

Draft Warrnambool Amendment C217warr
Referral 16 – East of Aberline Precinct Structure Plan and
Development Contributions Plan

VPA Projects Standing Advisory Committee Report

Planning and Environment Act 1987

14 May 2026

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Woi Wurrung People as the traditional custodians of
the land on which our office is located. We pay our
respects to their Elders past and present.

Planning and Environment Act 1987

VPA Projects Standing Advisory Committee Report pursuant to section 151 of the PE Act

Draft Warrnambool Planning Scheme Amendment C217warr

Referral 16 – East of Aberline Precinct Structure Plan and Development Contributions Plan

14 May 2026

A stylized, dark blue ink signature consisting of several loops and a long horizontal stroke.

David Merrett, Chair

A blue ink signature in a cursive script, reading "Rodger Eade".

Professor Rodger Eade, Member

A blue ink signature in a cursive script, reading "Geoff Glynn".

Geoff Glynn, Member

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Glossary and abbreviations

AEP	Annual Exceedance Probability
BMO	Bushfire Management Overlay
Buildcap	Buildcap Aberline Pty Ltd
CIL	Community Infrastructure Levy
the Committee	VPA Standing Advisory Committee
Credence and Lotus	Credence Group Pty Ltd. and Lotus Capital Investments Pty Ltd
DCP	East of Aberline Development Contributions Plan
DEECA	Department of Energy, Environment and Climate Action
DIL	Development Infrastructure Levy
draft Amendment	Warrnambool Planning Scheme draft Amendment C217warr
DTP	Department of Transport and Planning
FO	Floodway Overlay
GHCMA	Glenelg Hopkins Catchment Management Authority
Ingenia Communities	Arut Pty Ltd
IWM	Integrated water management
LSIO	Land Subject to Inundation Overlay
MPS	Municipal Planning Strategy
NCC	New customer contribution
NDA	Net developable area
NDHa	Net developable hectare
PAO	Public Acquisition Overlay
PE Act	<i>Planning and Environment Act 1987</i>
Planning Authority	New Communities, Department of Transport and Planning (formerly VPA)
Planning Scheme	Warrnambool Planning Scheme
PPN59	Planning Practice Note 59: The role of mandatory provisions in planning schemes
the precinct	East of Aberline precinct
PRP	Preston Rowe Patterson
PSP	East of Aberline Precinct Structure Plan
RBWL	Retardation basin/wetlands

RWH	Roof Water Harvesting
Tozer Reserve	Francis Tozer Memorial Reserve
WALD	Warrnambool Affordable Land Developments
Wannon Water	Wannon Region Water Corporation

Overview

Amendment summary

The Amendment	Draft Warrnambool Planning Scheme Amendment C217warr
Common name	Referral 16 – East of Aberline Precinct Structure Plan and Development Contributions Plan
Brief description	To facilitate the use and development of land within the East of Aberline precinct primarily for residential development, generally in accordance with the East of Aberline Precinct Structure Plan and the East of Aberline Development Contributions Plan
Subject land	Approximately 408 hectares of land located to the north-east of Warrnambool (refer Figure 1)
Planning Authority	New Communities, Department of Planning and Transport (formerly Victorian Planning Authority)
Exhibition	19 September to 20 October 2025
Submissions	Number of Submissions: 46

Committee process

The Committee	David Merrett, Professor Rodger Eade, Geoff Glynn
Supported by	Gabrielle Trowse
Directions Hearing	Hybrid format, Planning Panels Victoria, 19 February 2026
Committee Hearing	Hybrid format, Warrnambool City Council offices 24, 25 and 26 February and Degraes, 80 Collins Street Melbourne 30 March, 1, 2, 3, 4, 7, 8 and 9 April 2026
Site inspections	Unaccompanied, 23 April 2026
Citation	VPA Projects Standing Advisory Committee Referral 16 [2026] PPV
Date of this report	14 May 2026

Executive summary

On 15 January 2026 New Communities, Department of Transport and Planning (Planning Authority) referred draft Warrnambool Planning Scheme Amendment C217warr (draft Amendment), including the East of Aberline Precinct Infrastructure Plan September 2025 (PSP), the East of Aberline Development Contributions Plan September 2025 (DCP) and draft Urban Growth Zone Schedule 1 (UGZ1) to the VPA Standing Advisory Committee (Committee). This is Referral 16 to the Committee.

The precinct, located on the north east edge of Warrnambool, has an area of 410 hectares and is projected to accommodate approximately 4,500 dwellings. The PSP will provide for schools, community facilities, a neighbourhood activity centre, local parks, a sports reserve and facilities, a significant upgrade to Russells Creek to reinforce its biodiversity and drainage role and the protection of Tozer Reserve to maintain its conservation role.

The Planning Authority requested advice on:

- the DCP
- roof water harvesting (RWH)
- drainage infrastructure
- biodiversity.

Key issues for the Committee to address were whether:

- the rates adopted to cost DCP projects are appropriate for the regional context
- the DCP land cost for drainage projects are appropriately valued
- the connector street proposed north of Boiling Down Road (within property 03 and 24) should be included as a DCP project
- Bridge BR01 should adopt a culvert design
- the signalisation of the intersection of Horne Road adjacent the proposed activity centre should be included as a DCP project
- the shared path crossings over Russells Creek should be included as a DCP project
- the scope of DCP drainage projects should include Growling Grass Frog infrastructure
- there were adequate strategic justification and certainty for Wannon Water's roof water harvesting scheme to be introduced as a mandatory requirement for development in the PSP
- the location and size of the proposed retarding basins for stormwater management are appropriate
- the application of the Public Acquisition Overlay (PAO) for three projects PAO11 (RBWL-06), PAO12 (RBWL-07) and PAO13 (WW-01) is appropriate to facilitate drainage infrastructure
- the provisions and information included in the PSP and UGZ1 schedule are appropriate for protecting biodiversity matters for Tozer Reserve and Russell Creek.

Wel.Co, Mondous, Aberline Road Holdings, Buildcap, Credence and Lotus, Warrnambool Affordable Land Developments and Ingenia Communities all own a significant portion of the precinct and were represented parties at the Hearing.

Nineteen expert witnesses were collectively called by the Planning Authority, Council and the represented landowners to give evidence on roof water harvesting, biodiversity, traffic, drainage and development contributions. The presentation of evidence at the Hearing was theme-based and included the use of 'roundtables' involving the relevant theme experts. The Committee benefitted from this approach which was supported by parties and experts as it resulted in relatively few issues being unresolved by the end of the Hearing.

The approach to RWH evolved over the Hearing and was a primary consideration for the Committee. The provision of RWH as mandatory required infrastructure had a significant impact on other issues such as DCP drainage projects land and construction costs, net developable area and the application of the PAO.

The Planning Authority and Council initially supported a mandated RWH system in an earlier version of the PSP before the consultation draft. The consultation draft addressed RWH as a discretionary opportunity. With further information from Wannon Water during the Hearing on cost, system design and its commitment to cost efficiencies, both the Planning Authority and Council supported RWH as a mandated system.

The Committee supports a mandated RWH system for the precinct because:

- the importance of addressing climate change impacts had progressed significantly from when the Warrnambool Planning Scheme Amendment C77 Planning Panel last considered the same issue in 2012
- all parties considered there was a strong planning policy basis for the system and did not challenge it on this basis
- Wannon Water committed to cost subsidies with a reduced new customer connection charge, some trunk and buffer tank infrastructure costs and a codifying document for the RWH system
- on balance, the cost of RWH to the developer is almost negated by the reduced wetland and reserve sizes and the gain in NDA. The benefits will vary between developers as not all will gain extra NDA. Relying on a discretionary opt-in RWH system would mean the drainage and stormwater system would need to be designed and scaled without RWH, and the associated benefits.

On referral the DCP rate was \$442,189 per net developable hectare. At the conclusion of the Hearing and with changes to the DCP to accommodate the impact of a mandated RWH system this had reduced to \$372,913 (draft final rate), a reduction of 16 per cent.

In general, the Committee:

- considers there is strong strategic basis to rezone the land for urban development
- supports the agreed position of parties that a new valuation methodology should be used to value land based on:
 - encumbered land with the Floodway Overlay applied at the Farming Zone rate

- a discounted unencumbered rate for land with a Land Subject to Inundation Overlay applied
- unencumbered land identified as residential as its highest and best use.
- supports the need for further drainage and stormwater modelling to address several issues including the impact of roof water harvesting
- is satisfied with the management of Tozer Reserve for its conservation role and Russells Creek for its drainage and conservation roles in the PSP
- acknowledges the lack of records for the Growling Grass Frog in the and around the precinct and the expert evidence that it is unlikely to recolonise, but does not consider there is a need to have regard to the Growling Grass Frog guidelines and standards
- is satisfied the DCP projects costs are appropriate and are set against agreed VPA benchmarks
- agrees the external catchments have been allowed for in the drainage strategy
- considers the Retarding Basin Wetland (RBWL) assets around Russells Creek are generally in the right locations
- considers drainage assets should not be included in the Russells Creek floodway, but the remodelling of the drainage strategy should minimise land areas between the drainage assets and the waterway
- given the long-term development of land east of Horne Road considers PAO9 (RBWL-06) and PAO10 (RBWL-07) are not required and can be deleted from the PSP and draft Amendment
- supports the 20 per cent contingency applied to the costing of drainage projects
- considers the collector street intersection with Boiling Down Road should not be a DCP project
- considers Bridge BR-01 should be a culvert design
- considers the signalisation of the Horne intersection at the Neighbourhood Activity Centre should not be a DCP project and should be developer funded
- supports the need for the three shared path crossings of Russells Creek and their funding in the DCP.

Consistent with the drainage evidence, and submissions of the Planning Authority and Council the drainage strategy should be reviewed prior to gazettal. Consequently, the draft Amendment, including the PSP, DCP and UGZ1 should not be finalised until the further work supported by the Planning Authority and recommended by the Committee is completed on drainage and stormwater matters.

Recommendations

The Committee makes the following recommendations including further work to be undertaken before finalising Warrnambool Planning Scheme draft Amendment C217warr:

Amendment

- 1. Draft Warrnambool Planning Scheme Amendment C217warr be prepared and approved subject to the changes recommended in this Report.**
- 2. Delete Public Acquisition Overlay PAO9 (RBWL-06) and PAO10 (RBWL-07).**

3. **Amend the Public Acquisition Overlay boundaries following the remodelling of the drainage strategy.**

Warrnambool East of Aberline Precinct Structure Plan

4. **Amend the Warrnambool East of Aberline Precinct Structure Plan to:**
 - a) **apply the Roof Water Harvesting system as a mandatory requirement**
 - b) **include the changes supported by the Committee in Tables 6, 8, 9 and 11 of this Report and in the Committee recommended Warrnambool East of Aberline Precinct Structure Plan changes as shown in Appendix F.**

Warrnambool East of Aberline Development Contributions Plan

5. **Amend the Warrnambool East of Aberline Development Contributions Plan:**
 - a) **upon further review of the projects to ensure that costings are minimised consistent with the ability to deliver the identified projects**
 - b) **to include a clear explanation of the valuation methodology used for land to be used for drainage infrastructure**
 - c) **to include the changes supported by the Committee in Table 11 of this Report and in the Committee recommended Warrnambool East of Aberline Development Contributions Plan changes as shown in Appendix G.**

Urban Growth Zone

6. **Amend Schedule 1 to the Urban Growth Zone to apply the Roof Water Harvesting system as a mandatory requirement.**
7. **Amend Schedule 1 to the Urban Growth Zone to include the changes supported by the Committee in Table 9 of this Report and as shown in Appendix H.**

Further work

8. **Amend the Warrnambool East of Aberline Precinct Structure Plan and Warrnambool Development Contributions once the drainage strategy has been remodelled to update its approach to the location, form, size and cost of drainage assets by:**
 - a) **optimising the retarding basin wetlands (RBWL) to reduce asset size and land take, but generally in the current locations shown in the East of Aberline Precinct Structure Plan**
 - b) **using updated modelling (RORB and MUSIC) prepared in consultation with the Glenelg Hopkins Catchment Management Authority and Council based on the latest Melbourne Water guidelines but modified to reflect the local soil conditions (in particular the Warrnambool soil store and field capacity guidance)**
 - c) **using a mandatory Roof Water Harvesting system**
 - d) **seeking to relocate RBWL assets into or as close to the Russells Creek Floodplain as is practicable that:**
 - **would see small parts of land shown in the Day 1 SMEC materials between the waterway and RBWL assets removed**

- **reflects what has already occurred, with the Day 1 SMEC designs siting parts of RBWL assets in the proposed land subject to the Land Subject to Inundation Overlay**
 - **is supported by the Glenelg Hopkins Catchment Management Authority and Warrnambool City Council.**
- e) **ensuring that RBWL-05/Catchment E achieves a suitable outfall and does not cause additional off-site impacts**
- f) **a more natural treatment to Russells Creek than its full reconstruction provided it does not result in an increased land take for drainage projects**
- g) **adopting the mid-range climate change scenario (SSP3-7.0) for RBWL assets to 2030, with a sensitivity test to 2100.**
9. **Provide all Hearing parties the opportunity to comment on the updated drainage strategy prior to finalisation.**

1 The Committee

1.1 Terms of Reference and Letter of Referral

The VPA Projects Standing Advisory Committee (the Committee) was appointed by the former Minister for Planning on 22 July 2020. The Committee's purpose is set out in its Terms of Reference dated 17 July 2020 (see Appendix A) as follows:

... to provide timely advice to the Minister for Planning and the VPA on specific matters referred to it related to various proposals, including but not limited to structure plans, infrastructure and development contribution plans, framework plans, development plans and any associated draft planning scheme amendment and planning permits.

The Terms of Reference advises the Victorian Planning Authority (VPA), now New Communities Department of Transport and Planning, will provide a letter of referral to the Committee Chair:

...seeking its advice on particular matters or unresolved issues raised in the submissions and/or any other relevant matter.

The VPA referred the East of Aberline Precinct Structure Plan (PSP), East of Aberline Development Contributions Plan (DCP), and draft Warrnambool Planning Scheme Amendment C217warr (draft Amendment) to the Committee on 15 January 2026 (see Letter of Referral at Appendix B). This is Referral 16 to the Committee.

The Terms of Reference requires the Committee to consider:

- a. the relevant components of the referred plan and associated draft planning scheme amendment and any associated planning permit (if relevant) that relate to the submissions or issues referred to it
- b. the referred submissions
- c. Plan Melbourne 2017-2050 (Plan Melbourne)¹
- d. any relevant Regional Growth Plan or Growth Corridor Plan
- e. the applicable Planning Scheme
- f. relevant State and local policy
- g. any other material referred to it.

(i) Response to Terms of Reference and Letter of Referral outcomes

Table 1 sets out the Report outcomes specified at section 20 of the Committee's Terms of Reference and referral letter, and the relevant chapters where the matters are addressed.

