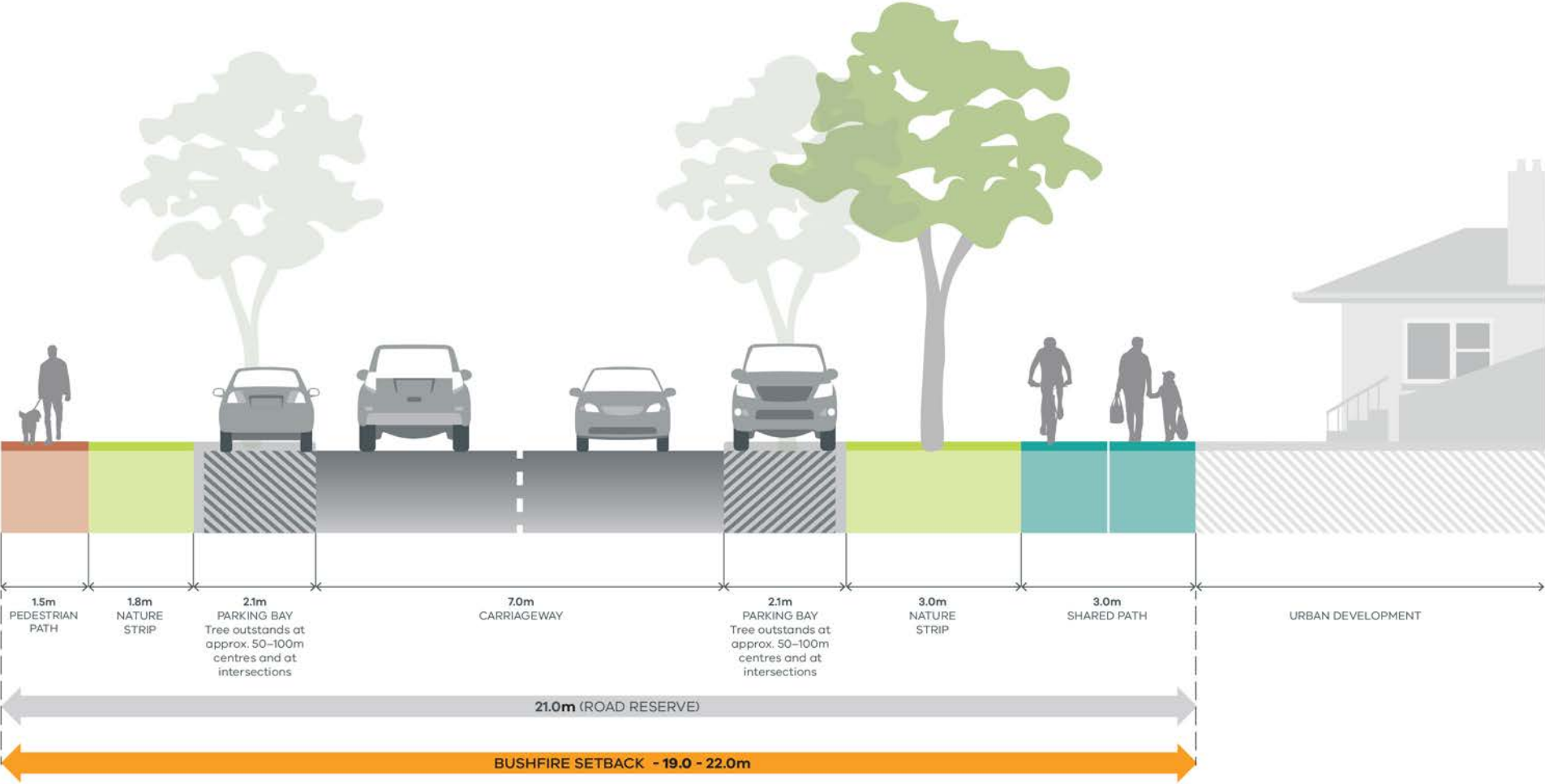
Local Access Street Level 2 (21.5m)



NOTES:

- Minimum street tree mature height 12 metres
- All kerbs are to be B2 Barrier Kerb.
- Verge widths may be reduced where roads abut open space within the consent of the responsible authority.

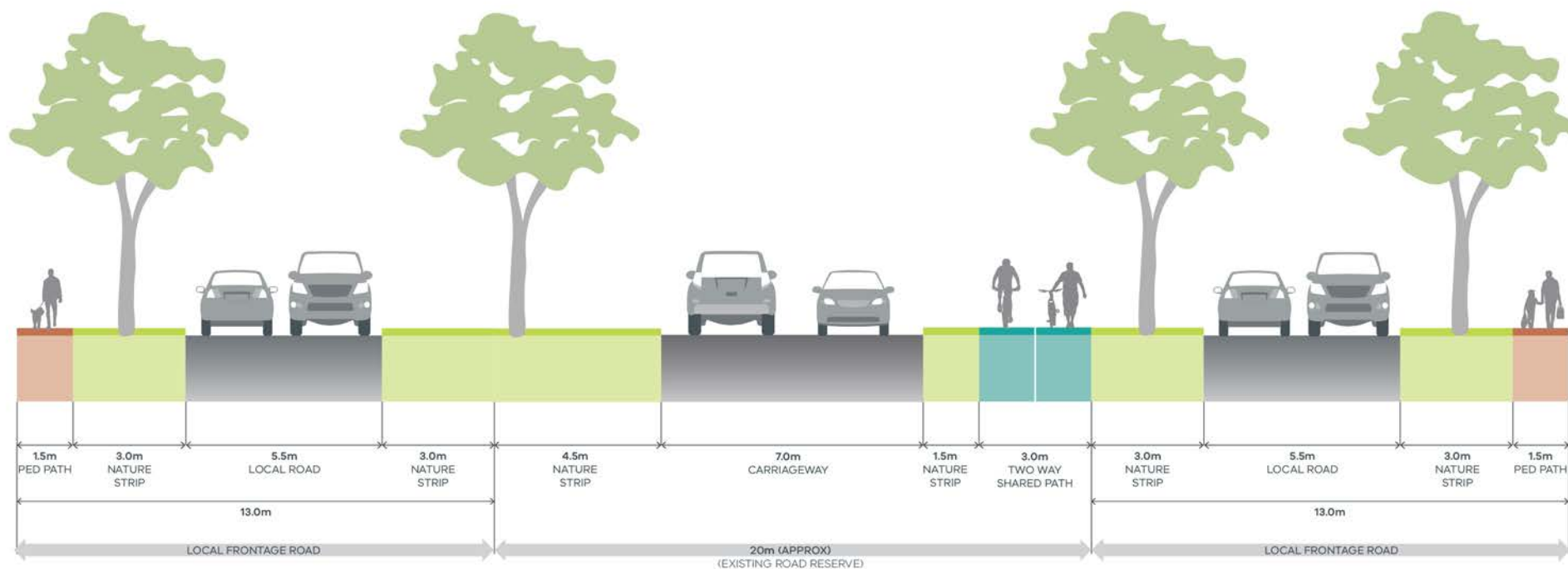
Streetscape Cross Section 6 - East of Aberline PSP
Connector Street Rodgers Road



- NOTES:
- Minimum street tree mature height 15 metres.
 - All kerbs are to be B2 Barrier Kerb as per the Infrastructure Design Manual.
 - Verge widths may be reduced where roads abut open space with the consent of the responsible authority.
 - Variations to indicative cross-section may include water sensitive urban design (WSUD) outcome. These could includebut are not limited to bioretention tree planter systems and/or median bioretention swales. Such variations must be to the satisfaction of the responsible authority.

Streetscape Cross Section 7 - East of Aberline PSP

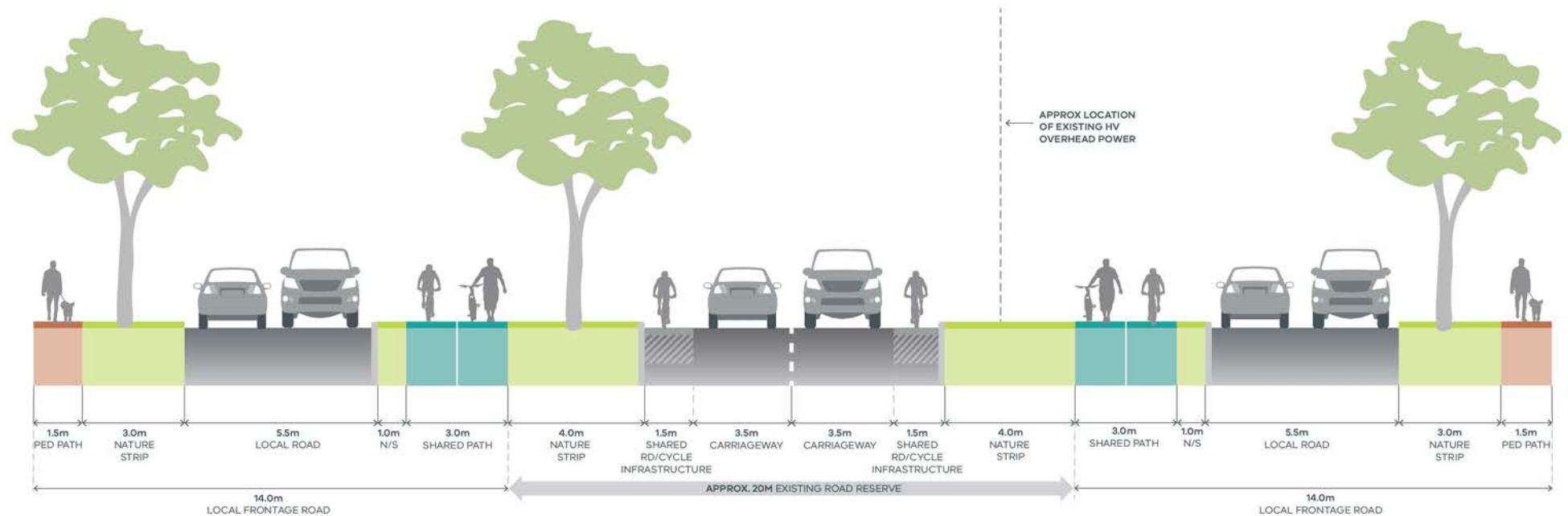
Control Connector Street (24-31) Boiling Down Road



NOTES:

- Future road reserve will be secured via subdivision (land to be vested in Council) or public acquisition i.e. Parcel 25 only.
- Variations to indicative cross section may include water sensitive urban design (WSUD) outcome. These could include but are not limited to bioretention tree planter systems and/or median bioretention swales. Such variations must be to the satisfaction of the responsible authority.
- Minimum street tree mature height 15 metres.
- All kerbs are to be B2 Barrier Kerb as per the Infrastructure Design Manual.
- Where roads abut school drop-off zones and thoroughfares, grassed nature strip should be replaced with pavement. Canopy tree planting must be incorporated into any additional pavement.
- No direct lot access, limited number of intersections.

Streetscape Cross Section 8 - East of Aberline PSP
Horne Road North of Rodgers Road

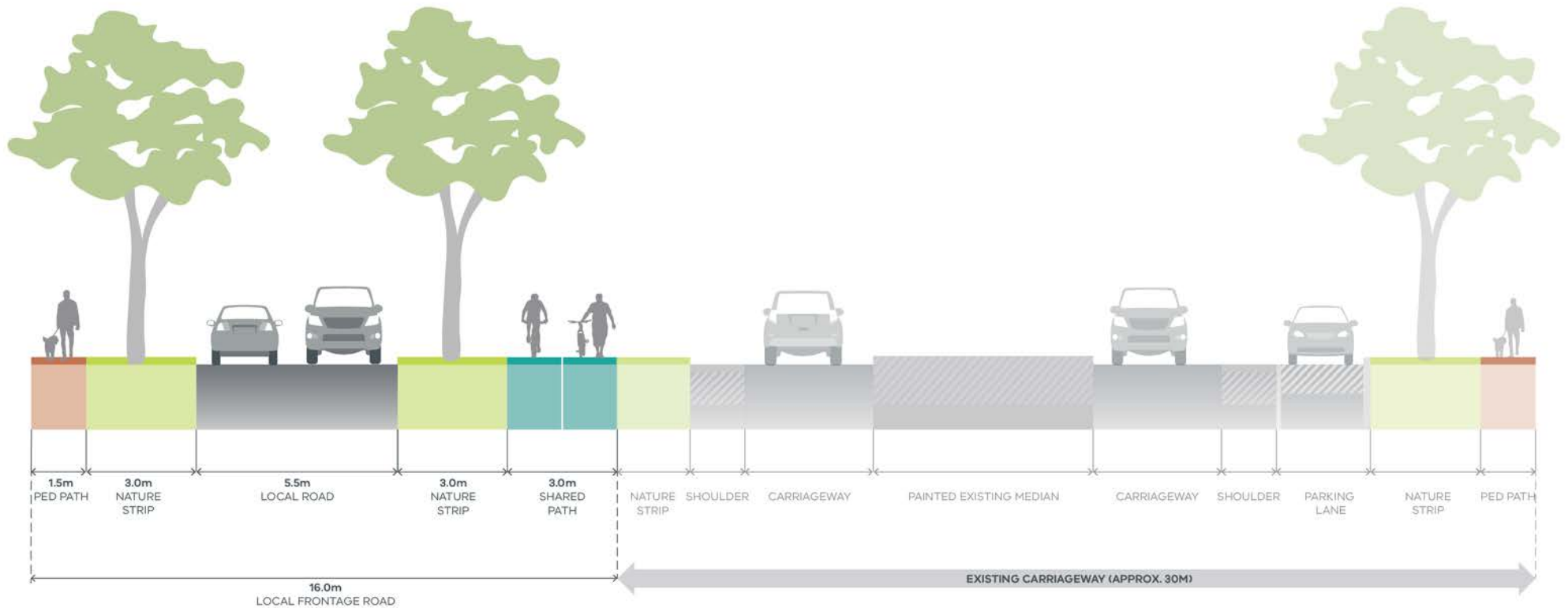


NOTES:

- No direct lot access, limited number of intersections.
- Minimum street tree mature height 15 metres.
- All kerbs are to be B2 Barrier Kerb as per the Infrastructure Design Manual.
- Where roads abut school drop-off zones and thoroughfares, grassed nature strip should be replaced with pavement. Canopy tree planting must be incorporated into any additional pavement.
- Future road reserve will be secured via subdivision (land to be vested in Council).