¹ Plan Melbourne has been replaced by Plan for Victoria

Table 1 Response to Terms of Reference and Letter of Referral outcomes

Reference	Outcome	Report Chapters
Terms of Reference		
s29(a)	Whether the referred elements of the draft Amendment are appropriate.	Executive summary, Chapters 3-6
s29(b)	A summary and assessment of the issues raised in submissions referred to the Committee.	Chapters 3-6
s29(c)	Any other relevant matters raised in the course of the Committee process.	Chapters 3-6
s29(d)	A list of persons who made submissions considered by the Committee.	Appendix C (Referred submissions only)
s29(e)	A list of tabled documents.	Appendix D
s29(f)	A list of parties to the hearing.	Appendix E
Letter of Referral		
Roof Water Harvesting	Please advise whether: there is adequate strategic justification and certainty for Wannon Water's roof water harvesting scheme to be introduced as a mandatory requirement for development in the PSP.	Chapter 3
Drainage infrastructure	Please advise whether: - the location and size of the proposed retarding basins for stormwater management are appropriate. - the application of proposed Public Acquisition Overlays PA011 (RBWL-06), PA012 (RBWL-07) and PA013 (WW-01) is appropriate to facilitate drainage infrastructure.	Chapter 4
Biodiversity	Please advise whether: the provisions and information included in the PSP and Urban Growth Zone schedule are appropriate for protecting biodiversity matters for Tozer Reserve and Russell Creek.	Chapter 5

Reference	Outcome	Report Chapters
Development Contributions Plan	Please advise whether: - the rates adopted to cost DCP projects are appropriate for the regional context - the DCP land cost for drainage projects are appropriately valued - the connector street proposed north of Boiling Down Road (within property 03 and 24) should be included as a DCP project - Bridge BR01 should adopt a culvert design - the signalisation of the intersection of Horne Road adjacent the proposed activity centre should be included as a DCP project - the shared path crossings over Russell Creek should be included as a DCP project - the scope of DCP drainage projects should include Growling Grass Frog infrastructure.	Chapter 6

Source: Committee

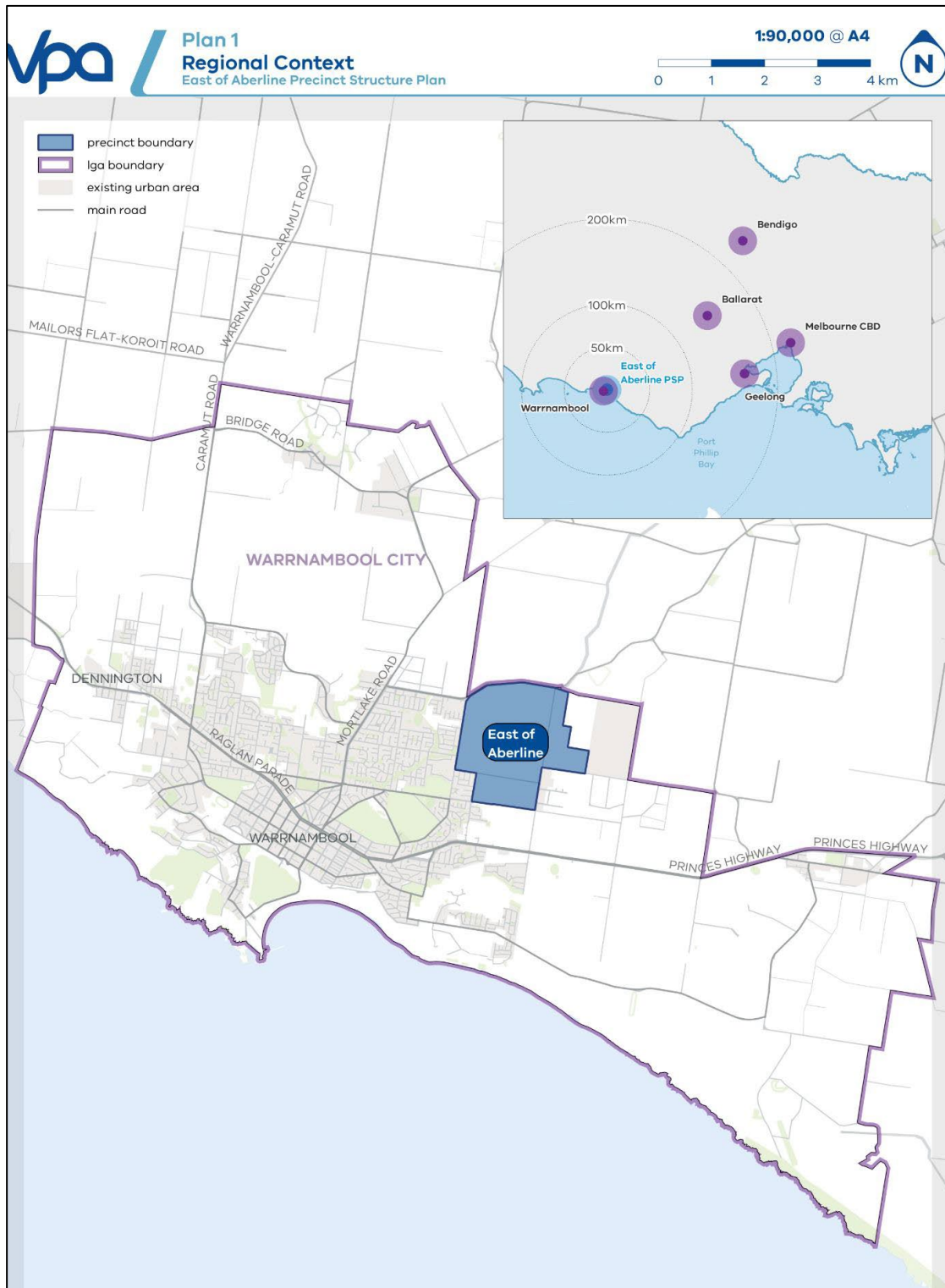
(ii) The precinct

The East of Aberline precinct (the precinct) comprises 40 individual titles of land across approximately 410 hectares. Most of the titles are in private ownership except for:

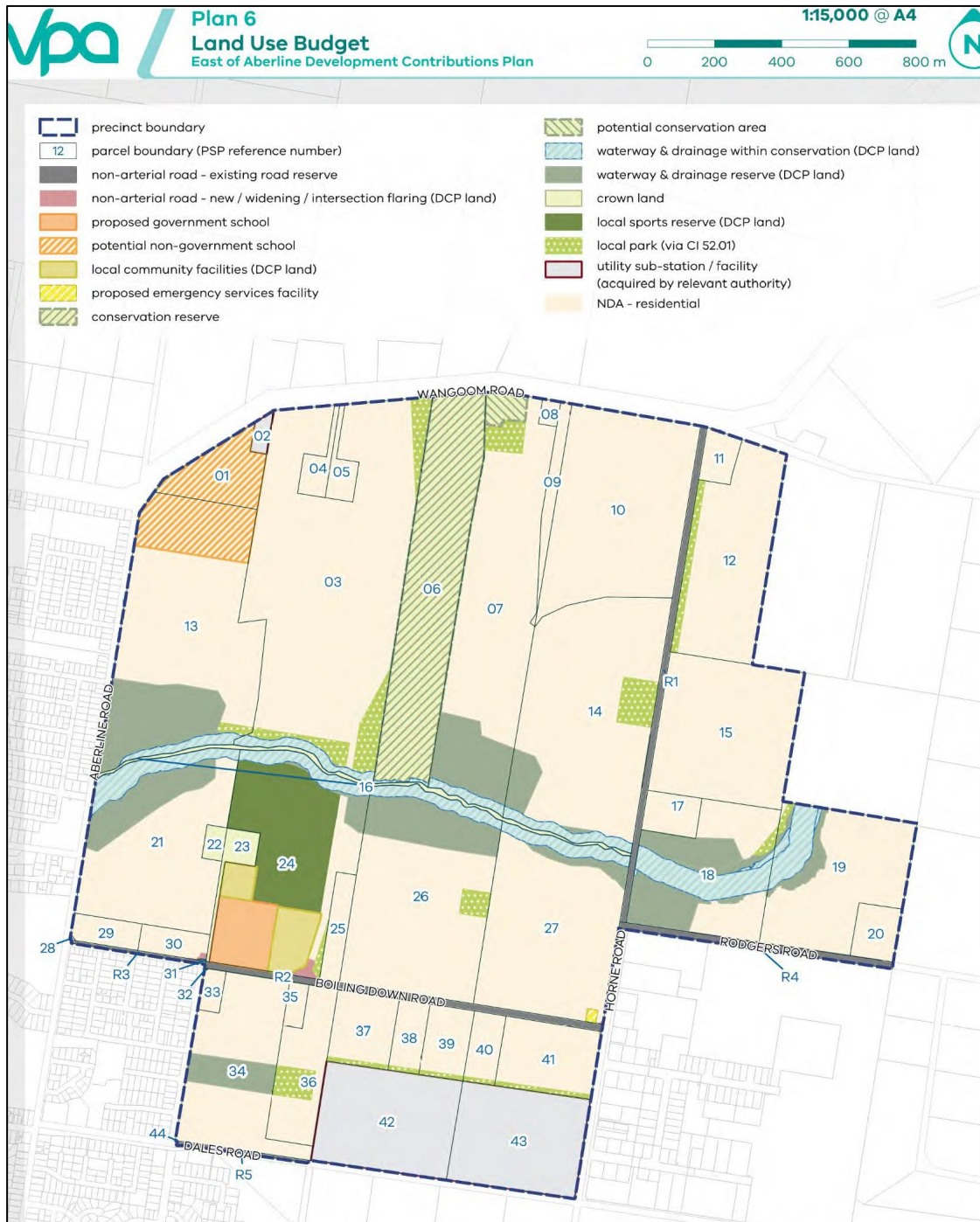
- Parcel 06: Tozer Reserve managed by Department of Education
- Parcels 42 and 43: Wannon Region Water Authority (Wannon Water) water storage facility
- Parcel 16: Crown land associated with Russells Creek waterway managed by Department of Energy, Environment and Climate Change (DEECA)
- Parcels 22 and 23: Crown land containing a small dam managed by DEECA.

Figure 1 shows the context of the subject land within Warrnambool and Figure 2 shows the individual land parcels.

Figure 1 Subject land context in Warrnambool



Source: East of Aberline PSP

Figure 2 Individual land parcels

Source: Consultation East of Aberline DCP

1.2 The draft Amendment

The draft Amendment seeks to:

- amend Clause 2.03-1 Municipal Planning Strategy – Settlement and Clause 2.04 Strategic Framework Plan to reflect that additional areas have been incorporated into the East of Aberline Precinct Structure Plan, August 2025 (PSP)

- insert Clause 37.07 Urban Growth Zone and Schedule 1 to Clause 37.07 Urban Growth Zone (UGZ1). The schedule sets out the land use and development controls for the precinct with regard to the PSP
- rezone land from the Farming Zone to the UGZ1
- amend the Schedule to Clause 43.01 (Heritage Overlay) to include Heritage Overlay 381 at 174 Aberline Road, Warrnambool
- apply Clause 44.03 Floodway Overlay (FO) to land within the precinct
- apply Clause 44.04 Land Subject to Inundation (LSIO) to land within the precinct
- insert Clause 45.01 Public Acquisition Overlay (PAO) and apply it to reserve land (with Warrnambool City Council as acquiring authority) for:
 - a community facility 75 Boiling Down Road Warrnambool (PAO1)
 - a local sports reserve for land at 75 Boiling Down Road Warrnambool (PAO2)
 - for road upgrades and intersections (PAO3, PAO4, PAO5 and PAO 14) for land at:
 - 31 Boiling Down Road Warrnambool
 - 75 Boiling Down Road Warrnambool
 - 79 Boiling Down Road Warrnambool
 - 135 Boiling Down Road Warrnambool
 - 140 Boiling Down Road Warrnambool.
 - retardation basins and waterways authority (PAO6 to PAO13) to the land addresses as follows:
 - 174 Aberline Road Warrnambool
 - 80 Aberline Road Warrnambool
 - 60 Boiling Down Road Warrnambool
 - 75 Boiling Down Road Warrnambool
 - 105 Boiling Down Road Warrnambool
 - 135 Boiling Down Road Warrnambool
 - 150 Horne Road Warrnambool
 - 235 Horne Road Warrnambool
 - 53 Rodgers Road Warrnambool
 - 250 Wangoom Road Warrnambool
 - 270-288 Wangoom Road Warrnambool
- apply Clause 45.03 Environmental Audit Overlay to the properties within the precinct that are nominated as having high potential for contamination
- insert Schedule 3 to Clause 45.06 Development Contributions Plan Overlay (DCPO3) and apply it to all land zoned UGZ1
- amend the Schedule to Clause 53.01 to include a public open space contribution when land within the precinct is subdivided
- amend the Schedule to Clause 72.03 Schedule to What does this Planning Scheme Consist of? to update the list of maps for this draft amendment
- amend the Schedule to Clause 72.04 Schedule to the Documents Incorporated in the Warrnambool Planning Scheme to incorporate four new documents:
 - PSP
 - East of Aberline Development Contributions Plan, August 2025 (DCP)
 - Statement of significance: 174 Aberline Road, Warrnambool, August 2025
 - Small Lot Housing Code, November 2019

- Small Lot Housing Code, November 2024.

The consultation PSP identifies the following precinct features²:

- **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 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 waste transfer station, asphalt batching plant, concrete batching plant (proposed), caravan repairs, vehicle mechanic services and farming 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

² East of Aberline PSP, section 1.4

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 (BMO) also applies to most of the reserve and the Department of Transport and Planning are in the process of updating the BMO to extend it to cover the whole of the reserve.

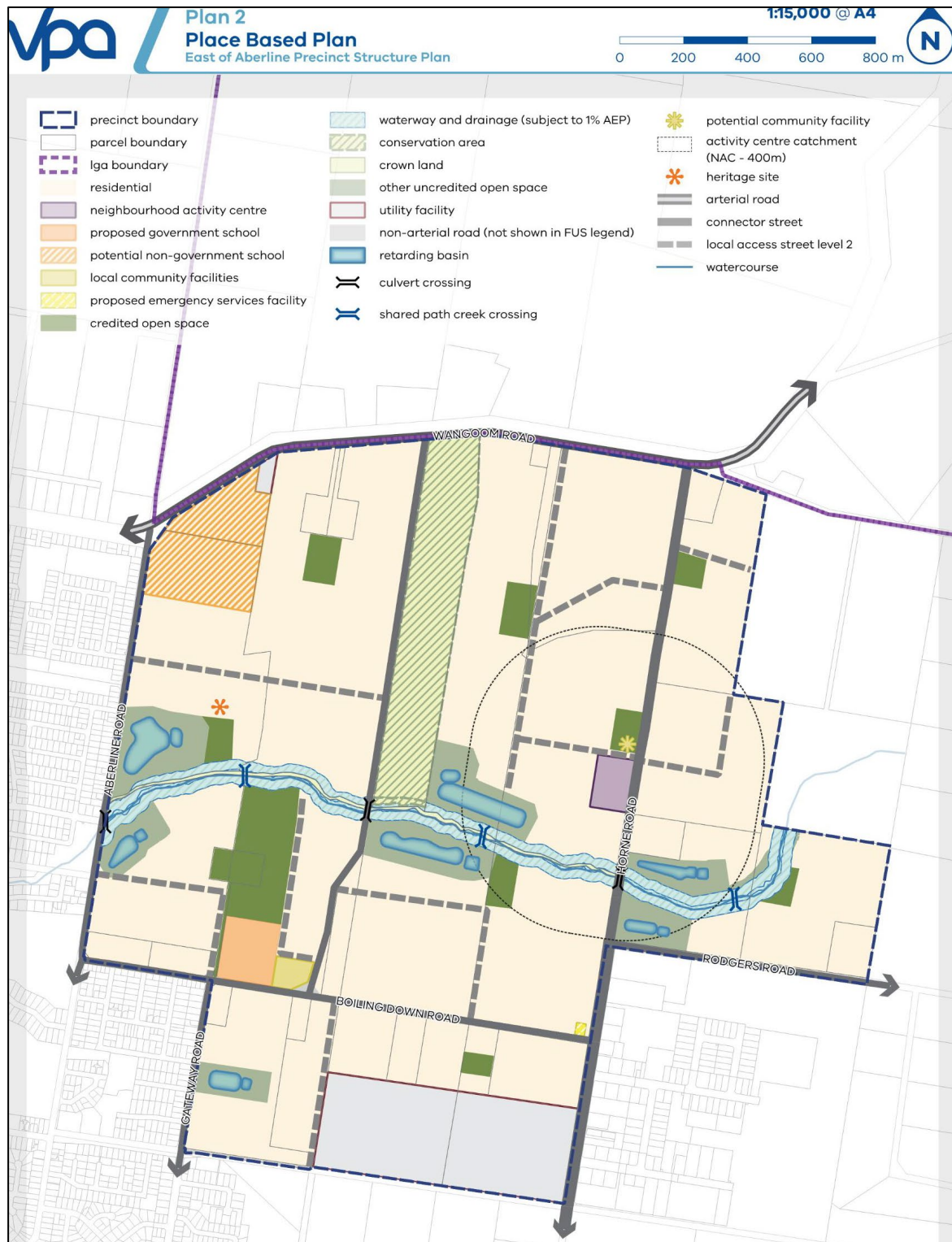
- **Boiling Down Road** - Boiling Down Road runs east–west through the southern portion of the precinct and serves as an important existing rural connector road. The proposed upgrade of Boiling Down Road will support new neighbourhoods, provide permeability across the precinct, and potentially accommodate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

The Planning Authority provided Day 1 version of draft Amendment documents before the commencement of the Hearing. The Day 1 PSP allows for:

- approximately 4,247³ dwellings at overall density of 16 dwellings per net developable hectare (NDHa)
- forecast population around 12,000 people
- a 3-hectare Neighbourhood Activity Centre on Horne Road
- a 3.5-hectare government primary school site
- a 10-hectare potential non-government school site
- a Level 2 Community Centre (1,500 sqm on 1 hectare) in the Russells Creek Civic Precinct
- a 10.65-hectare sports reserve
- a 10.26-hectare local park network
- a 30-metre conservation corridor along Russells Creek
- protection for Tozer Reserve as biodiversity conservation area
- retarding basin system to support stormwater management.

Figure 3 provides the Place-based plan from the drafting final version of the PSP (D162).

³ This number is approximate and varies between different documents depending on assumptions including the land take for drainage. The Committee has not attempted to reconcile these various estimates.

Figure 3 East of Aberline Place Based Plan

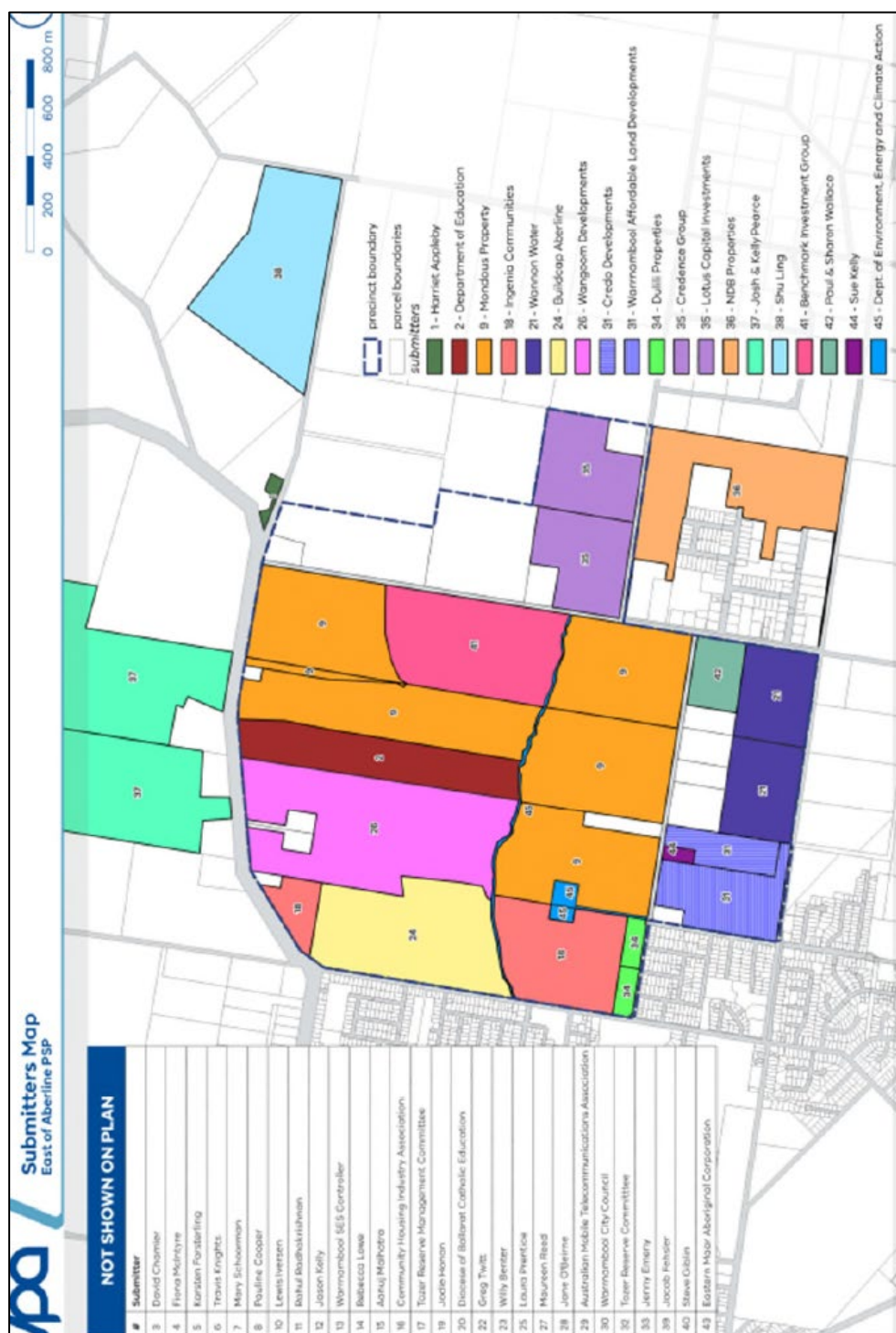
Source: D162, East of Aberline PSP

1.3 Referred submissions and issues

The Planning Authority has provided all submissions to the Committee however it is only the 'key issues' identified in Table 1 of this Report that are referred to the Committee for advice and recommendations.

Figure 4 identifies the location of submitters.

Figure 4 Submitter locations



Source: VPA Part A submission, page 54

At the Directions Hearing on 19 February 2026, Buildcap Aberline Pty Ltd (Buildcap) raised a procedural issue concerning the Planning Authority's Letter of Referral which seeks to confine the scope of the Committee's task.

It was Buildcap's view that, when the Committee's Terms of Reference are properly read, the Letter of Referral cannot limit the consideration of matters before the Committee in

the way it purports. In particular, Buildcap submitted that the matters for consideration and assessment by the Committee are not limited to the “key issues” identified in the Letter of Referral. Rather, Buildcap submitted that, in accordance with the Terms of Reference, all issues raised in submissions referred to the Committee must be considered, summarised and assessed.

Specifically, Buildcap submitted that the Committee should consider whether:

1. the local access street intersection in Aberline Road should be relocated
2. the Russells Creek culvert on Aberline Road should be included as a Development Contributions Plan (DCP) item
3. the Heritage Overlay at 174 Aberline Road should be removed.

At the Directions Hearing, the Committee advised that it would restrict its consideration to the key issues identified in the Letter of Referral, consistent with the approach taken in Referral 15 (Ballarat North PSP and DCP). However, the Committee provided Buildcap with an opportunity to provide further written submissions on this issue, which it did on 25 February 2026.

The Planning Authority responded on 27 February 2026 and did not consider that the three matters raised by Buildcap fell within the Committee’s scope, although it outlined potential avenues for their further consideration.

Buildcap responded on 6 March 2026, confirming that it no longer sought to have those matters included as key issues, but rather would raise them as issues arising from submissions referred to the Committee (noting that all submissions have been provided to the Committee). Buildcap submitted that Items 1 and 3 remain unresolved and that it considers the Day 1 documents have resolved its concern over the Russells Creek culvert on Aberline Road (confirmed by correspondence dated 10 March 2026).

Consistent with the approach adopted in Referral 15, the Committee confirmed that evidence and submissions should be confined to the key issues identified in the Letter of Referral.

Any references in submissions to matters outside the Table 1 key issues are not the subject of Committee findings or recommendations. Where they arose during the Hearing the Committee noted them for context but did not entertain detailed evidence, cross-examination or submissions on them.

1.4 Issues raised by parties that are beyond scope of Committee

Some submitters and experts requested issues to be addressed that were outside of the referred key issues. In accordance with its determination of the procedural issue above, Table 2 lists the issues raised the Committee cannot consider. It encourages the Planning Authority to consider these issues before it finalises the draft Amendment.

Table 2 Out of scope issues

Party	Out of scope issue
Buildcap	Amend PSP/DCP to remove intersections IN-01 and IN-02 on Boiling Down Road
Buildcap	Amend PSP/DCP to include the controlled intersection at Aberline Road
Buildcap	Either remove HO141 or mark it as a potential heritage site pending proper local heritage assessment
Buildcap	A pipe outfall for each property should be included in the PSP and DCP as the outfalls provide a precinct drainage function
Buildcap	Inclusion of a drainage note in the PSP regarding flexibility in designing retardation basins and wetlands
Buildcap	The revised modelling should consider whether there is sufficient information to warrant the inclusion of swales
Wel.Co	Amend Requirement R47 of the PSP which relates to interim sewerage arrangements to provide greater flexibility for early development
Wel.Co	Insert a requirement for an easement to be created across private land to enable Property 3 to connect to the retarding basin
Wel.Co	Clarify that Requirement R18 (30 per cent tree canopy requirement) does not apply to defensible space around Tozer Reserve
Wel.Co	Relocate local park LP-05 in Property 3
Credance and Lotus	Considering whether the Floodway Overlay (FO) shown in the Day 1 V2 PSP should be Land Subject to Inundation (LSIO)

Source: Committee

The Committee recognises that further revisions to the PSP, DCP and UGZ1 are likely to be made resulting from further consideration of the issues listed in Table 2 and other unrefereed issues.

1.5 Committee process and approach

(i) The role of New Communities, Department of Transport and Planning

The body formerly known as the Victorian Planning Authority became part of the Department of Transport and Planning (DTP) with the machinery of government changes after the last State election. It is now known as New Communities, DTP (Planning Authority) and presented a whole-of-government response to the draft Amendment.

(ii) Key submitters and parties

The referred submissions were not defined in the Letter of Referral but were in an attached spreadsheet titled 'Key issues in referred submissions' (D4a). The referred

submissions are 9, 17, 18, 19, 21, 24, 26, 25, 28, 30, 31, 32, 33, 34, 35 and 43. Of these, the following were parties to the Hearing:

- Submitter 9 - Mondous Property (Mondous)⁴
- Submitter 18 -Aberline Road Holdings and Arut Pty Ltd (Ingenia Communities)
- Submitter 21 - Wannon Water
- Submitter 24 - Buildcap
- Submitter 26 - Wel.Co
- Submitter 30 - Warrnambool City Council (Council)
- Submitter 31 - Warrnambool Affordable Land Developments Pty Ltd (WALD)
- Submitter 35 - Credence Group Pty Ltd. and Lotus Capital Investments Pty Ltd (Credence and Lotus).

(iii) Versions of documentation

As with other Committee hearings it is not unusual for updated versions of draft Amendment documentation to be circulated to address matters as they arise. This matter is no different.

Table 3 tracks the versions of draft Amendment documentation from consultation versions through to Final versions.

Table 3 Versions of draft Amendment documentation

Version	Document	Document number
Consultation	PSP	D1a
	DCP	D1b
	UGZ1	D2f
Day 1	PSP	D17a/D17b
	DCP	D17c/D17d
	UGZ1	D18f
Day 1 v2	PSP	D35
	DCP	D36
	UGZ1	Not provided
Day 1 v3	PSP	Not applicable
	DCP	D75
	UGZ1	Not provided
Day 2	PSP	D115
	DCP	D116
	UGZ1	Not provided
Closing	PSP	D144

⁴ Aberline Road Holdings adopted the submissions of Ingenia Communities

Version	Document	Document number
Drafting final	DCP	D145
	UGZ1	D147
	PSP	D162
	DCP	D163

Source: Committee

Initially a Day 9 drafting session was scheduled but this was replaced by a further comment period that extended beyond the last day of the Hearing.

The public consultation DCP had a NDHa cost of \$442,189 and the Day 2 DCP reduced this to \$435,987. The closing version of the DCP did not contain an overall DCP figure as this was to be updated once further modelling of the impact of a mandatory RWH system was completed. The Planning Authority submitted titled *Closing Documents – Summary of DIL changes and RWH* (D146) which updated land valuations, amended DCP projects costs for shared path and bridge projects and adjusted drainage and stormwater costs if RWH was mandated. The DCP figure with RWH was \$372,913 per NDHa.

The Committee received the following further drafting submissions based on the drafting final versions of the PSP, DCP and UGZ1 and associated summaries (D150):

- Mondous (D154)
- Credence and Lotus (D155)
- Wel.Co (D156)
- Wannon Water (D157)
- Buildcap (D158)
- Council (D159)
- WALD (D160).

The Planning Authority, following the consideration of these drafting responses, provided a Drafting final version of the PSP (D162) and DCP (D163) and assessment of the 117 drafting change requests (D161). Many of these were relatively minor, procedural, corrections and edits. For instance, requests to update PSP maps once the remodelled drainage strategy is complete is a logical administrative issue and the Committee does not consider these further. The Committee addresses the more substantive requests at the end of each themed chapter in an implementation and drafting section. The Committee expects the Planning Authority will address other administrative and minor changes before it finalises the draft Amendment. This includes agreed changes to documents once further work is completed.

For the purposes of this Report, the Committee adopts the Drafting final version of the PSP (D162), DCP (D163) and UGZ1 (D147) upon which it makes other recommendations. The Committee's recommended versions are contained at:

- Appendix F PSP
- Appendix G DCP
- Appendix H UGZ1.

Numerical data in these appendices will need to be updated once the further work has been completed.

The Committee notes that the Drafting final documents includes a range of changes made in response to non-referred submissions or on matters beyond the referred key issues. The Committee has not reviewed these changes in detail and makes no specific findings on them.

(iv) Experts and expert conclaves

Table 4 sets out the experts relevant to the referred issues and evidence called. Conclave statements were provided for biodiversity, traffic, drainage and development contributions.

All evidence was presented by theme in a roundtable format with all relevant experts at the table. The roundtables used the following format:

- introductions and qualifications of witnesses
- evidence in chief⁵
- conclave joint statements (D67, D69, D70 and D73) used as a basis for cross examination by all parties.

Table 4 Expert evidence

Issue theme	Expert	Firm	Party	Document
Drainage and Stormwater	Nina Barich	Incitus	Planning Authority	D62
	Kerry Wilkinson	Spiire	Wel.Co	D64
	Rob Swan	HARC	Buildcap	D65
	Heath Sommerville	Engeny	Credence and Lotus	D63
	Jessica Ward	Rain Consulting	Wannon Water	D59
	Thomas Browne	Browne Civil and Water	WALD	D40
	Warwick Bishop	Water Technology	Mondous	D60, D61
Roof Water Harvesting	John Glossop	Glossop Planning	Wannon Water	D41
Biodiversity	Clare McCutcheon	Biosis	Planning Authority	D42
	Steve Mueck	Steve Mueck Biodiversity	Wel.Co	D44
Development Contributions	Chris De Silva	Mesh	Planning Authority	D57
	Jason Black	Insight Planning	Council	D52
	Greg Bursill	Bursill Consulting	Mondous	D53
	Alex Hrelja	HillPDA	Buildcap	D46

⁵ Due to the high number of drainage experts, evidence-in-chief was replaced with responses to and questions arising from the joint conclave statement

Issue theme	Expert	Firm	Party	Document
Development Contributions - valuations	Aaron Armistead	Preston Rowe Patterson	Planning Authority	D56
	Michael Leech	M3 Property	Mondous	D49, D50
			Credence and Lotus	D54
Traffic	Chirag Safi	O'Brien Traffic	Planning Authority	D43
	Tim De Young	Eukai	Council	D51
	Jason Walsh	Traffix Group	Buildcap	D48

Source: Committee

2 Strategic issues

2.1 Planning context

This chapter identifies planning context relevant to the draft Amendment. Table 5 summarises the planning context of the precinct and draft Amendment.

Table 5 Planning context

	Relevant references
Victorian planning objectives	- section 4 of the PE Act
Municipal Planning Strategy	- Clauses 02.03-1 (Settlement), 02.03-2 (Biodiversity), 02.03-4 (Catchment planning), 02.03-5 (Heritage), 02.03-6 (Housing), 02.03-8 (Transport and Infrastructure), 02.04 (Warrnambool Strategic Framework Plan)
Planning Policy Framework	- Clauses 11.02-1S (Development capacity), 11.02-2S (Structure planning), 11.03-1S (Activity centres and precincts), 11.03-2S (Growth areas) - Clauses 12.01-1L (Warrnambool biodiversity), 12.03-1L (Waterways and wetlands) - Clauses 13.02 (Bushfire), 13.03-1L (Merri River and Russells Creek floodplains), 13.04-1S (Contaminated and potentially contaminated land), 13.07-1L-01 (Land use conflict – general) - Clause 14.02 (Water) - Clause 15.02 (Heritage) - Clause 16 (Housing) - Clauses 17.02 (Commercial) and 17.03 (Industry) - Clauses 18.01 (Land use and transport), 18.02 (Movement networks), 18.01-3L (Sustainable personal transport) - Clause 19.02 (Community infrastructure)
Other planning strategies and policies	- Plan Victoria - Victoria's Housing Statement - Great South Coast Regional Growth Plan 2014 - Warrnambool City-wide Housing Strategy 2013 - Green Warrnambool 2018 - Warrnambool Open Space Strategy 2014 - Active Warrnambool Strategy 2019-2030 - Merri River Landscape Guidelines 2020
Planning scheme provisions	- Urban Growth Zone - Land Subject to Inundation Overlay (LSIO)

Relevant references	
Ministerial directions	- Ministerial Direction 11 (Strategic Assessment of Amendments)
Planning practice notes	- Planning Practice Note 46: Strategic Assessment Guidelines, September 2022

Source: Committee

2.2 Strategic justification

(i) The issue

The issue is whether the draft Amendment and the urban development of the precinct is strategically justified.