Streetscape Cross Section 9 - East of Aberline PSP

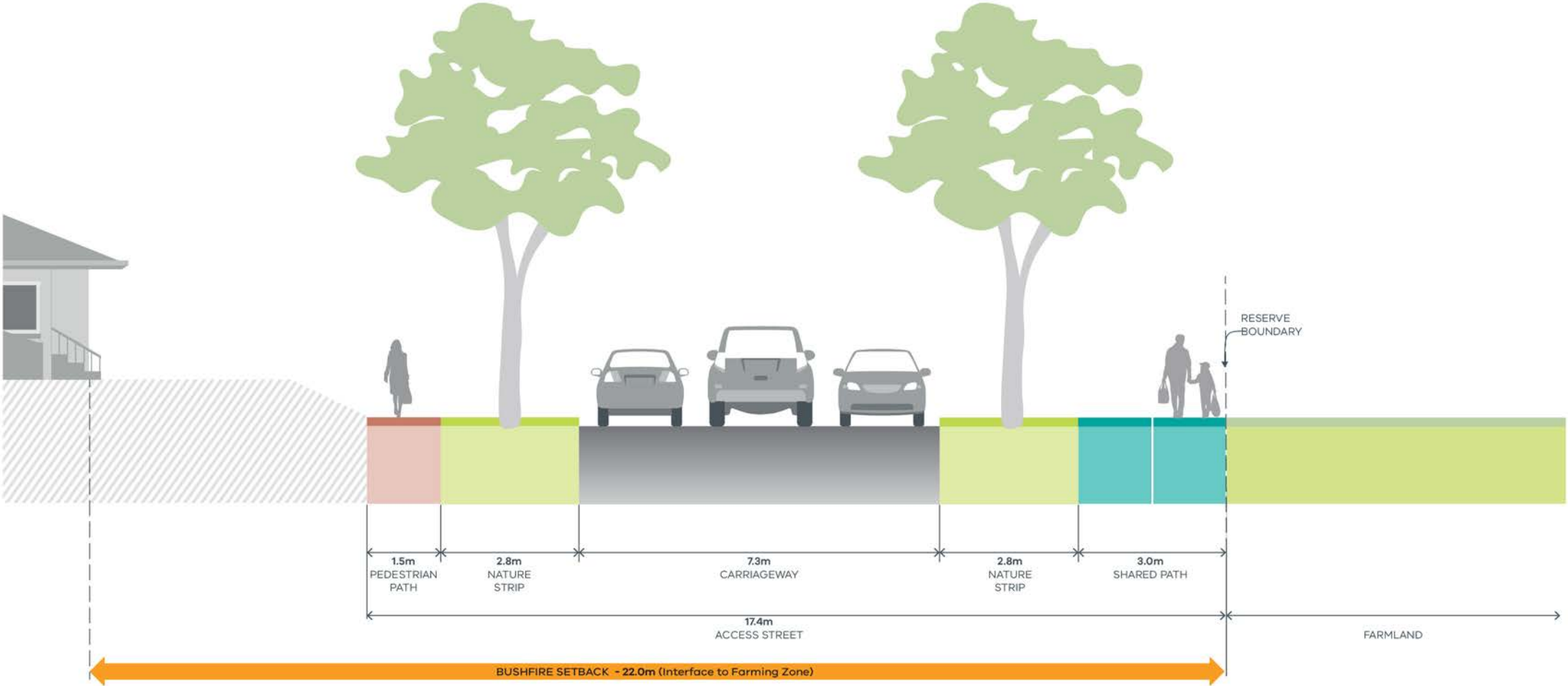
Horne Road Rodgers Road to Dales Road



NOTES:

- Minimum street tree mature height 15 metres.
- All kerbs are to be B2 Barrier Kerb as per the Infrastructure Design Manual.
- Where roads abut school drop-off zones and thoroughfares, grassed nature strip should be replaced with pavement. Canopy tree planting must be incorporated into any additional pavement.
- Future road reserve will be secured via subdivision (land to be vested in Council).
- No indented street parking is required where no direct lot access is allowed.
- No direct lot access, limited number of intersections.

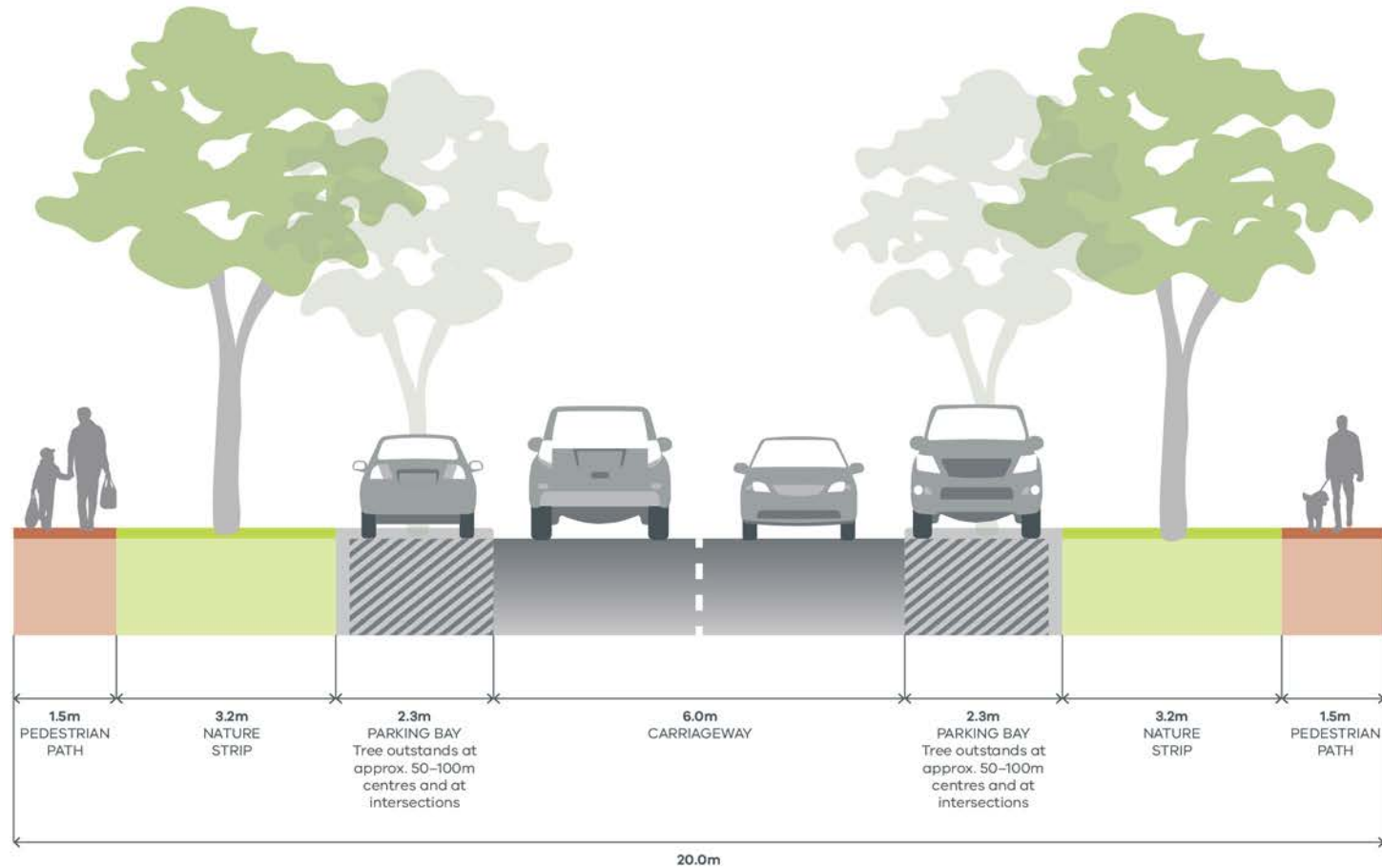
Streetscape Cross Section 10 - East of Aberline PSP
Local Access Street Level 1 (17.4m) - Farm zone Interface



- NOTES:
- Specific setback requirements to be determined by an approved Bushfire Management Plan

Streetscape Cross Section 11 - East of Aberline PSP

Local Access Street Level 2 (20m)