(ii) Discussion

The strategic basis for the rezoning of the precinct for urban development was not a referred issue and all parties agreed there was strong strategic basis to support the Amendment.

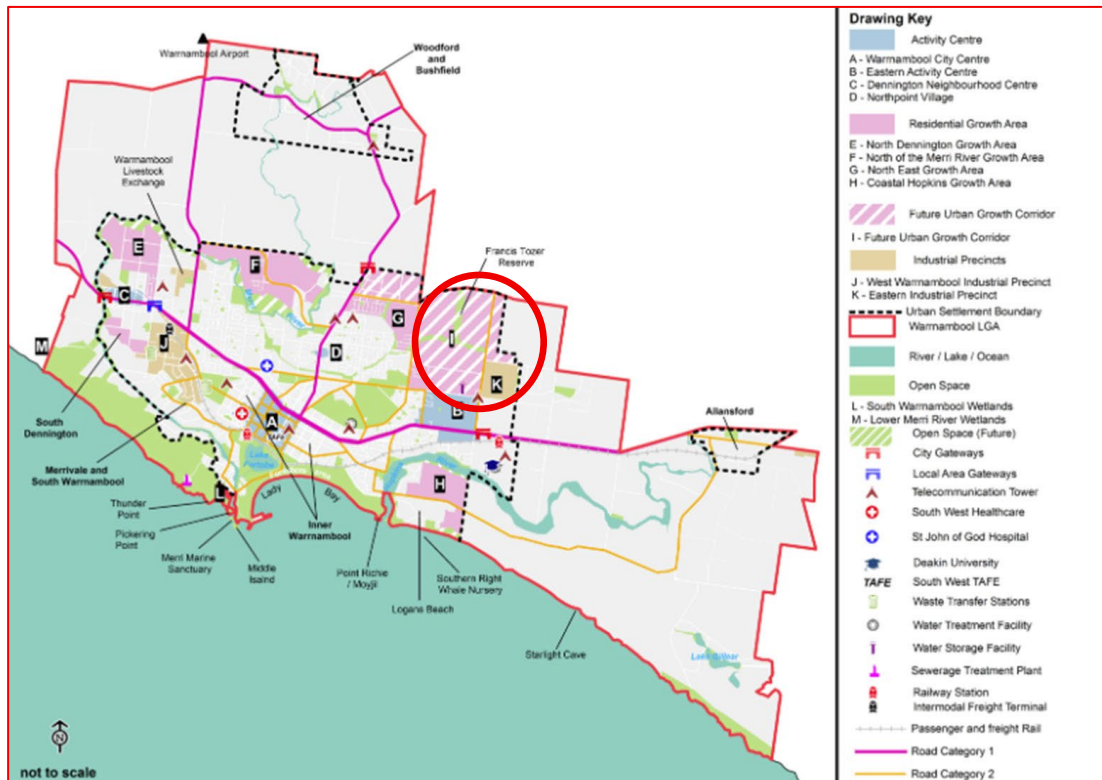
Council informed the Committee that the first identification of this area for urban development dates to the Warrnambool Land Use Strategy from 2004. It identified land east of Aberline Road as a "Future Corridor Extension" with the description:

Long term extension area for north-east corridor will require future Development Plan Overlay / Outline Development Plan.

The Great South Coast Regional Growth Plan 2014 (RGP) continued this designation of the precinct as an "*identified growth area*". The RGP is listed as a Background Document in Clause 72.08 of the planning scheme.

The Warrnambool City-Wide Housing Strategy 2013 provides a contemporary strategic framework for managing residential growth in Warrnambool to 2031, building on the direction established by the Warrnambool Land Use Strategy. It recommended that structure planning be completed for the precinct.

The strategic framework plan (Figure 5) at Clause 02-04 of the planning scheme identifies the precinct as "*future urban growth corridor*" and Clause 02.03-1 (Settlement) confirms the East of Aberline Road Future Urban Growth Corridor consisted of 380 hectares of land that could contain a mix of uses, such as residential and industrial.

Figure 5 Warrnambool Strategic Framework Plan

Source: Clause 02.04 of the planning scheme

The precinct was extended to include properties at the eastern boundary that were partly within the precinct. This increased the precinct to 410 hectares.

Victoria's Housing Statement 2024 provides a target for Warrnambool of 7,200 dwellings by 2051. The precinct will deliver over half of this target, as it is expected to deliver approximately 4,250 new dwellings once it is fully developed. The PSP is one of seven regional Victorian precincts that are identified as priority planning projects.

Submissions from other parties focussed on the referred key issues and, not surprisingly, supported the strategic basis of the draft Amendment.

The Committee accepts the urban future of the precinct has been a long-held position of Council, initially through strategic documents and then their implementation in the planning scheme. The draft Amendment will facilitate this outcome and importantly provide a significant contribution to Warrnambool's housing target.

(iii) Conclusions and recommendation

For the reasons set out in this report, the Committee concludes that the draft Amendment:

- is supported by, and implements, the relevant sections of the Planning Policy Framework
- is consistent with the relevant Ministerial Directions and Practice Notes
- is well founded and strategically justified
- should proceed subject to addressing the more specific issues raised in submissions as discussed in the following chapters.

The Committee recommends the Planning Authority:

Amendment:

Draft Warrnambool Planning Scheme Amendment C217warr be prepared and approved subject to the changes recommended by the Committee in this Report.

3 Roof water harvesting

3.1 The key issue

The key issue is whether there is adequate strategic justification and certainty for Wannon Water's Roof Water Harvesting (RWH) scheme to be introduced as a mandatory requirement for development in the precinct.

The Committee addresses this key issue by considering:

- relevant planning policy
- Warrnambool Amendment C77 Panel Report
- whether the costs and benefits of RWH are reasonable?
- implementation and drafting issues.

3.2 Background

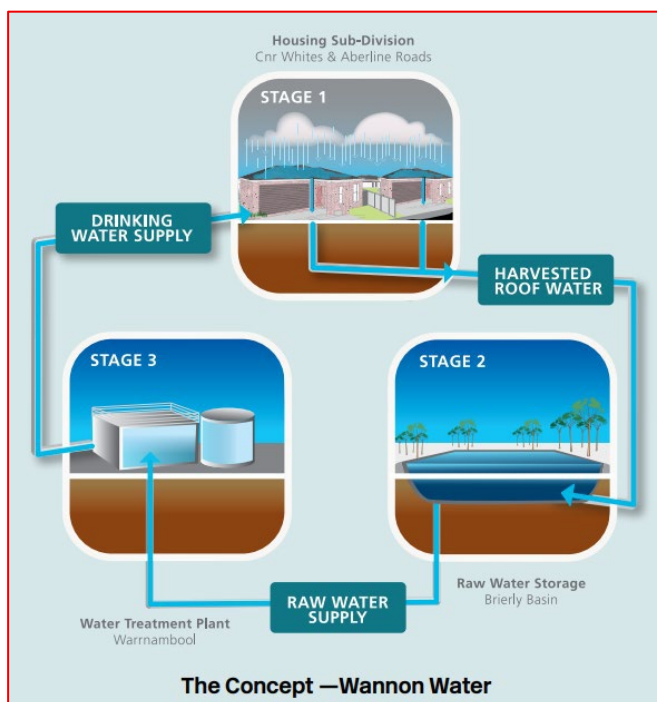
(i) What is Roof Water Harvesting?

RWH (refer Figure 6) allows the collection and diversion of rainfall from private rooftops into the municipal raw water supply, where it is treated and reused as potable water.

Appendix 6 of the PSP defines RWH as:

Collection of rain that falls onto roofs of houses, schools, factories and businesses. The water travels through closed pipes via a water harvest connection point near the boundary on each lot. This water is then piped 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.

Figure 6 Roof water harvesting concept



Source: D7, Roof Water Harvesting in Warrnambool - East Aberline Estate, page 25

RWH has been delivered in other growth areas of Warrnambool, including immediately to the west of the precinct in the Northern Edge estate where approximately 400 dwellings are or will be connected to the system. The Committee understands that buildings in the Gateway Business Park, the Albert Park sporting precinct and Warrnambool College have also adopted RWH.

These RWH systems and the one proposed for the precinct is to principally use a gravity-fed system with pump infrastructure not required or minimised.

A domestic stormwater system is still required but to a reduced size to manage other 'dirty' water that is generated from other surfaces and conveyed to the wetland and retarding basins.

A connection stub is available to the west of Aberline Road for the precinct's connection. Some parts of the southern part of the precinct will discharge into the nearby Dales Road raw water storage.

The consultation PSP and DCP did not mandate the RWH system and the proposed drainage and stormwater strategy was developed based on an opt-in system but with no reductions in wetland or retarding basins sizes.

(ii) The Precinct Structure Plan

The consultation PSP addressed RWH in Guideline G30 which states:

Subdivisions should create opportunity for rainwater capture to support the augmentation of a roof water harvesting network 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.

The guideline was maintained with the Day 1, Day 1 version 2 and Day 2 PSP as Guideline G37. The closing version of the PSP (D144) also retained G37 but marked it as to be changed in the closing submission.

In its closing submission, the Planning Authority confirmed RWH should be a mandatory requirement of the PSP. It proposed a range of changes in the closing version PSP that were outlined in summary (D150) and included:

- an amended definition of RWH
- new definitions for RWH buffer tank, reticulation infrastructure and trunk infrastructure.
- a new section in Part 1 of the PSP that briefly describes its impact on DCP projects and captures Wannon Water's commitments such as funding all trunk infrastructure and buffer tanks, discount new customer contribution (NCC) fee *"with the discount being not less than \$3,088.81 per lot"*
- an amended Requirement R27 to allow for the staging of RWH infrastructure with interim works
- an amended Objective 25 to refer to RWH
- the conversion of Guideline G30/G37 into a requirement that states:
 - 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.

(iii) The Development Contributions Plan

The RWH system is not a DCP project, either in discretionary or mandatory form. The impact of mandating RWH on the DCP is reduced land-take for the wetlands and increased NDA, reduced construction costs and an overall reduction in the DIL rate.

If RWH was discretionary all parties agreed that drainage and stormwater infrastructure would need to be designed based on no RWH system.

(iv) The Urban Growth Zone

The Consultation and Day 1 version of the UGZ1 do not refer to RWH primarily because at the time it was proposed as a discretionary system.

The closing version of the UGZ1 (D147) introduces references to the RWH system as a mandatory requirement. The Planning Authority proposed to:

- amend the application requirement for a Precinct Infrastructure Plan to identify RWH as a mandatory non-DCP project
- amend the application requirement for Stormwater and Flood Management to allow a stormwater strategy to be initially delivered by interim works, including RWH infrastructure
- insert a new condition for a section 173 Agreement requiring developers to provide roof water harvesting infrastructure, committing Wannon Water to provide infrastructure and reduce NCCs and for future lot owners to connect to the system.

3.3 Relevant planning policy

(i) Evidence and submissions

Mr Glossop provided planning evidence for Wannon Water. He supported RWH as a mandatory measure and cited the following policy in support:

- there has been an increasing trend towards strengthening environmental and climate policy which are embedded throughout the planning scheme. Amendment VC216 amended Clause 01 (Purposes of this Planning Scheme) to now include the need *"to support responses to climate change."*
- strategies in Clause 19.03-3S (Integrated water management) and its local policy (13.03-1L) emphasise the need to encourage the re-use of wastewater and stormwater in new development. He referred to the following strategy in support of RWH:
 - Manage stormwater quality and quantity through a mix of on-site measures and developer contributions at a scale that will provide greatest net community benefit.
- Clause 02.03-4 (Natural resource management) has the following supporting strategies:
 - Facilitating enhancement of the riparian vegetation, in-stream rehabilitation and improvements in the quality of stormwater entering Russells Creek.
 - Minimising the impact of use and development on water resources and waterways.
- there is a history of RWH in new development in Warrnambool. Clause 02.03-8 (Transport and Infrastructure) provides:
 - Warrnambool is at the forefront of integrated water management with the implementation of Wannon Water's 'roof water collection system' within the North-

East Warrnambool Growth Area. This initiative together with the development of other groundwater resources, will meet the growth needs of Warrnambool for at least the next 50 years.

- *Green Warrnambool* contains the goal that all new development will incorporate roof water harvesting infrastructure.

In addition to the evidence of Mr Glossop, Wannon Water relied upon Document D7 which addresses the strategic planning, policy, technical and economic imperatives for RWH in the precinct. There is a need to boost water supply for Warrnambool to cater for its long-term growth. Wannon Water's *Urban Water Supply Strategy 2022* considered a range of options including RWH at the precinct, increased capacity at its storage at Ewen's Hill and a groundwater bore at Curdievale. RWH would add 680 megalitres to supply, compared to 300 megalitres increased storage capacity at Ewen's Hill and a more energy intensive but similar yield from the bore. The strategy *"identified RWH as one of the preferred resource developments for providing a sustainable water supply for the community of Warrnambool and surrounds."*

Buildcap submitted strategic justification of RWH went beyond the policy support for it and the issues of system costs, benefits, equity and certainty should all be considered. Buildcap submitted it *"does not understand any party to the proceeding has objected to the roof water harvesting on the basis that it lacks policy support."* Buildcap did *"not dispute that the environmental and sustainability objectives in the scheme have changed since 2012 and that state planning policy lends support to the project."*

Buildcap referred to the Panel Report for Warrnambool Amendment C77 that considered the rezoning of land west of the precinct, including the Northern Edge estate. It concluded that a mandatory RWH system in 2012 could not be supported because there was need for a more rigorous cost/benefit analysis, for greater certainty and transparency about the financial subsidies and incentives proposed by Wannon Water and a confirmation that roof water harvesting could be used in 6-star energy assessments. Buildcap considered these issues remain unresolved today and that RWH should not be mandated.

The Planning Authority supported the evidence of Mr Glossop that concluded *"the implementation of RWH within the PSP realises numerous planning objectives and will produce environmental, economic and social benefits."* It submitted *"the Buildcap submission does not address the Glossop evidence in any way or challenge his findings on strategic support."* In referring to Mr Glossop's evidence the Planning Authority, concluded it *"considers that this up-to-date assessment addresses the fundamental concerns Buildcap raises by reference to the C77 Panel."*

Council supported RWH in principle subject to other issues regarding impact on road reserves and open spaces.

Mondous submitted *"the preponderance of the evidence would support a conclusion that "it is a good idea" but there are a number of unknowns."* Like Buildcap, both Mondous and Credence and Lotus considered the unknowns related to the added cost and implementation of the scheme.

(ii) Discussion

The Committee has restricted its consideration in the first instance to whether planning policy supports the use of RWH. The broader view of other parties that strategic justification must include an assessment of the costs and benefits of RWH is considered in other parts of this chapter.

The Committee considers there is strong planning policy support for the introduction of RWH system in the precinct. The concerns of the C77 Panel did not relate to planning policy support. It found that⁶:

The Panel is satisfied that RRWH has broad policy support and is consistent with the outcomes sought by the WPS and the broader policy framework. It is clear that the implementation of RRWH systems has the potential to achieve many of the state and local objectives relating to water conservation and sustainability. While the Panel notes Council's view that RRWH should be assessed against other WSUD opportunities, the Panel is satisfied that the RRWH system has unique and significant advantages.

The Committee notes that no party challenged the planning policy basis for a RWH system. In terms of Mr Glossop's evidence, the only contended issue was whether RWH should be mandatory.

What has changed since the 2012 is the impact of and need to address climate change in planning policy, the importance of integrated water management (IWM) and the consolidation of RWH in local strategy and policy as an IWM measure.

The other factor that the Committee gives significant weight to is that areas of Warrnambool currently have RWH, including immediately to the west of Aberline Road where a stub has been provided to enable the connection of this precinct to the system. The Municipal Planning Strategy now provides clear local policy support for RWH, which was not provided in 2012.

(iii) Conclusion

The Committee concludes there is a strong planning policy basis to support the use of a RWH system in the precinct.

3.4 Are the costs and benefits of roof water harvesting reasonable?

(i) Evidence and submissions

Seven experts participated in the stormwater and drainage conclave and presented various agreed opinions. These included⁷:

- It is the agreed opinion of the conclave for hydrology, stormwater and drainage that the inclusion of the Roof Water Harvesting scheme (RWH) will result in a reduction of the drainage reserve land-take and the stormwater quality treatment sizes nominated in the Day 1 drainage strategy.
- It is the agreed opinion of the conclave for hydrology, stormwater and drainage that the RWHS provides a greater certainty of benefits derived such as a reduction of the

⁶ Warrnambool Amendment C77 Panel Report, page 20

⁷ D70, Hydrology, stormwater and drainage conclave statement

drainage reserve land-take and the stormwater quality treatment size than an alternative IWM option.

- It is the agreed opinion of the conclave for hydrology, stormwater and drainage that, subject to provision of sufficient information and cost viability, the proposed RWH can be implemented in the Day 1 V2 PSP.

Mr Glossop agreed that the cost of the RWH system is a relevant issue.

Ms Ward provided the following benefits of RWH in her evidence statement⁸:

The system captures 90 per cent of the roof water (150 kL per household per year) and is more than the average house demand of 141 kL per year.

The higher quality water from the roof is separated from stormwater. Stormwater can contain hydrocarbons, and other unpredictable contaminants (eg car wash products, paint solvent), which is harder to treat.

Footprint and volume reduction benefits as identified by SMEC⁹:

- The RWH harvests an average of 570 ML / year to deliver to the potable system.
- Resulting in reduced volume damaging Russells Creek (36 per cent volume reduction). This achieves the harvesting target set out in EPA (2021).
- Average wetland area reduction of 40 per cent.
- Average total drainage reserve reduction of 21 per cent.
- Total cost for wetland and retarding basins reduced to \$30 million down from \$38.7 million.

Wannon Water committed to the following for the RWH system:

- covering the full cost of the buffer tanks
- covering the full cost of trunk infrastructure
- a reduced NCC to no less than \$3,088.81 per lot.

Buildcap and Mondous considered there was too much cost uncertainty for RWH to be made mandatory. Buildcap submitted that¹⁰:

A proper cost benefit analysis:

a. Will need to be prepared with the assistance of the Department given the interrelationship with the revisions to be made to the drainage strategy.

b. Should clearly establish the expected benefit to be derived from roof water harvesting, including a calculation of the expected supply. Wannon Water's Urban Water Strategy plans that roof water harvesting could provide 100 per cent of the water needs for this growth corridor, if that is the case, there should be modelling to confirm that is possible. This modelling should include private roof water tanks to understand the impact of those additional tanks.

c. Should be informed by a high-level conceptual design detailing the potential location of the trunk main, trunk infrastructure and how many buffer tanks will be required. Wannon Water has suggested that this work could be done quickly or done after Committee has finalized its report.

Wannon Water submitted various cost and benefits assessments (D7, D7a, D7b, D97 and D140) of the precincts' RWH system. The Planning Authority submitted a costing of the RWH system from SMEC (D39). The most recent assessment (D140¹¹) was prepared by Ms Ward. This addressed the NDA with RWH, anticipated lot yield, reductions agreed to by Wannon Water, a reduced land acquisition benefit, the cost per NDA and then the cost

⁸ D59, Ward evidence statement, page 9

⁹ D39, SMEC memo 12 March 2026

¹⁰ D153, Buildcap response to Wannon Water submission, paragraph 19

¹¹ This replaced D138 as an updated version

per lot. Each party to the Hearing had their cost quantified individually and then a collective figure was provided for the whole precinct. Individually the costs were:

- Buildcap - \$441 per lot
- Mondous/Aberline Road Holdings - \$521 and \$1,142 respectively per lot
- Wel.Co - \$208 per lot
- Credence and Lotus - \$439 and \$361 respectively per lot
- WALD - \$768 per lot.

Collectively the cost of the RWH system was \$155,670 per NDHa but when other quantified benefits were considered such as reduced wetland costs, reduced NCC, buffer tank reduction and increased NDA, this reduced to \$55,533 per NDHa. The average cost per lot was \$636.

The Planning Authority submitted the *Closing version - DCP summary of DIL changes* (D146) which it said was useful in comparing the Day 2 drainage projects costs with RWH (approximately \$54 million) and the closing version costs without it (approximately \$41 million). The summary confirmed a reduced cost of approximately \$13 million with RWH and an NDA gain of 6.11 hectares. The Planning Authority confirmed that SMEC found this equated to approximately a \$3.5 million land acquisition saving from the reduced land take for drainage infrastructure.

Buildcap acknowledged, albeit late in the Hearing, that Wannon Water, *"has made some progress towards understanding the statutory cost and the cost imposition for the developer but has not been able to quantify the cost implications for the end user with any certainty."* Buildcap submitted the Committee should approach Ms Ward's assessment cautiously *"as the document has not been able to be explained by Ms Ward or tested by the parties, their experts and the Committee."* Buildcap concluded Ms Ward's assessment demonstrates there will be a cost for the developers and *"a more appropriate incentive for the development community to balance its costs would be a complete reduction to the NCC."*

As a final position the Planning Authority stated *"the ultimate cost will no doubt differ from what is presently forecast, but the information before the Committee — including the SMEC memorandum (D39) identifying potential drainage savings — provides a reasonable basis for the Committee's assessment. That is there is sufficient material before this Committee to have a reasonable degree of confidence in the costings at this stage of the process."*

(ii) Discussion

The costs and benefits of the RWH system was the focus of significant evidence, submissions and discussion at the Hearing. The Committee appreciates the submission of costing information by Wannon Water during the Hearing process but acknowledges concerns expressed by some landowners that this material has been provided late in the process and should have been provided to the Planning Authority in preparing the draft Amendment. This would have provided an opportunity for parties to interrogate the information in a more thorough manner.

Wannon Water, the Planning Authority and Council accepted that these costs would change as further work is completed to optimise the drainage strategy.

The Committee has acknowledged there is a large body of state and local policy that supports RWH as an integrated water management measure. Regarding costs and benefits the Committee restricts its approach to those directly relevant to the precinct and the landowners, but notes there are wider unquantified benefits with RWH, such as a reduced need to draw water from the Gellibrand River.

The Committee considers there is now a degree of certainty with the RWH system costs. In saying this, the Committee notes that the latest assessment of Ms Ward was not tested through cross examination or peer reviewed. At a high level:

- Wannon Water has committed to covering the costs of all the trunk and buffer tank infrastructure and a NCC reduction.
- Council has confirmed it would not mandate rainwater tanks as part of the building process, making RWH a more attractive proposition.
- wetland areas will reduce by around 40 per cent and reserve areas by 21 per cent with a resultant increase in NDA of approximately 6 hectares.

At a more detailed level, and despite concern expressed by some submitters, Wannon Water has provided detailed costs at a landowner and lot level. All parties agreed that these should be treated as indicative and may vary but the Committee is satisfied there is a reasonable level of certainty for all parties regarding the costs of RWH. The memo from Ms Ward tabled by Wannon Water provides the most recent analysis and demonstrates that the cost of RWH will result in an average cost per lot of \$636.

The Committee considers this meets most of what Buildcap considered should be done. The Committee does not believe that a *"high level conceptual design detailing the potential location of the trunk main, trunk infrastructure and how many buffer tanks will be required"* at this early stage. While it is a new form of utility, no other traditional utility is required to provide this information at this stage, and the Committee believes that a suitable threshold has been met on costs to have an acceptable level of certainty for all parties. The Committee agrees with the Planning Authority that the appropriate level of certainty is not absolute, but a high degree of confidence. The Committee considers this has been achieved.

(iii) Conclusions

The Committee concludes:

- The RWH system will have direct and indirect environmental benefits including reduced reliance on sourcing water from the Gellibrand River, smaller drainage assets and a focus on water re-use.
- The costs of the RWH system are mitigated by the Wannon Water agreement to cover trunk and buffer tank infrastructure costs and a reduced NCC charge.
- The ability to connect directly to an established roof water harvesting system minimises up front system establishment costs.
- The costs of the RWH system are reasonable.

3.5 Should roof water harvesting be mandatory?

(i) Evidence and submissions

As part of its opening submission the Planning Authority described RWH as a binary proposition. In other words, it is either mandated with requisite reduction in infrastructure size, or it is discretionary allowing for developers to opt-in, but with no reduction in infrastructure or other costs.

Mr Glossop assessed RWH as a mandatory measure against the provisions of Planning Practice Note 59: *The role of mandatory provisions in planning schemes* (PPN59). While PPN59 is best suited for assessing built form controls, Mr Glossop noted “*it is all we have*” and concluded a mandatory RWH system was appropriate. In particular, PPN59 asks whether:

- the mandatory provision is strategically supported
- it is an appropriate substitute for a performance-based measure
- it provides for the preferred outcome.

Mr Glossop concluded¹²:

- The proposed mandatory provision has a solid strategic basis and implements numerous planning policies.
- Wannon Water’s RWH will achieve these outcomes if all buildings are connected to the water reuse system. I imagine that there is a risk that these benefits will be substantially affected by piecemeal take-up.
- A mandatory requirement is a practical and achievable means of ensuring all properties contribute to the scheme, thereby allowing a commensurate reliance on other stormwater measures. Policy or performance-based provisions, by comparison, are more likely to deliver uneven outcomes.
- While there *may* be other water sensitive urban design measures that could achieve other beneficial outcomes, RWH is Wannon Water’s preferred option as the potable water supplier and part of its broader sustainability goals (which align with the sustainability goals of the Planning Scheme).

The Planning Authority concluded¹³:

With the additional information advanced by Wannon Water during the hearing, the VPA is now satisfied that rainwater harvesting should be a mandatory control, subject to confirmation that the costs of implementation to the development community are generally commensurate with the evidence before this Committee.

Wannon Water concluded¹⁴:

If RWH is not mandatory it is most unlikely to be implemented over the general residential areas of the PSP. Drainage areas will increase, the DIL will go back up and new NDA will be lost. NCC will go back up by “approximately” \$3,000 per lot over 4,000 plus lots.

During the Hearing Council firmed its position on RWH from a support-in-principle position to supporting it as a mandatory requirement provided Wannon Water and Council agree on a codifying document and the UGZ1 should not require a section 173 Agreement to secure the roof water harvesting scheme arrangements, all of which are implementation measures which are addressed in the next sub-chapter.

¹² D41, Glossop expert evidence statement, para 79

¹³ D143, Planning Authority closing submission, para 49

¹⁴ D111, Wannon Water main submission, para 9.4

The hydrology, stormwater and drainage conclave concluded¹⁵:

It is the agreed opinion of the conclave for hydrology, stormwater and drainage that a mandated scheme will provide a greater viability of supply and reduction in stormwater volumes than a non-mandated scheme for the water authority.

Buildcap and Mondous did not support a mandated RWH system. Mondous considered mandating RWH *"would be breaking new territory."* Mondous considered it might be a good idea but submitted it was not basic and essential infrastructure for the new community.

Credence and Lotus submitted the following issues needed to be addressed before a mandatory RWH system is supported¹⁶:

- the relative cost of RWH as an IWM system, as compared to other alternatives – both in terms of installation of infrastructure, and maintenance costs borne by landowners / end users
- how Wannon Water will confirm its commitment to subsidise buffer tanks and other infrastructure
- arrangements for 'interim' drainage solutions, where the pace of Wannon Water's 'trunk' infrastructure in support of RWH does not keep up with the development front.

(ii) Discussion

Whether the RWH system should be a mandatory requirement was the most contested matter for all parties. It is evident to the Committee however some parties' positions, particularly the Planning Authority and Council, evolved during the Hearing. This resulted in both broadly supporting RWH as a mandatory requirement in their closing submissions. This position was significantly influenced by Wannon Water providing further material during the Hearing in relation to the system, its costs and benefits and how it could be implemented.

The Committee considers the Wannon Water commitments to covering the costs of certain RWH infrastructure, reduced NCC's and the reduced DCP costs for drainage and wetland projects as vital elements of reaching its decision on whether to mandate RWH. Put simply, without the Wannon Water commitments the Committee would not support mandating RWH.

RWH is not a DCP project, so it is not the subject of the basic and essential tests of the DCP Guidelines. The Committee does not support the position of Mondous that it should be the subject of the same test.

A significant consideration for the Committee is that RWH is not a new form of infrastructure for Warrnambool. Existing areas have RWH and trunk infrastructure such as raw water storage at Dales Road and Brierly Basin and connection to the water treatment facility are in place. A trunk infrastructure stub is even provided for the precinct to connect to at Aberline Road. The Committee may have taken an alternate view if this was a new form of infrastructure for Warrnambool but 14 years on from the Panel Report for Warrnambool Amendment C77 there is a wider use of RWH (albeit on a discretionary basis in planning controls at the time), greater importance on efficient use

¹⁵ D70, Hydrology, stormwater and drainage conclave statement, item 3

¹⁶ D133, Credence and Lotus main submission, para 34

of water resources and, practically, a connection is provided for the new system connection.

The Committee does not consider it is bound by the concerns expressed by the Warrnambool Amendment C77 Panel 14 years ago. Planning has moved on since then; policy has developed and the need to address climate change impacts is a significant part of the planning scheme now. The Committee considers the key areas of concern of the Warrnambool C77 Panel have been addressed. The Committee notes that:

- more detailed costs are before it than the Warrnambool C77 Panel
- the evidence of Mr Glossop takes a balanced and unchallenged approach to planning policy, and he accepts that cost should be a consideration
- Wannon Water has committed to preparing a codifying document for the RWH system
- there is no need to design the system at this stage. This would routinely occur as part of the UGZ1 requirements and subdivision processes.
- on balance, the cost of RWH to the developer is almost negated by the reduced wetland and reserve sizes and the gain in NDA. The benefits will vary between developers as not all will gain extra NDA. Relying on a discretionary opt-in RWH system would mean the drainage and stormwater system would need to be designed and scaled without RWH, and the associated benefits.

Most landowners seek certainty for land development so plans can be developed and funding can be secured. The Committee considers the mandating of the RWH provides a significant level of certainty. The further work committed to by the Planning Authority is likely to embed further gains for the landowners as the drainage and stormwater system is optimised. This can only be to the further benefit of the landowners and perhaps lead to a cost neutral proposition.

Having formed a view the indicative costs of the RWH system are appropriate the Committee finds that the RWH system should be mandated in the PSP.

(iii) Conclusion and recommendation

The Committee concludes Roof Water Harvesting should be a mandatory requirement in the PSP.

The Committee recommends:

Precinct Structure Plan and Urban Growth Zone:

Amend the Warrnambool East of Aberline Precinct Structure Plan and Schedule 1 to the Urban Growth Zone by applying the Roof Water Harvesting system as a mandatory requirement.

3.6 Implementation and drafting issues

(i) Evidence and submissions

The Planning Authority submitted Document D150 that outlined changes to the PSP and UGZ1 to support a mandatory RWH system. This included introducing new definitions for RWH trunk infrastructure, RWH reticulation infrastructure and RWH buffer tanks. It

proposed changes to Part 1 of the PSP, and amending objectives, requirements and guidelines.

All parties responded to these changes and the Planning Authority, in considering these responses, submitted D161 that updated its position.

(ii) Discussion

The Planning Authority provided a helpful table (D161) that documented the position of all parties and its final position on the drafting final versions of the PSP and DCP. This table has been adapted for the purposes of this report and is presented as Table 6 below. As outlined in Chapter 1.5(iii), most parties lodged a response to the proposed changes, and the Committee focusses its response on the most substantive issues of D161 in Table 6.