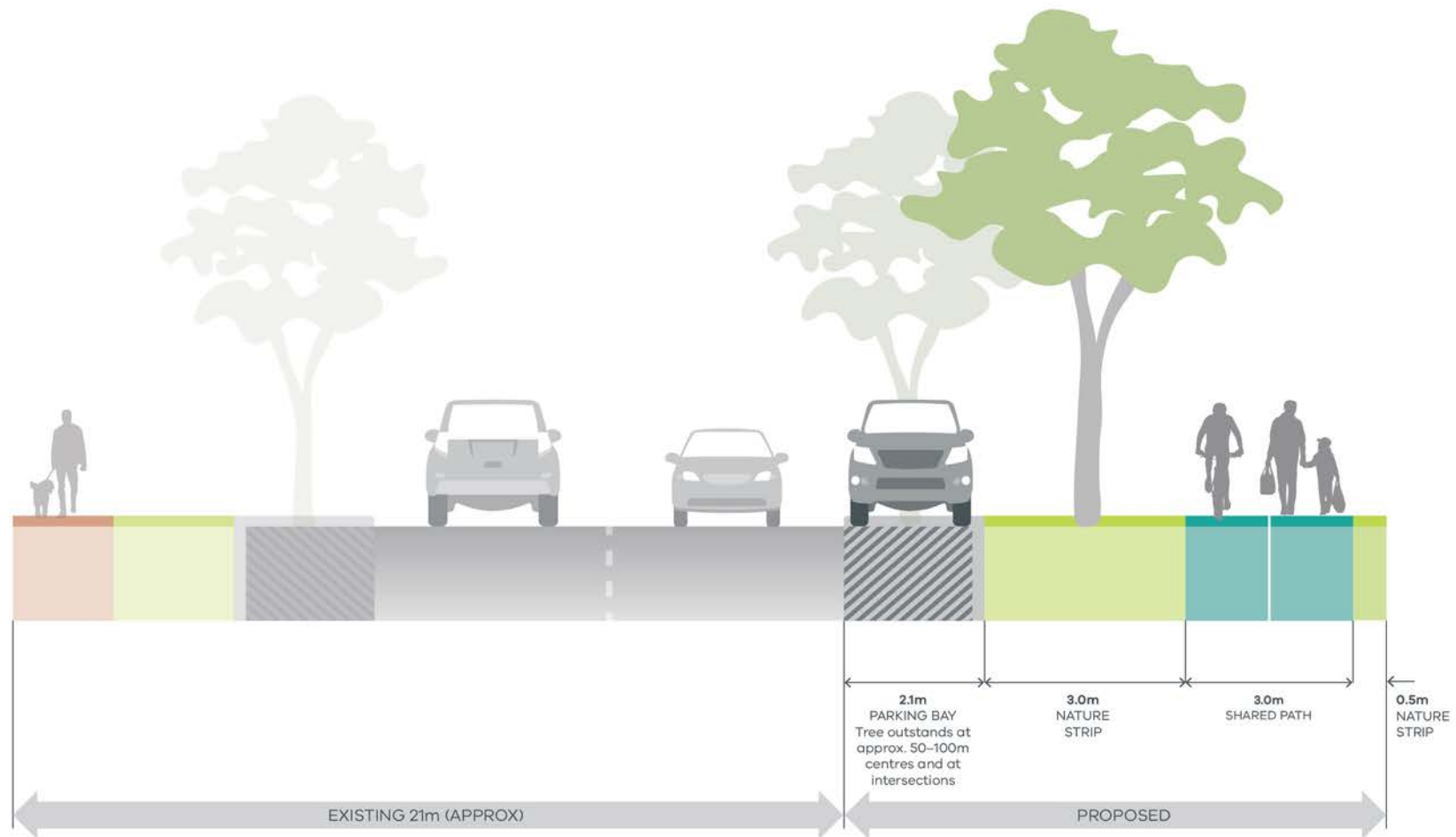


NOTES:

- Minimum street tree mature height 12 metres
- All kerbs are to be B2 Barrier Kerb.
- Verge widths may be reduced where roads abut open space within the consent of the responsible authority.

Streetscape Cross Section 12 - East of Aberline PSP

Connector Street Aberline Road North of Russells Creek

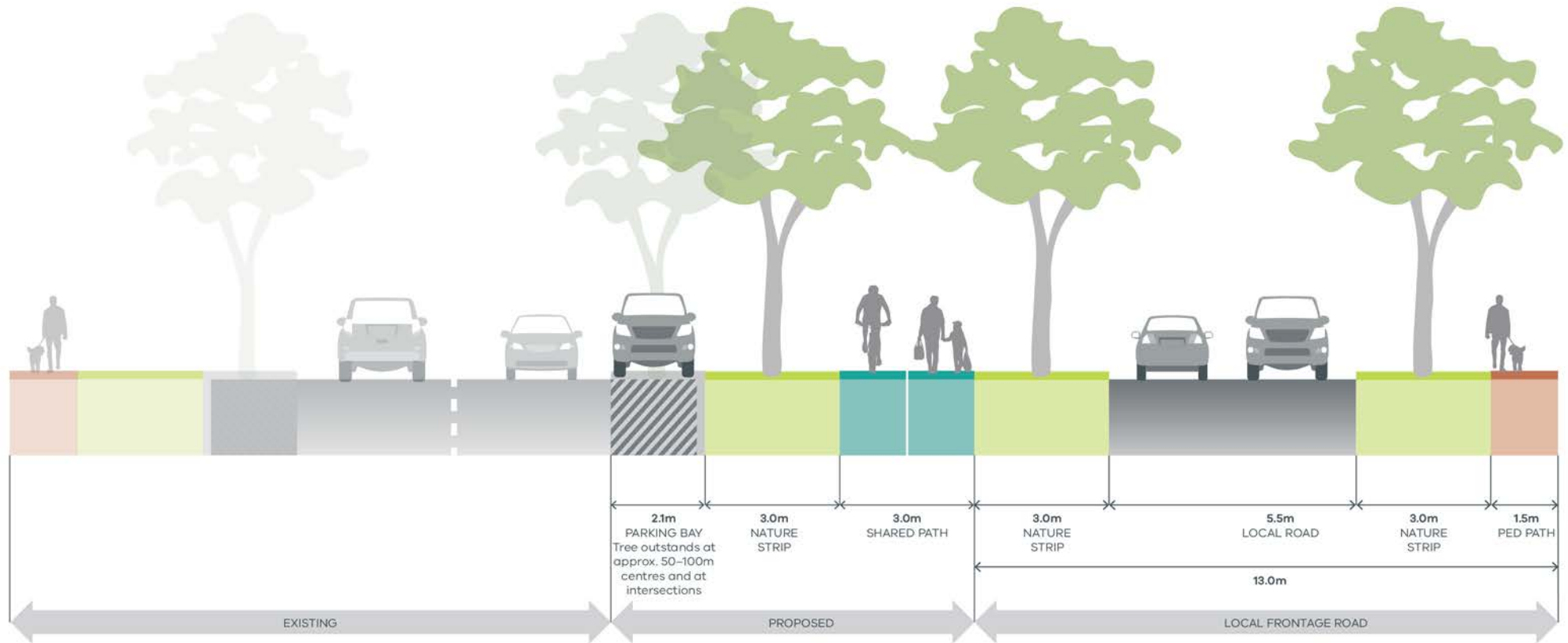


NOTES:

- Minimum street tree mature height 15 metres.
- All kerbs are to be B2 Barrier Kerb as per the Infrastructure Design Manual.
- Where roads abut school drop-off zones and thoroughfares, grassed nature strip should be replaced with pavement. Canopy tree planting must be incorporated into any additional pavement.
- Verge widths may be reduced where roads abut open space with the consent of the responsible authority.
- No indented street parking is required where no direct lot access is allowed
- Variations to indicative cross-section may include water sensitive urban design (WSUD) outcome. These could include but are not limited to bioretention tree planter systems and/or median bioretention swales. Such variations must be to the satisfaction of the responsible authority.