Table 6 Roof water harvesting drafting issues

No.	Issue	Submitter	Detail request	Planning Authority	Committee response
PSP					
1	Part 1	Buildcap	Requests new drafting to address if a mandatory RWH system is not delivered in full or in part	A fallback position is not necessary as the system is mandated and land take and design will assume this	Agree with Planning Authority
2	Part 1	Buildcap	Wannon Water's contribution to buffer tanks should include procurement, installation and design of buffer tanks	Relies on Wannon Water revised drafting that does not limit the scope of the clause to 'installation'	Agree with Planning Authority
3	Part 1	Buildcap	Insert reference to Council not requiring rainwater tanks for each lot	Partly agree – revised text proposed	Agree with Planning Authority
4	Part 1	Buildcap	The discounted NCC should refer to the need for indexing	Supports two drafting options that either refer to the NCC amount or one that doesn't	Supports the drafting that refers to the NCC figure and an appropriate index by Wannon Water
5	Plan 6 Water	Buildcap	Plan 6 or a new plan should show location of proposed trunk infrastructure and a clear design approach for RWH	Support in principle provided information is available prior to approval	Agree with Planning Authority

No.	Issue	Submitter	Detail request	Planning Authority	Committee response
6	Buffer tank definition	Buildcap	Amend buffer tank definition	Partly agree, retain title but add text to confirm it includes any related infrastructure for the buffer tanks	Agree with Planning Authority
7	Public Infrastructure Plan	Mondous	Insert the need for the PIP to be to the satisfaction of the RA	Not supported the RA is the already determining authority	Agree with Planning Authority
8	Public Infrastructure Plan	Mondous	The discounted NCC should refer to the need for indexing	Refer to No.4	Refer to No.4
9	RWH trunk infrastructure	WALD	Insert 'Pump system or other similar device' into definition	Support	Agree with Planning Authority
10	RWH buffer tank	WALD	Amend buffer tank definition	Refer to No.6	Refer to No.6
11	Part 1	WALD	Insert the pump system if required as part of the Wannon Water commitments	Partly supported with revised text	Agree with Planning Authority
12	Part 1	Wannon Water	Insert the pump system if required as part of the Wannon Water commitments	Partly supported with revised text	Agree with Planning Authority
13	RWH system	Wannon Water	Insert 'constructed under the direction of Wannon Water'	Support	Agree with Planning Authority
14	RWH trunk infrastructure	Wannon Water	Include pumps as part of the RWH trunk infrastructure	Support	Agree with Planning Authority
15	Public Infrastructure Plan	Wannon Water	Insert the RWH system	Not supported	Agree with Planning Authority

No.	Issue	Submitter	Detail request	Planning Authority	Committee response
UGZ1					
16	Buildcap	Section 173 Agreement for RWH	Trigger should be prior to issue of Statement of Compliance and Wannon Water bearing its own and other's costs	VPA has considered the positions of the parties and continues to suggest the use of a s173 mechanism. VPA suggests two changes. 1) editing the preamble of the clause to include a statement of compliance trigger, remove the ability of the 'owner' to require the agreement, and allow for alternate to an s173 to be agreed between the owner and Wannon Water : <i>Prior to the issue of a Statement of Compliance, if required by the responsible authority or Wannon Water, the owner must enter into an agreement or agreements under section 173 of the Planning and Environment Act 1987 (or such other form of agreement agreed between the owner and Wannon Water) form of agreement which provide for Implementation of the roof water harvesting scheme including:</i> 2) Inserting the following text at the end of the clause <i>'Unless otherwise agreed between the parties, each party must bear their own costs of the preparation and registration of the agreement'</i>	Agree with Planning Authority as this allows for more than one option
17	Credence and Lotus	Section 173 Agreement for RWH	Delete the need for a s173 agreement for RWH	See 16 above	Agree with Planning Authority
18	Council	Section 173 Agreement for RWH	Delete the need for a s173 agreement for RWH	See 16 above	Agree with Planning Authority

Source: Committee

(iii) Recommendation

The Committee recommends:

Precinct Structure Plan:

Amend the Warrnambool East of Aberline Precinct Structure Plan to include the changes supported by the Committee in Table 6 of this Report and in the Committee recommended Warrnambool East of Aberline Precinct Structure Plan as shown in Appendix F and Schedule 1 to the Urban Growth Zone as shown in Appendix H.

4 Drainage infrastructure

4.1 The key issues

The key issues are whether the:

- location and size of the proposed retarding basins for stormwater management are appropriate
- application of proposed Public Acquisition Overlay - PAO11 (RBWL-06), PAO12 (RBWL-07) and PAO13 (WW-01) is appropriate to facilitate drainage infrastructure.

The Committee addresses this key issue by considering:

- whether the retardation basins and wetland treatment assets are in the correct location and sized appropriately (including whether drainage infrastructure could be in the LSIO and/or in the Russells Creek corridor, a mandated RWH system and the nature of reconstruction of Russells Creek)
- if external catchments are included in the drainage design
- if the land is being drained to the appropriate drainage asset.

4.2 Background

SMEC designed the drainage and stormwater strategy for the precinct. It identified seven water catchments in the precinct (D3u). The drainage strategy identified:

- seven retardation basins/wetlands and sedimentation ponds
- construction of the waterway and revegetation works along Russells Creek
- a pipeline in Horne Road.

Figure 7 identifies the location of drainage and stormwater projects.

There were 13 instances where the PAO is proposed in the draft Amendment to secure the land for conservation, transport, drainage, and flood management purposes, and to ensure the timely or sequential establishment of the corridor in circumstances where adjoining development does not proceed in a coordinated manner.

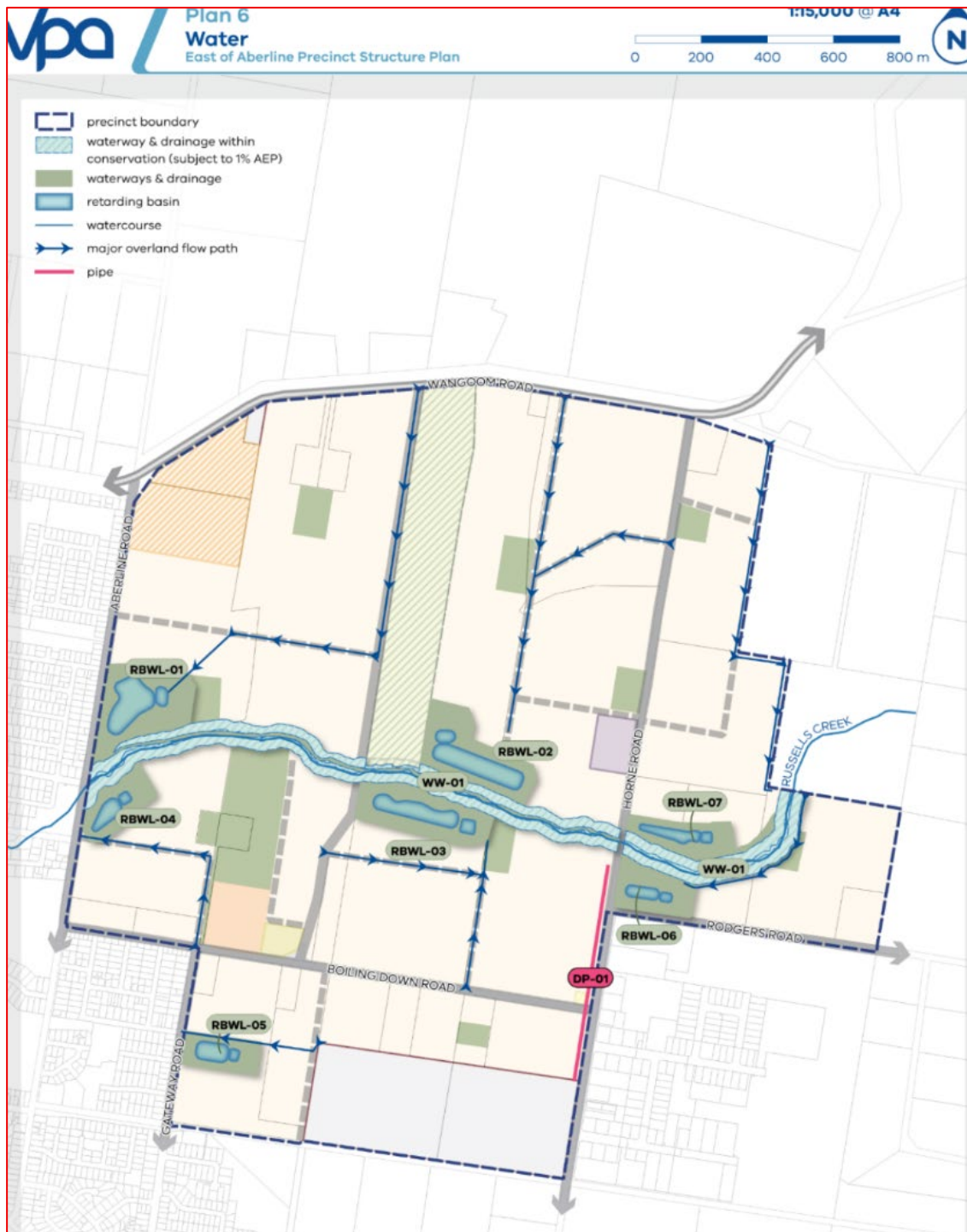
Following a request from Council to delete the PAO for the community facility (PAO1) and the sports reserve (PAO2), the remaining PAO projects were renumbered and included in the Day 3 version of documentation. The relevant PAO projects the subject of the Letter of Referral, apply mainly to the Credence and Lotus land in the east of the precinct but also to the Russells Creek corridor as shown in Table 7.

Table 7 Public Acquisition Overlay renumbering

Original PAO	Ultimate PAO	Description of project
PAO11	PAO9	Retarding Basin/Wetland & Sedimentation Pond - Catchment F / EA-RBWL-06
PAO12	PAO10	Retarding Basin/Wetland & Sedimentation - Catchment G / EA-RBWL-07
PAO13	PAO11	Waterway and drainage corridor – EA-WW-01

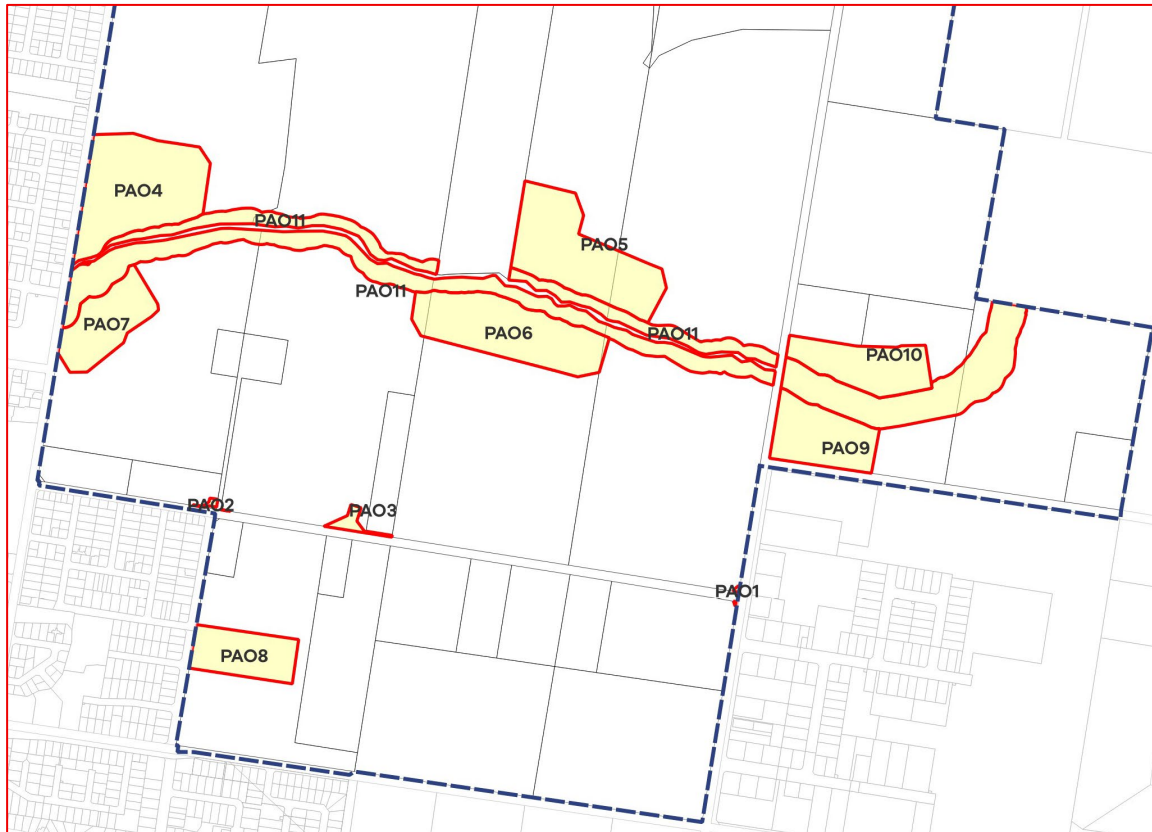
Source: Committee

Figure 7 Precinct Water Plan



Source: D144, PSP Plan 6

Figure 8 contains the most recent PAO map.

Figure 8 Final version of Public Acquisition Overlays

Source: D99, Day 1 Version 2 PAO maps

(i) The Precinct Structure Plan

The draft drainage strategy included a series of retardation basins and wetlands to convey, store and filter stormwater flows to Russells Creek which traverses the precinct from east to west. A PAO applies to the retardation basin and wetland assets and the Russells Creek corridor.

Objective 16 of the consultation PSP seeks¹⁷:

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.

Requirements R30 to R35 address the management of drainage and stormwater across the precinct. Guidelines G28 to G31 require that the water sensitive urban design measures are implemented along with an integrated water management plan. The consultation PSP and subsequent versions did not mandate the use of RWH but there are guidelines which encourages the use of RWH as a discretionary requirement. As discussed in Chapter 3, the closing version PSP adopted RWH as a mandatory requirement.

¹⁷ D144, Closing version of the PSP

(ii) The Development Contributions Plan

The consultation DCP identified the drainage projects that are to be funded by the DCP. Initially the consultation DCP estimated the drainage project costs at approximately \$46.33 million or approximately 39 per cent of the overall DCP funded infrastructure cost.

The Planning Authority ultimately supported a mandatory RWH system which had a major impact on drainage infrastructure. This included reducing the land take for projects (as there would be less stormwater in the system), reducing the cost of projects and increasing NDA. This reduced the cost of drainage to approximately \$34.92 million or approximately 33 per cent of the overall DCP cost.

(iii) The Urban Growth Zone

A requirement of the UGZ1 is that an application to subdivide the land must be accompanied by a Stormwater Management Strategy and / or Flood Management Strategy to the satisfaction of the responsible authority and the GHCA, and must include the following:

- demonstration of how the proposed subdivision will satisfy the requirements of Clause 56.07, relevant stormwater drainage policies, strategies and guidelines
- demonstration of how the proposed subdivision mitigates the impact of predicted climate change
- demonstration of how the proposed subdivision will contribute to the delivery of the ultimate drainage management strategy for the PSP
- demonstration of how stormwater management for any stage of the proposed development will:
 - Drain the subject development stage
 - Protect adjoining land outside of the development or stage from any adverse drainage and flooding impacts
- details of any site cut and fill for the subdivision or stage, which facilitates drainage for the development while ensuring the delivery of the ultimate drainage strategy for the PSP
- details of any interim drainage works
- flood modelling where required to demonstrate the impacts of the proposed development on flooding behaviour within and outside of the development.

4.3 Location and sizing of the retardation basins and wetland treatment assets

(i) Evidence and submissions

The hydrology, stormwater and drainage conclave of experts reached agreement on many issues that impact the retardation basins and water treatment areas including:

- the RBWL assets and Russells Creek are generally in the right locations and that the land take specified for drainage purposes was sufficient
- refinements and /or optimisations should be undertaken to further refine the drainage asset sizes and associated land take required by the PAO

- the RBWL drainage assets may potentially be in the floodplain of Russells Creek to further reduce the land required for stormwater management and increase the NDA of the PSP subject to demonstrating no detrimental impacts and with the approval of the relevant authorities
- the reconstruction of Russells Creek facilitates the RBWL assets to be immediately abutting the waterway corridor and not set outside the 1% Annual Exceedance Probability (AEP) flood extent
- the drainage pipes and culverts should be designed for current and near-term flows, with a risk assessment undertaken for the anticipated flows at the year 2100
- the hydrologic modelling to support the drainage strategy for the Day 1 V2 PSP currently overestimates the peak flows within the PSP and should be refined.