Streetscape Cross Section 13 - East of Aberline PSP

Connector Street Aberline Road South of Russells Creek

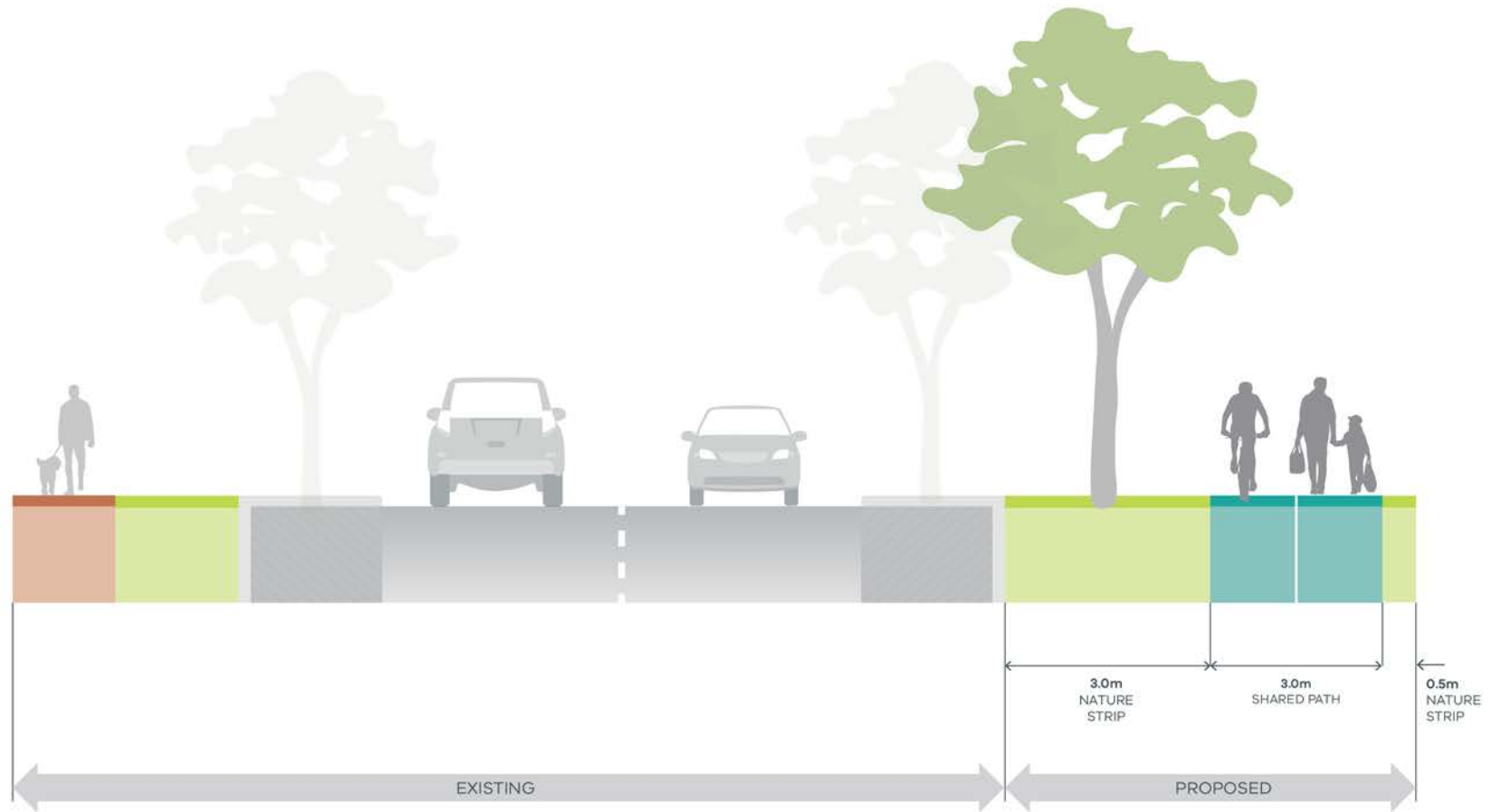


NOTES:

- Minimum street tree mature height 15 metres.
- All kerbs are to be B2 Barrier Kerb as per the Infrastructure Design Manual.
- Where roads abut school drop-off zones and thoroughfares, grassed nature strip should be replaced with pavement. Canopy tree planting must be incorporated into any additional pavement.
- Verge widths may be reduced where roads abut open space with the consent of the responsible authority.
- No indented street parking is required where no direct lot access is allowed
- Variations to indicative cross-section may include water sensitive urban design (WSUD) outcome. These could include but are not limited to bioretention tree planter systems and/or median bioretention swales. Such variations must be to the satisfaction of the responsible authority.
- No direct lot access, limited number of intersections.

Streetscape Cross Section 14 - East of Aberline PSP

Connector Street Boiling Down Road and Gateway Road



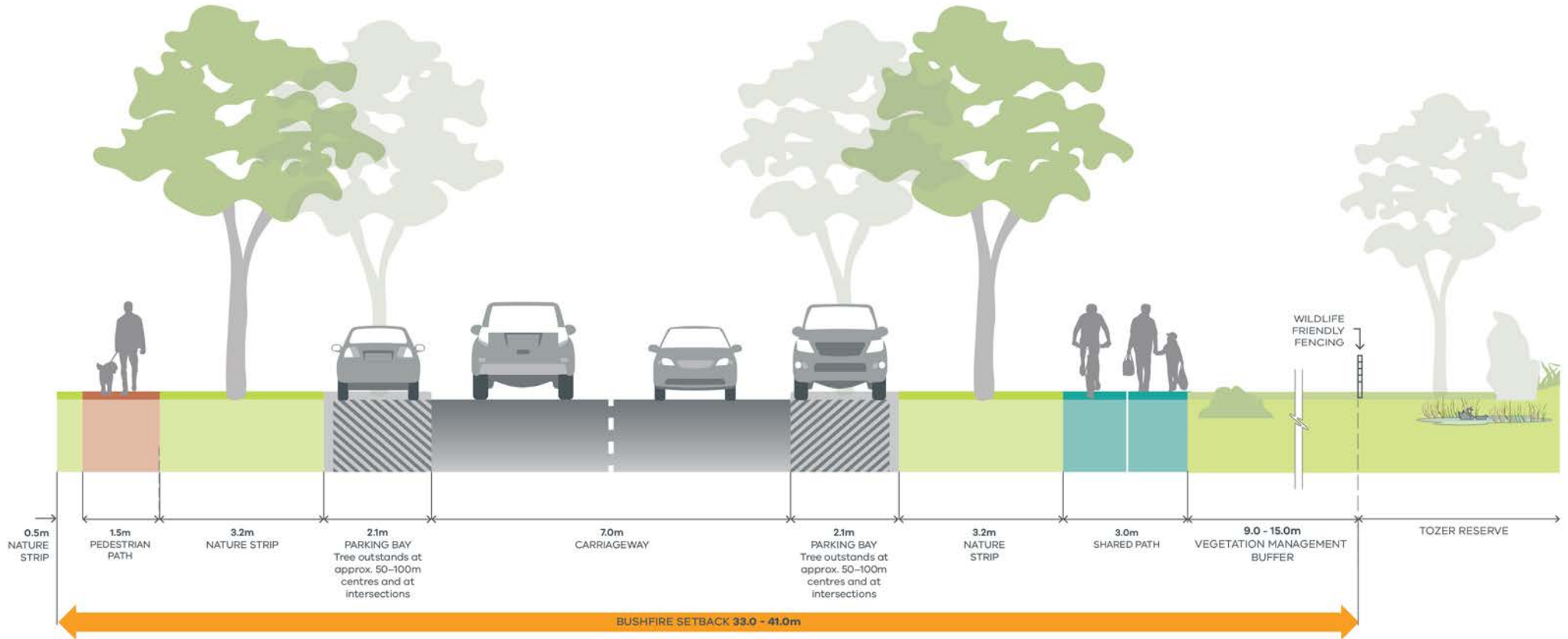
NOTES:

- Minimum street tree mature height 15 metres.
- All kerbs are to be B2 Barrier Kerb as per the Infrastructure Design Manual.
- Where roads abut school drop-off zones and thoroughfares, grassed nature strip should be replaced with pavement. Canopy tree planting must be incorporated into any additional pavement.
- Verge widths may be reduced where roads abut open space with the consent of the responsible authority.

- No indented street parking is required where no direct lot access is allowed
- Variations to indicative cross-section may include water sensitive urban design (WSUD) outcome. These could include but are not limited to bioretention tree planter systems and/or median bioretention swales. Such variations must be to the satisfaction of the responsible authority.
- No direct lot access, limited number of intersections.

Streetscape Cross Section 15 - East of Aberline PSP

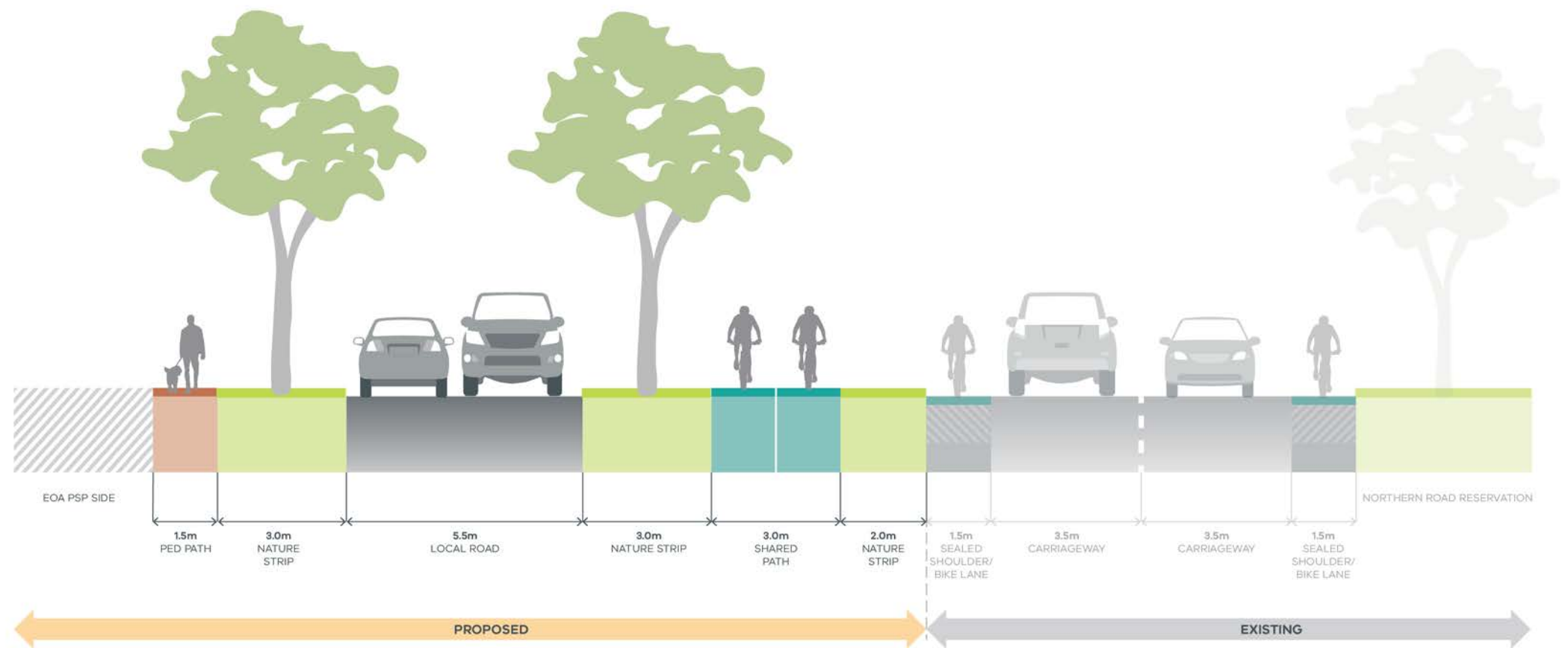
Connector Street (Tozer Reserve Perimeter Road Western side)



NOTES:

- Minimum street tree mature height 15 metres.
- All kerbs are to be B2 Barrier Kerb as per the Infrastructure Design Manual.
- Where roads abut school drop-off zones and thoroughfares, grassed nature strip should be replaced with pavement. Canopy tree planting must be incorporated into any additional pavement.
- Verge widths may be reduced where roads abut open space with the consent of the responsible authority.
- No indented street parking is required where no direct lot access is allowed.
- Variations to indicative cross-section may include water sensitive urban design (WSUD) outcome. These could include but are not limited to bioretention tree planter systems and/or median bioretention swales. Such variations must be to the satisfaction of the responsible authority.
- The Tozer Reserve vegetation management buffer must be landscaped with species corresponding to the Swamp Scrub or Plains Grassy Woodland Ecological Vegetation Classes, whilst also meeting bushfire management requirements.
- Vegetation buffer to be used in place of nature strip when adjacent to Tozer Reserve.
- Vegetation management should meet the defendable space management standards in Table 6 to Clause 53.02-5 unless agreed in writing with the relevant fire authority.
- Shared path may be accommodated within the vegetation management buffer subject to the recommendations by the Bushfire Management Plan.
- Specific setback requirements to be determined by an approved Bushfire Management Plan.
- Where cross section 15 abuts Tozer Reserve parking allocation upon the eastern extent of the road is not required to be delivered.

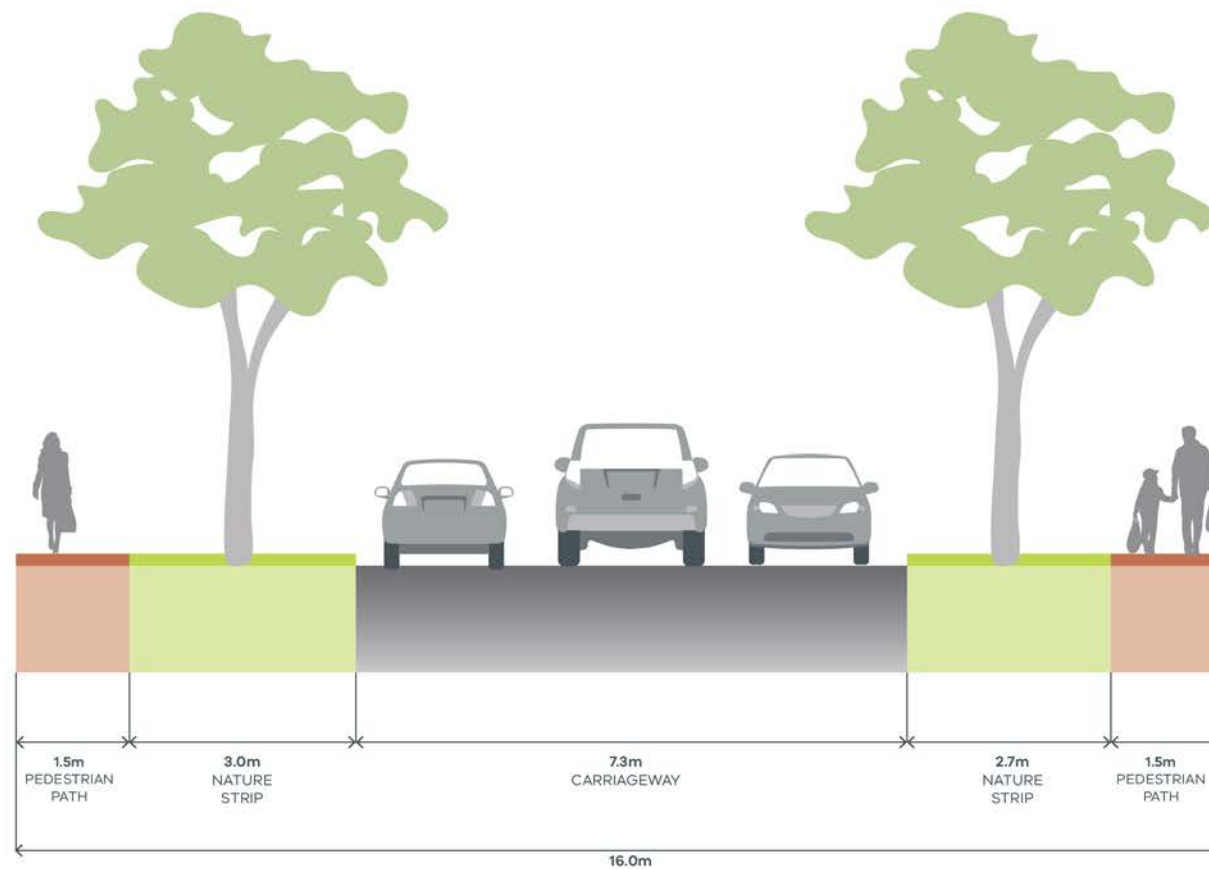
Streetscape Cross Section 16 - East of Aberline PSP
Limited Access Council Arterial Road Wangoom Road



- NOTES:
- No direct lot access, limited number of intersections.