Council and the landowners agreed the drainage strategy should be reviewed prior to gazettal. Many recognised that a further review provided an opportunity to confirm the correct location and sizing of the RBWL assets, make land take savings and consequently costs savings in the DCP.

The proposed inclusion of a mandated RWH system will require the remodelled and redesign of the drainage strategy which will result in changes to the sizes of the RBWL assets. In Chapter 3 of this report the Committee has recommended the RWH system be a mandatory requirement.

Many of the landowners submitted that they should be provided the opportunity of reviewing the remodelling and redesigned drainage strategy prior to finalisation.

Buildcap highlighted that the drainage experts agreed that drainage assets may potentially be in the floodplain of Russells Creek to further reduce the land requirements for stormwater management and facilitate increases in NDA. While conceding that any assets within the floodplain will require the consent of the Council and the GHCM, Buildcap considered the matter should be explored in the revised modelling to understand the benefits that may be offered in terms of revised land take and reduced costs. It submitted¹⁸:

If the benefits offered are sufficient, it may be that guidance is introduced into the PSP to encourage the consideration of locating assets in the floodplain. This guidance would then inform the balancing exercise for the Council and the GHCM at the planning permit application stage.

Buildcap referred to Mr Swan's evidence where he explained¹⁹:

... excluding drainage assets from the floodplain has the effect of taking them away from the low point in the land and pushing them further up the hill. The cut into the land is therefore deeper, and consequently more expensive. The land take also gets larger and larger and it is more problematic to get water back into the basins.

Credence and Lotus supported the need for further work *"to optimise both the land take and location of the proposed drainage and hydrology infrastructure."* On the location of drainage infrastructure it submitted *"it would be inappropriate for the Committee to*

¹⁸ D134, Buildcap main submission, para 138

¹⁹ D134, Buildcap main submission, para 135

recommend that the opportunity to locate portions of wetland and retarding basin assets within the 1% AEP be shut off at this time, either as a matter for further consultation or within the PSP and UGZ1 documentation."

The Planning Authority indicated that it would not propose to include RBWL assets within the floodplain as part of the updated drainage strategy.

Council submitted that drainage assets should be located outside the floodplain, consistent with the position of the GHCMA and it supported the Planning Authority's approach to do this.

The Planning Authority acknowledged that the drainage and stormwater evidence supported further work on drainage matters on several revised inputs/parameters. It considered the further work included the need to:

- update the drainage modelling (RORB and MUSIC) with an updated climate change scenario and inclusion of the RWH system, in consultation with the GHCMA and Council
- optimise the RBWL assets to reduce the asset size and land take and locate the assets outside of the Russells Creek floodplain.

In its closing submission, the Planning Authority advised it would focus on *"achieving a Russells Creek outcome that reflects a more natural treatment of the waterway rather than a fully constructed outcome"* in its redesign work of the drainage strategy. This approach reflected the expert evidence that the reconstruction of creek was not necessary to achieve its function as a floodway and would be less expensive to achieve.

The Planning Authority explained that once the updated modelling and design work was complete, the resultant designs would inform costings, final land take and the extent of the proposed PAO's. It advised it had already started this work in a collaborative approach with Council, the GHCMA and two of the independent experts that appeared before the Committee.

The Planning Authority proposed the following further work items and guidance²⁰:

- The retarding basin wetlands (RBWL) should be optimised to reduce asset size and land take, but generally in the current locations shown in the PSP.
- The optimisation should be undertaken on the basis of:
 - updated modelling (RORB and MUSIC) prepared in consultation with the Glenelg Hopkins Catchment Management Authority (GHCMA) and Council based on the latest Melbourne Water guidelines but modified to reflect the local soil conditions (in particular the Warrnambool soil store and field capacity guidance).
 - assumed diversion of flows into the Roof Water Harvesting system, if a mandatory RWH requirement is to be included in the PSP.
- Seeking to relocate RBWL Assets into or as close to the Russells Creek Floodplain as is practicable and supported by the authorities.
- Ensuring that RBWL-05/Catchment E achieves a suitable outfall and does not cause additional off-site impacts.
- In respect of the recommendations that relate to siting RBWL assets in the Russells Creek floodplain and within the 1% AEP flood extent the Planning Authority accepts the recommendation to the extent that it:

²⁰ D124, Planning Authority main submission, para 93 and 94

- a) would see slivers of land shown in the Day 1 SMEC materials between the waterway and RBWL assets removed.
- b) reflects what has already occurred, with the Day 1 SMEC designs siting parts of RBWL assets in the proposed LSIO extent.
- c) is supported, if it is, by the GHCMA and Council.
- The VPA will work with both authorities to confirm their position. In advance of or in the absence of confirmation, the VPA submits it is appropriate for the PSP and DCP to be planned on the basis that RBWL Assets are located outside the Russells Creek floodplain. It is much more difficult to take land from development if assets cannot be located within the floodplain than it is to increase the extent of developable land at the detailed design/subdivision stage.
- Regarding the climate change scenario to be adopted in the modelling, the VPA notes the expert recommendations that a less conservative climate change assumption could be adopted. However, the VPA submits that the climate change assumption to be adopted is a matter for the Council and GHCMA. The VPA understands that the GHCMA position remains that the SSP5-8.5 pathway should be assumed in modelling designing the precinct drainage infrastructure.
- In respect of RWH, the VPA notes that the benefits of roof water harvesting (in terms of a reduction in drainage land take and asset sizes) will only be realised through a mandatory RWH regime. The VPA's position is that should ultimately a mandatory RWH system not be included in the PSP (contrary to the point in time position advanced in this submission) then the precinct drainage infrastructure should be sized on the assumption that there would be no RWH within the precinct. This is because without the mandatory requirement the number of properties connecting to any system advanced voluntarily by Wannon Water cannot be reliably quantified.

The Planning Authority also clarified its position on the proposed climate change model to be used in the remodelling process²¹:

The present approach of the VPA will be to adopt the conclave approach of modelling RBWL assets to 2030, with a sensitivity test to 2100, adopting the mid-range climate change scenario (SSP3-7.0). This is understood to reflect the Council drainage authority's position.

(ii) Discussion

The Committee accepts there is general agreement between all parties and the hydrology, stormwater and drainage experts that the RBWL assets and Russells Creek are generally in the right locations and that the land take specified for drainage purposes was sufficient. The Committee is satisfied that the location of these assets is generally in the right location as outlined in the drainage strategy and PSP.

The Committee accepts there were differing views on the location of the RBWL assets in the Russells Creek floodplain. On the one hand, the experts concluded that the RBWL assets could be in the floodplain to reduce the land required for drainage projects and therefore increase NDA, subject to no detrimental impacts and approval by the relevant authorities. Alternatively, Council, as the responsible drainage authority, did not support including RBWL assets within the floodplain in line with the GHCMA approach. The Planning Authority supported Council's approach.

The Committee supports the Council and Planning Authority approach of not proposing to include RBWL assets within the floodplain as part of the updated drainage strategy. The Committee agrees that there is opportunity through the detailed design to explore this with the Council and GHCMA approval.

²¹ D143, Planning Authority closing submission, para 50.8

The Committee considers the potential to improve Russells Creek is significant as it presents as a 'blank canvas' with very few environmental assets in the form of native vegetation or features. This also provides an ability to either reconstruct Russells Creek or take a less interventionist and more natural approach to waterway works. The Committee acknowledges the inherent flexibility of the PSP framework would permit assets to be located within the floodplain at the detailed design stage, should that be supported by the relevant authorities at the time of a planning permit application. The Committee considers that providing a more natural treatment to Russells Creek in the remodelled drainage strategy would be desirable providing it does not result in an increased land take for drainage projects. If more land was required, then this would reduce the benefit of taking a more natural approach to the Russells Creek waterway works.

The Committee agrees with the drainage experts that remodelling of the drainage strategy is required and should result in a smaller land requirement for the RBWL asset footprint as the system is further optimised. All parties agreed there was a need for further work on the drainage strategy.

The Committee, having the benefit of expert evidence, the conclave statement, expert roundtable discussions and submissions, is satisfied that the drainage strategy should be remodelled and the drainage assets optimised. The Planning Authority outlined a methodology for the further modelling and redesign of the drainage strategy, and the Committee is supportive of the approach. The Committee agrees that the drainage strategy should be remodelled prior to the approval of the PSP and DCP.

The Committee supports the Planning Authority approach to undertake further work to achieve this including to:

- update the drainage modelling (RORB and MUSIC) with an updated climate change scenario and inclusion of the RWH system, in consultation with the GHCM and Council
- optimise the retardation basin wetlands to reduce the asset size and land take and locate the assets outside of the Russells Creek floodplain
- ensuring that RBWL-05/Catchment E achieves a suitable outfall and does not cause additional off-site impacts
- a more natural treatment to Russells Creek than its full reconstruction provided it does not result in an increased land take for drainage projects.

The Committee believes that providing the landowners opportunity to provide comment on the updated drainage strategy would be beneficial to ensure all views were considered prior to updating the PSP and DCP. The Committee would expect this to occur as part of the review process.

(iii) Conclusions and recommendations

The Committee concludes the:

- proposed location of the RBWL assets around Russells Creek are generally in the right locations

- drainage assets should not be included in the Russells Creek floodway, but the remodelling of the drainage strategy should minimise land areas between the drainage assets and the waterway
- drainage strategy should be remodelled and redesigned with the intention of reducing the size of the drainage assets in line with the approach put forward by the Planning Authority
- Planning Authority should provide all parties an opportunity to comment on the updated drainage strategy prior to finalisation.

The Committee recommends:

Further work

Amend the Warrnambool East of Aberline Precinct Structure Plan and Warrnambool Development Contributions once the drainage strategy has been remodelled to update its approach to the location, form, size and cost of drainage assets by:

- a) optimising the retarding basin wetlands (RBWL) to reduce asset size and land take, but generally in the current locations shown in the Precinct Structure Plan**
- b) using updated modelling (RORB and MUSIC) prepared in consultation with the Glenelg Hopkins Catchment Management Authority and Council based on the latest Melbourne Water guidelines but modified to reflect the local soil conditions (in particular the Warrnambool soil store and field capacity guidance)**
- c) using a mandatory Roof Water Harvesting system**
- d) seeking to relocate RBWL assets into or as close to the Russells Creek Floodplain as is practicable that:**
 - **would see small parts of land shown in the Day 1 SMEC materials between the waterway and RBWL assets removed**
 - **reflects what has already occurred, with the Day 1 SMEC designs siting parts of RBWL assets in the proposed land subject to the Land Subject to Inundation Overlay**
 - **is supported by the Glenelg Hopkins Catchment Management Authority and Council**
- e) ensuring that RBWL-05/Catchment E achieves a suitable outfall and does not cause additional off-site impacts**
- f) a more natural treatment to Russells Creek than its full reconstruction provided it does not result in an increased land take for drainage projects**
- g) adopting the mid-range climate change scenario (SSP3-7.0) for RBWL assets to 2030, with a sensitivity test to 2100.**

Provide all parties the opportunity to comment on the updated drainage strategy prior to finalisation.

4.4 Are the external catchments included in the drainage design?

(i) Evidence and submissions

The hydrology, stormwater and drainage conclave of experts agreed that *"the Day 1 V2 PSP and DCP should include the drainage infrastructure required to convey stormwater runoff generated from external catchments through the PSP land."*

Mr Wilkinson's evidence was the PSP documentation was unclear as to what catchments have been considered within the approach to calculating swale requirements, however if the external catchment has been allowed for, then stormwater treatment of this catchment did not require retardation. He suggested that the catchment needs to be addressed by the Planning Authority's drainage consultant and that *"any drainage infrastructure required to drain the 18-hectare catchment should be detailed and costed as a DCP item."*

Wel.Co submitted that *"no provision in the PSP has been made to cater for drainage from the approximately 18-hectare rural area directly to the north of Wangoom Road, external to the PSP."*

Council advised verbally during their closing submission that it had undertaken a site inspection of the low point in Wangoom Road and confirmed the existence of a culvert under the road at that location.

In its closing submission, the Planning Authority confirmed that the existing drainage strategy does account for overland flows from north of Wangoom Road. It indicated that *"these external flows will also need to be managed in the optimised drainage strategy that is to be prepared as part of the further drainage modelling work outlined elsewhere in this submission."*

The Planning Authority did not propose any further changes to the PSP to address external flows.

(ii) Discussion

The Committee accepts the expert agreement that the PSP and the DCP should include drainage infrastructure required to convey stormwater runoff generated from external catchments through the Precinct. These external catchments will have an impact on the location and size of RBWL assets.

While it was Mr Wilkinson's evidence that the PSP documentation was unclear on whether external catchments had been included in the drainage design, the Committee is satisfied the Planning Authority has clarified that the existing drainage strategy accounts for the external catchment north of Wangoom Road.

The Committee acknowledges Wel.Co's submission regarding conveying the flows from the external catchments via the most efficient route in the PSP and for it to be costed as a DCP item. The Committee agrees with the Planning Authority approach to manage any external flows in the PSP through the optimised drainage strategy that is to be prepared as part of the proposed further modelling work. The Committee would expect

that the optimised drainage strategy would address the best route to convey these flows and whether any infrastructure required would be included in the DCP.

(iii) Conclusion

The Committee concludes that the external catchments have been allowed for in the drainage strategy, and this will be reconfirmed during the proposed remodelling and redesign process.

4.5 Is the land being drained to the appropriate drainage asset?

(i) Evidence and submissions

The Mondous land has a natural fall to the south towards Boiling Down Road. The drainage strategy proposed to fill this land to reverse the drainage north to Russells Creek. Figure 9 shows the area of Mondous land with the arrow indicating the natural fall to the south.

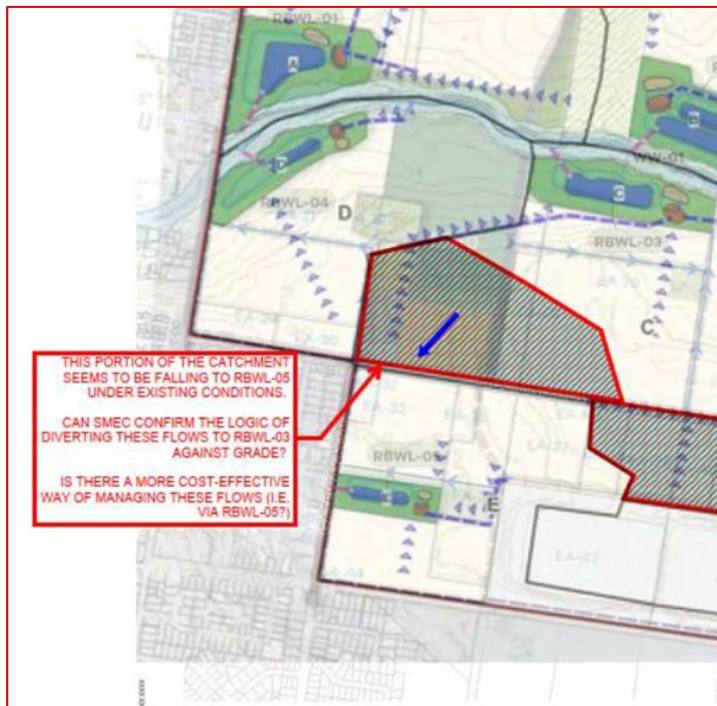
Mr Bishop was concerned about re-engineering the land in this area and his evidence was²²:

..... the VPA does not explain why the drainage strategy re-directs runoff (from parts of parcels 24, 25 and 26) towards WLRB C which, according to land contours, would naturally flow towards WLRB E (RBWL-05). This may have been driven by aiming to consolidate drainage outlets of each lot however, it would also result in some inefficiencies in the design of WLRB C, as it would need to cater for additional volume from this external catchment, despite its permissible site discharge being calculated based on existing conditions. It also requires the directing of piped flow “upstream” against the natural grade of the Russell Creek catchment. Whilst this is possible from an engineering perspective it is generally not the most efficient way to drain an area.