Streetscape Cross Section 17 - East of Aberline PSP

Local Access Street Level 1 (16m)

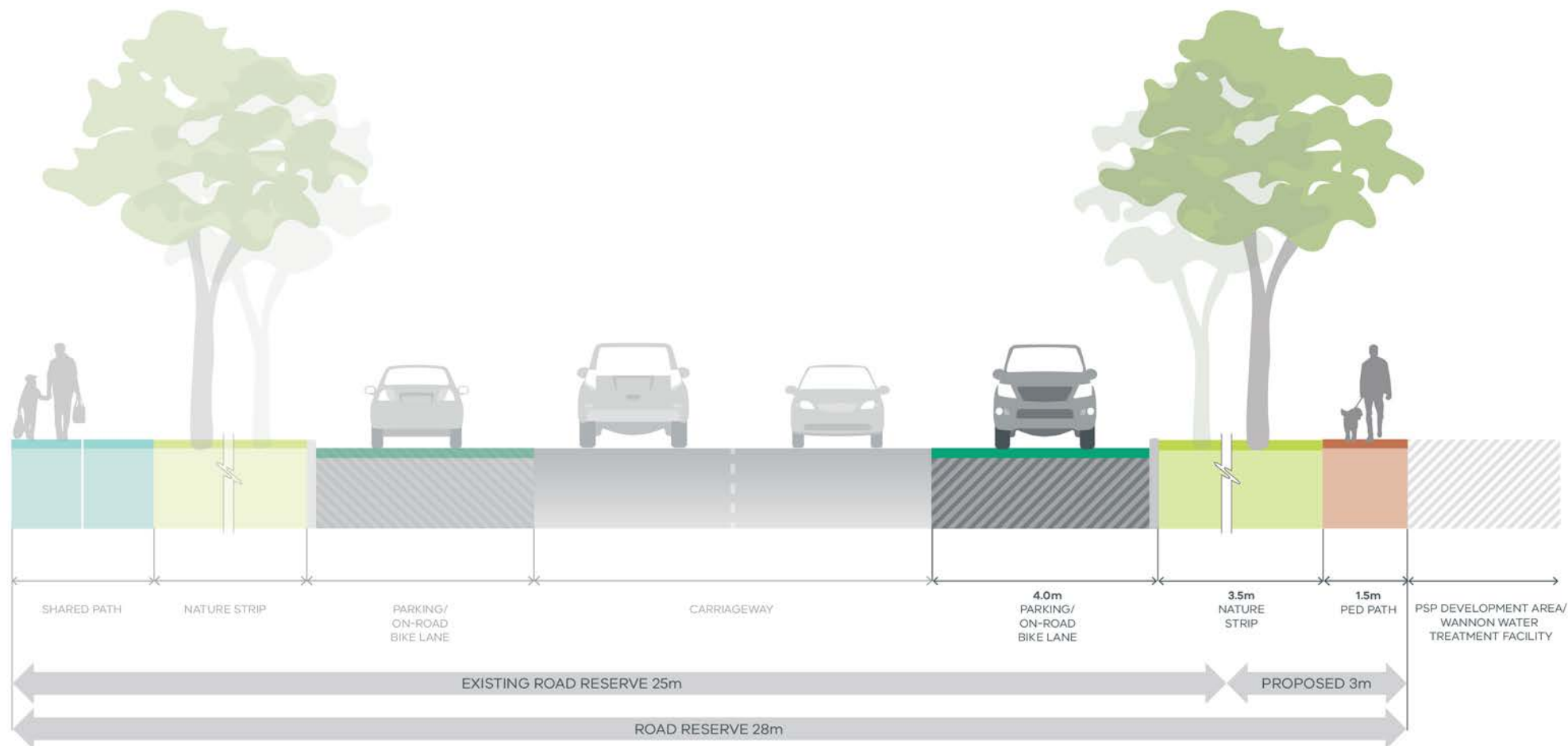


NOTES:

- Minimum street tree mature height 15 metres.
- All kerbs are to be B2 Barrier Kerb.

Streetscape Cross Section 18 - East of Aberline PSP

Connector Street Dales Road

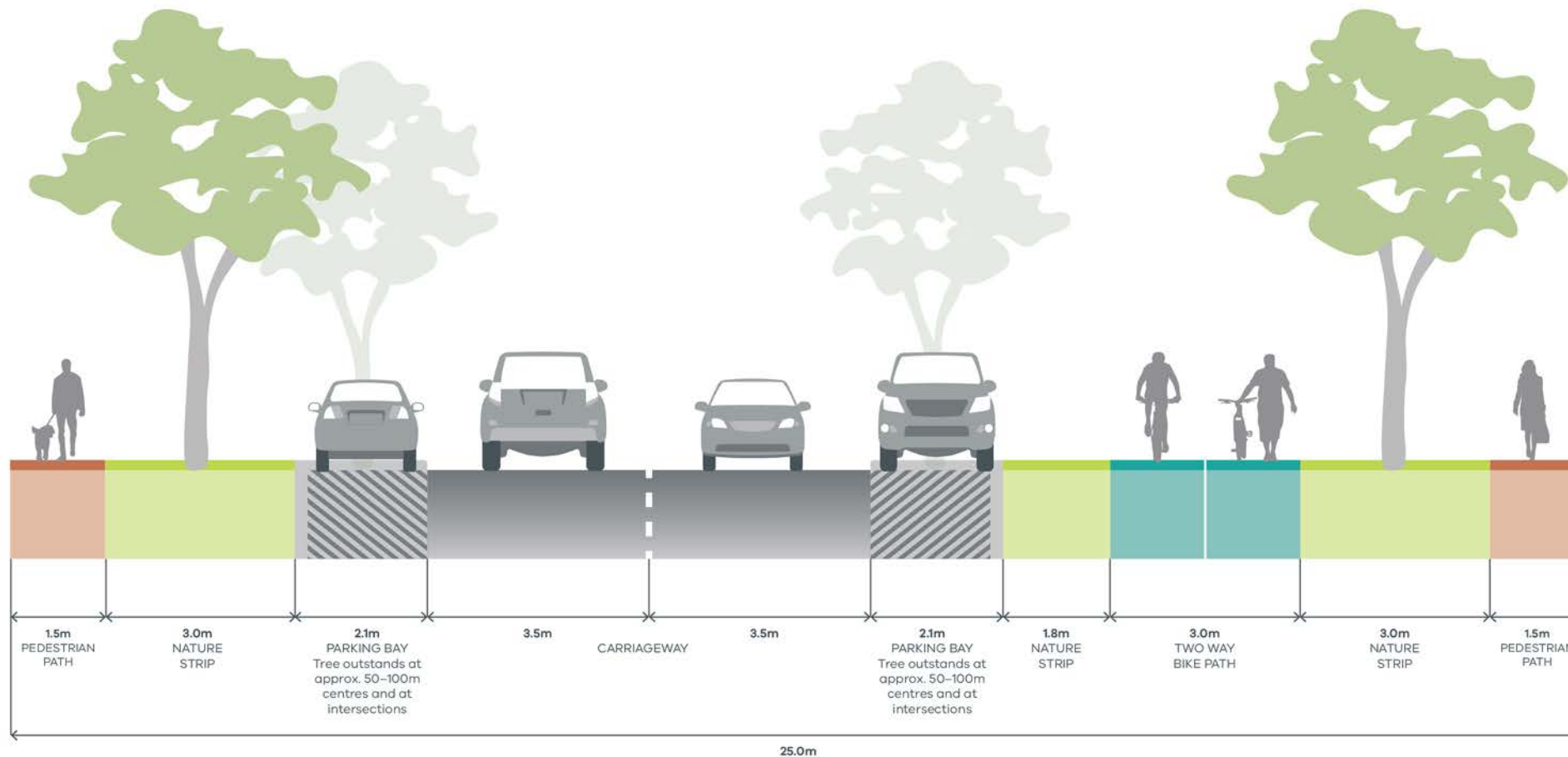


NOTES:

- Minimum street tree mature height 15 metres.
- All kerbs are to be B2 Barrier Kerb as per the Infrastructure Design Manual.
- Verge widths may be reduced where roads abut open space with the consent of the responsible authority.
- Variations to indicative cross-section may include water sensitive urban design (WSUD) outcome. These could include but are not limited to bioretention tree planter systems and/or median bioretention swales. Such variations must be to the satisfaction of the responsible authority.
- Delivery of cross section not adjoining developable land within the East of Aberline PSP will be the responsibility of the responsible authority to deliver.

Streetscape Cross Section 19 - East of Aberline PSP

Connector Street (25m)



NOTES:

- Minimum street tree mature height 15 metres.
- All kerbs are to be B2 Barrier Kerb.
- Where roads abut school drop-off zones and throughfares, grassed nature strip should be replaced with pavement. Canopy tree planting must be incorporated into any additional pavement.
- Verge widths may be reduced where roads abut open space with the consent of the responsible authority.
- Variation to indicative cross-section may include water sensitive urban design (WSUD) outcome. These could include but are not limited to bioretention tree planter systems and/or median bioretention swales. Such variations must be to the satisfaction of the responsible authority.
- Parking lanes are to remain at 2.1m.

Appendix 6 Glossary of terms

Term	Definition
Activity centre	Provides the focus for services, employment and social interaction. They are where people shop, work, meet, relax and live. Usually well-serviced by public transport, they range in size and intensity of use.
Affordable housing	Has the same meaning as Section 3AA of the <i>Planning and Environment Act 1987</i> .
Biodiversity Conservation Strategy (BCS)	The <i>Biodiversity Conservation Strategy for Melbourne Growth Corridors</i> (State Government of Victoria, 2013).
Canopy tree cover	The total area of a canopy tree's foliage (which comprises of the layer of leaves, branches, and stems) that covers the ground when viewed from above.
Canopy tree	A tree which has an average potential canopy of foliage of 6.4m in diameter or greater at maturity in the summer months.
Co-location	Adjoining land uses to enable complementary programs, activities, and services as well as shared use of resources and facilities, for example, siting schools and sporting fields together.
Community infrastructure	Infrastructure provided by government or non-government organisations for accommodating a range of community support services, programs, and activities. This includes: – Facilities for education and learning (e.g. government and non-government schools, universities, adult learning centres) – Early years (e.g. preschool, maternal and child health, childcare) – Health and community services (e.g. hospitals, aged care, doctors, dentists, family and youth services, specialist health services) – Community (e.g. civic centres, libraries, neighbourhood houses) – Arts and culture (e.g. galleries, museums, performance space) – Sport, recreation and leisure (e.g. swimming pools) – Justice (e.g. law courts) – Voluntary and faith (e.g. places of worship), and – Emergency services (e.g. police, fire and ambulance stations).
Encumbered land	Land that is constrained for development purposes, including easements for power/transmission lines, sewer, gas, waterways/drainage; retarding basins/ wetlands; landfill; conservation, protected vegetation and heritage areas. This land may be used for a range of activities (e.g. walking trails, sports fields) and is not credited. However, regard is taken to the availability of encumbered land when determining the open space requirement.
Fire threat edge	The interface between urban development and an area which presents a permanent potential for fire to impact on a community.
Frontage	The road alignment at the front of a lot. If a lot abuts two or more roads, the one to which the building, or proposed building fronts.
Gross developable area	Total precinct area excluding encumbered land, arterial roads and other roads with four or more lanes.
Housing density (gross)	The number of houses divided by gross developable area.
Housing density (net)	The number of houses divided by net developable area.

Housing typologies	A classification of the type of house based on its characteristics and features including number of rooms, spatial layout/division of areas, building form, lot size, ownership management, etc. The Guidelines describe the following housing typologies: – Conventional front-loaded house & land (1-2 storeys) – Small lot front loaded duplex (1-2 storeys) – Semi-detached house & land (1-2 storeys) – Small lot front/rear-loaded townhouse (1-3 storeys) – Owners' corporation/strata title apartments (2+ storeys) – Integrated developments (2+ storeys)
Key worker housing	Affordable rental housing that is appropriate for people who work within the Warrnambool City Council, who are required to be physically present to perform their work, and whose household earns very low, low or moderate incomes.
Linear open space network	Corridors of open space, mainly along waterways that link together forming a network
Land use budget table	A table setting out the total precinct area, gross developable area, net developable area and constituent land uses proposed within the precinct
Local centre	An activity centre smaller than a neighbourhood activity centre which may include a small limited-line supermarket or convenience store of between 599 square metres and 1,500 square metres, plus non-retail uses.
Main street	A function of an activity centre, where vitality and activity are created by orienting uses towards the street and ensuring that the primary address of all retail stores is the street. This would normally be a connector street rather than an arterial road.
Neighbourhood activity centre	Activity centres that are an important community focal point and have a mix of uses to meet local needs. Accessible to a viable user population by walking, cycling and by local bus services and public transport links to one or more principal or major activity centres. This should be of sufficient size to accommodate a supermarket.
Net developable area (NDA)	Land within a precinct available for development. This excludes encumbered land, arterial roads, railway corridors, government schools and community facilities and public open space. It includes lots, local streets, and connector streets. Net developable area may be expressed in terms of hectare units (i.e. NDHa).
Passive open space	Open space that is set aside for parks, gardens, linear corridors, conservation bushlands, nature reserves, public squares and community gardens that are made available for passive recreation, play and unstructured physical activity including walking, cycling, hiking, revitalisation, contemplation and enjoying nature.
Principal public transport network	Incorporated document <i>Principal Public Transport Network 2017</i> (Victorian Government, 2017), and <i>Principal Public Transport Network Area Maps</i> (Victorian Government, August 2018).
Public open space	Land that is set aside in the precinct structure plan for public recreation that incorporates active and passive open space.

Roof Water Harvesting (RWH) or RWH System	Collection of rain that falls onto roofs of houses, schools, factories and businesses. The water travels from roof tops through closed pipes within a lot before discharging to a dedicated via a roof water harvesting connection point near the boundary on each lot. This water is then piped via a dedicated pipe network to the centralised raw water supply to mix with other sources for treatment to drinking water standard. Only roof downpipes and tank overflows can be connected to the system and each connection is inspected by Wannon Water. The system includes RWH Reticulation Infrastructure and RWH Trunk Infrastructure.
Unencumbered	Land that is not constrained by uses required to enable development (including easements for power/transmission lines, sewer, gas, waterways/drainage; retarding basins/wetlands; landfill; conservation protection vegetation and heritage areas).
Water sensitive urban design (WSUD)	A holistic approach to water management that integrates urban design and planning with social and physical sciences to deliver water services and protect aquatic environments in an urban setting. Water management assets (e.g. wetland, rain garden, passively irrigated tree pit, swale, pond, etc) are sometimes referred to as WSUD or blue- green infrastructure
RWH Trunk Infrastructure	Pipes and other infrastructure forming part of the RWH System, downstream of a RWH Buffer Tank, that are designed to transfer bulk water from a part of the precinct to the Brierly Basin.
Social housing	A type of rental housing that is provided and/or managed by the government or by a not-for-profit organisation. Social housing is an overarching term that covers both public housing and community housing.
Sensitive response	A design or engineered response that does not significantly contrast with the existing landform.
Unencumbered	Land that is not constrained by uses required to enable development (including easements for power/transmission lines, sewer, gas, waterways/drainage; retarding basins/wetlands; landfill; conservation protection vegetation and heritage areas).
Water sensitive urban design (WSUD)	A holistic approach to water management that integrates urban design and planning with social and physical sciences to deliver water services and protect aquatic environments in an urban setting. Water management assets (e.g. wetland, rain garden, passively irrigated tree pit, swale, pond, etc) are sometimes referred to as WSUD or blue- green infrastructure



Department
of Transport
and Planning

VIC.GOV.AU/DEPARTMENT-OF-TRANSPORT-AND-PLANNING