Mondous submitted that it was concerned that the current drainage proposal would require significant fill on its land to drain the land against the natural contour towards Russells Creek, which would be an additional cost of development. It relied on the evidence of Mr Bishop indicating that the land could be drained to the south and the additional water would not impact the size of the drainage reserve of WRBL-5 and have no adverse downstream impacts. Mondous submitted that they hoped the proposed redesign of the drainage system would consider this issue further.

Council submitted that it had concerns about directing more flows to RBWL-05, which discharges to existing pipes rather than Russells Creek and potentially has current flooding risk. It however acknowledged, it would be willing to consider this, if further information was provided in the revised drainage strategy to demonstrate it was acceptable.

²² D61, Bishop expert witness statement, para 48 (b) (ii)

Figure 9 Mondous land drainage re-engineering

Source: D61, Expert witness statement of Mr Bishop, page 22

The Planning Authority submitted that while the natural contour direction of flow in this area is to the south, it is neither unusual nor inappropriate for a sub-catchment to be drained to the north. It explained that this was the preferred approach due the following reasons²³:

- In the roundtable discussion, Mr Bishop acknowledged that either draining to the north or to the south was workable.
- The level of fill required to achieve the necessary grading is not unusual or especially burdensome, as Mr Bishop's evidence estimates fill in the order of 0.5 to 1 metre to drain to the asset.
- The way the drainage strategy has been conceived places all of the relevant drainage infrastructure under the control of the submitter, which has practical benefits for the coordination and staging of development works.
- The alternative approach of draining to the south would require development works under Boiling Down Road.
- Draining the land to the south would direct the water to the RBWL-05, which feeds into an area to the east of the PSP where there is already a flooding risk and Ms Barich expressed concerns about the capacity of this area to accept flows from the precinct.
- The expert evidence of Ms Barich on this issue supports the approach adopted in the drainage strategy of draining to the north.

The Planning Authority explained that if the developer elected to drain to the south with the agreement of the owner controlling RBWL-05, the provisions of the DCP would be able to facilitate that.

²³ D124, Planning Authority main submission, para 110-115

The Planning Authority concluded it was satisfied with the approach taken to drain this area of the PSP.

(ii) Discussion

The Committee recognises that the location and size of RBWL assets are impacted by the extent of the catchment that drains towards it.

The Committee acknowledges the concerns raised by Mondous regarding the draining of their land against the natural fall of the land. It also notes the comments by Mr Bishop that draining the land to the north or south was workable and Ms Barich that supported the current drainage strategy of draining the land north to Russells Creek.

The Committee is concerned that the area to the west of the Precinct, downstream of the RBWL-05, is already an identified flooding risk, so redirecting this catchment to the south may impact this issue. Without further investigation the Committee is reluctant to propose works that may exacerbate an existing flood risk.

The Committee is satisfied that the current drainage strategy is workable and that if the developer elects to drain to the south, with the agreement of the owner controlling RBWL-05, the PSP will facilitate that flexibility. The proposed remodelling and redesign of the drainage strategy also provides the opportunity for the Planning Authority to reconsider the issue.

(iii) Conclusion

The Committee concludes that the current drainage strategy approach to Property 24 (Mondous) is appropriate.

4.6 The Public Acquisition Overlay

(i) Evidence and submissions

The following three applications of the PAO were referred to the Committee for consideration:

- PAO9 (previously numbered PAO11) - Retarding Basin/Wetland & Sedimentation Pond - Catchment F / RBWL-06
- PAO10 (previously numbered PAO12) - Retarding Basin/Wetland & Sedimentation - Catchment G / RBWL-07
- PAO11 (previously numbered PAO13) - Waterway and drainage corridor – EA-WW-01.
- The RBWL assets are located on the Credence and Lotus land and WW01 (PAO11) applies more broadly to Russells Creek.

Credence and Lotus opposed the application of PAO9 and PAO10, owing to the uncertainty of the land requirement for Projects RBWL-06 and RBWL-07 and the timing and intended staging of the assets.

Council initially supported the application of the three PAOs on the land as it would ensure, that, if necessary, Council would be able to acquire the land required to facilitate the delivery of important drainage infrastructure needed for the development of the

precinct. It then revised its position in its closing submission and acknowledged that the delivery risk of the two drainage assets (RBWL6 and RBWL7) is low, so it accepted that the PAOs would not be required for those assets. It submitted²⁴:

The two drainage basins that are designed to be facilitated through those PAOs are not required until Stage 2 of the Precinct, which is 20 to 25 years away. Accordingly, the risk around the delivery of these is lower, given that they are not required early on in the development of the Precinct, and Council accepts that the PAOs are not required.

Credence and Lotus submitted that it had revised its position on WW01 (PAO11) and accepted the proposed reconstruction of the Russells Creek waterway corridor was likely to be constructed in the short term and it no longer opposed the application of the PAO11 to the land. It maintained that the alignment of PAO11 should be further reviewed once the proposed drainage remodelling and redesign work has been completed.

In its drafting comments, Credence and Lotus supported the Council revised position that PAO9 and PAO10 should be deleted.

On the issue of the suitability for applying the PAO, Mr Black evidence was²⁵:

While the East of Aberline precinct features lower levels of land fragmentation with regards to the proposed drainage infrastructure, the application of PAOs will ensure that land for these projects can be acquired and the infrastructure delivered when it is required, to facilitate development of surrounding land.

Irrespective of what changes are ultimately made to the overall drainage strategy for the precinct, the application of a PAO on drainage land would allow Council to acquire the land required to facilitate the early delivery of drainage infrastructure in order to support development within the precinct.

Under cross examination, Mr Black accepted that RBWL-06 and RBWL-07 *"are the ones at least risk of causing an implementation issue"* compared to other public assets proposed through the precinct.

The Planning Authority submitted that²⁶:

No party has agitated against the principle of applying the PAO to drainage assets within the precinct. The PAO is a useful tool to ensure the orderly development of the precinct should the sequence of development not realise the delivery of precinct drainage infrastructure in an orderly way.

The Planning Authority supported the Council position to delete the PAO9 and PAO10 for the RBWL assets located on the Credence and Lotus land. It acknowledged that Credence and Lotus no longer opposed the application of PAO11 for the Russells Creek waterway corridor (WW-01).

(ii) Discussion

The Committee notes that the landowner, Council and the Planning Authority reached agreement on use of the PAO on the Credence and Lotus land. This included the deletion of PAO9 and PAO10 and the retention of PAO11. PAO9 and PAO10 are not required as the two drainage assets are not required until Stage 2 of the Precinct, which is 20 to 25 years away.

²⁴ D123, Council main submission, para 145

²⁵ D52, Black expert witness statement, para 188-189

²⁶ D143, Planning Authority closing submission, para 52

The Committee agrees with the general principle that the application of a PAO on the drainage land would allow Council to acquire the land required to facilitate the delivery of drainage infrastructure to support development within the precinct. This is important for out-of-sequence development.

The Committee agrees that PAO9 and PAO10 are not required, as the long-time frame associated with the development of this land substantially lowers the risk of out of sequence development impacting the development of the precinct.

The Committee notes that PAO11 is supported by Council, the landowner (Credence and Lotus) and the Planning Authority. The Committee agrees that PAO11 is applicable as it relates to the whole Russells Creek corridor which traverses the precinct.

The Planning Authority has committed to undertake further drainage modelling and design work across the whole drainage network that will impact drainage asset sizes, and the resultant land-take to be incorporated in the PAOs. It confirmed that once this work is completed, the asset sizes and locations should inform the final PAO boundaries.

The Committee agrees that the final PAO boundaries for the drainage assets should be informed by further drainage modelling and designed to reflect what land is required for the construction of these drainage assets to provide certainty for the landowners.

(iii) Conclusions and recommendations

The Committee concludes that:

- PAO11 – Waterway and drainage corridor – EA- WW-01 is appropriate and should remain in the PSP
- PAO9 (RBWL-06) and PAO10 (RBWL-07) are not required and can be deleted from the PSP
- following the completion of the further drainage modelling and design work and resulting changes to final drainage asset sizes and locations, the PAO boundaries are updated accordingly.

The Committee recommends:

Delete PAO9 (RBWL-06) and PAO10 (RBWL-07).

Amend the PAO boundaries following the remodelling of the drainage strategy.

4.7 Implementation and drafting issues

The Planning Authority provided a helpful table (D161) that documented the position of all parties and its final position on the drafting final versions of the PSP and DCP. This table has been adapted for the purposes of this report and is presented as Table 8 below. As outlined in Chapter 1.5(iii), most parties lodged a response to the proposed changes, and the Committee focusses its response on the most substantive issues of D161 in Table 8.

Table 8 Drainage drafting issues

No.	Issue	Submitter	Detailed request	Planning Authority	Committee response
PSP					
1	PSP	Buildcap	Inclusion of an Implementation note for flexible drainage asset design	Not Supported	Agree with Planning Authority
2	PSP	Buildcap	Revise indication of swales once the revised drainage strategy is complete	Support - Change subject to updated drainage strategy outcomes	Agree with Planning Authority
3	Plan 6 Water	Council	Update to show: • how DP-01 connects to RBWL-03 • all major overland flow paths terminating in retention basins, rather than in roads and into the creek as currently shown	Supported, change to DP.01 connection to RBWL.03 - Change not supported for indicative overland flow locations on Plan 6. Further refinements to this plan will occur post update to the drainage strategy	Agree with Planning Authority
4	Table 6 (Water infrastructure)	Credence and Lotus	All references to land take to be updated following optimisation / further work relating to sizing of drainage assets	Supported, to be updated post drainage strategy finalisation	Agree with Planning Authority
5	Requirement R47	Credence and Lotus	Clarify interim arrangements apply to drainage solutions including roof water harvesting	Supported	Agree with Planning Authority
6	Figure 1 (PSP performance summary)	Credence and Lotus	Reference to "land use summary", NDA etc to be updated following optimisation / further work relating to sizing of drainage assets	Supported, to be updated post drainage strategy finalisation	Agree with Planning Authority
7	Table 2 (Dwelling yields)	Credence and Lotus	References to available NDA and estimated dwellings to be updated following optimisation / further work relating to sizing of drainage assets	Supported, to be updated post drainage strategy finalisation	Agree with Planning Authority
8	Table 6 (Water infrastructure)	Credence and Lotus	Update following optimisation / further work relating to sizing of drainage assets	Supported, to be updated post drainage strategy finalisation	Agree with Planning Authority
9	Appendix 1, Table 9 (Summary land use budget)	Credence and Lotus	Update following optimisation / further work relating to sizing of drainage assets	Supported, to be updated post drainage strategy finalisation	Agree with Planning Authority

No.	Issue	Submitter	Detailed request	Planning Authority	Committee response
10	Appendix 1, Table 10 (Property-specific land use budget)	Credence and Lotus	Update NDA and land use budgets	Supported, to be updated post drainage strategy finalisation	Agree with Planning Authority
11	Plans 2-13	Credence and Lotus	Update following optimisation / further work relating to sizing of drainage assets	Outcomes subject to revised drainage strategy.	Agree with Planning Authority
12	PSP	Wel.Co	Inclusion that the responsible authority will not unreasonably oppose a landowner request to create an easement over land in separate ownership to connect to a retarding basin	Not Supported	Agree with Planning Authority

Source: Committee

The Committee recommends:

Precinct Structure Plan:

Amend the Warrnambool East of Aberline Precinct Structure Plan to include the changes supported by the Committee in Table 8 of this Report and in the Committee recommended Warrnambool East of Aberline Precinct Structure Plan changes as shown in Appendix F.

5 Biodiversity

5.1 The key issue

The key issue is whether the provisions and information included in the PSP and UGZ1 are appropriate for protecting biodiversity values of Tozer Reserve and Russells Creek.

5.2 Background

Tozer 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. It has an area of 20 hectares and is located between Wangoom Road in the north and Russells Creek in the south.

Russells Creek is a degraded waterway that traverses the precinct from Aberline Road in the west to the east of Horne Road. It flows from east to west and is bordered by residential development to the west of the precinct.

(i) The Precinct Structure Plan

Part of the vision of the consultation PSP is:

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 the recolonisation of threatened species such as the Growling Grass Frog, 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.

A purpose of the consultation PSP is to facilitate *“the protection and enhancement of Russells Creek and Tozer Reserve as multifunctional landscape corridors that provide habitat for native species, manage water sustainably, and enable the long-term recolonisation of the Growling Grass Frog.”* The PSP identifies Tozer Reserve as a conservation area. Local parks were proposed abutting the north-west, north-east and south-west boundaries of Tozer Reserve.

Requirement R26 requires a Conservation Area Masterplan for land within and abutting Tozer Reserve and Russells Creek in accordance with Growling Grass Frog Habitat Design Standards 2017. Requirement R11 required new crossings over Russells Creek to be designed in accordance with the Growling Grass Frog crossing design standards.

The Day 1 and Day 1 version 2 of the PSP:

- partly amended the vision to insert *“the precinct will support the enhancement of ecological values within the Russells Creek Corridor and protect existing biodiversity of Tozer Reserve”*
- amended Requirement R26 (and renumbering to R24) by removing reference to Tozer Reserve, renaming the required document as the Russells Creek Corridor Masterplan and reducing the need to plan for Growling Grass Frogs to ‘having regard to’ the habitat design guidelines and crossing design standards

- deleted or relocated the local parks from the north-west, south-west and north-east interface with Tozer Reserve.

The Day 2 PSP realigned the north-south road to fully align with the western boundary of Tozer Reserve. It also:

- amended Requirement R11 by deleting the reference to the Growling Grass Frog crossing design standards.
- amended Requirement R24 by deleting specific reference to the Growling Grass Frog as an example of fauna.
- amended Requirement R50 to delete reference to the *"areas of strategic importance to Growling Grass Frog"* in considering utilities within conservation or waterway areas.
- deleted Guideline G49 that required the supply of treated water to existing and future Growling Grass Frog wetlands.

The closing version PSP amended the vision by deleting specific reference to the recolonisation of the Growling Grass Frog. This is maintained in the Drafting final version of the PSP.

(ii) The Development Contributions Plan

The DCP does not propose any works within Tozer Reserve.

The key DCP Project WW-01 proposes the reconstruction of Russells Creek. Retarding basin and wetland (RBWL's) projects 01-07 about the Russells Creek waterway. The Day 1, Day 1 version 2 and Day 1 version 3 DCP includes the need for Growling Grass Frog habitat improvement works in the reconstruction of Russells Creek. This was removed in the closing version DCP.

(iii) The Urban Growth Zone

An application requirement of the consultation UGZ1 was for a:

- Russells Creek and Tozer Reserve Conservation Area Masterplan. This included the need to support Growling Grass Frog colonisation and referenced the Growling Grass Frog habitat design standards as guidance.
- stormwater management strategy and/or Flood Management Strategy.

The Day 1 UGZ1:

- inserted the need for an integrated water management plan as a subdivision application requirement.
- amended the Russells Creek and Tozer Reserve Conservation Area Masterplan to a Russells Creek Corridor Masterplan.

The closing version UGZ1 amended the reference to the Russells Creek Corridor Masterplan by deleting the need to consider Growling Grass Frog records, its potential recolonisation and 'having regard to' Growling Grass Frog habitat design standards instead of being 'in accordance with.'

5.3 Evidence and submissions

The biodiversity conclave considered the:

- presence/absence of Growling Grass Frog and potential for recolonisation of Growling Grass Frog
- presence/absence of habitat for Matters of National Environmental Significance other than for Growling Grass Frog
- value and ecological condition of Tozer Reserve
- ecological condition of Russells Creek and approach to restoration of the creek
- application of the Growling Grass Frog Design Standards
- interfaces and buffer widths for Tozer Reserve
- interfaces and buffer widths for Russells Creek
- presence of Growling Grass Frog habitat at 250 Wangoom Road (property 3).

Both biodiversity experts reached agreement on the following key areas:

- Growling Grass Frog is locally extinct in the precinct and restoration of Russells Creek *"will improve habitat connectivity but conditions both upstream and downstream are likely to limit GGF movement and recolonisation"*
- the probability of Growling Grass Frog recolonizing to the point of establishing or re-establishing a local breeding population is considered a low probability
- the PSP provides an adequate strategic response to retention and protection of Tozer Reserve, which has significant local biodiversity value
- the use of buffers to Tozer Reserve that are revegetated with indigenous species will provide an appropriate interface to the retained reserve. It is understood that these buffers will also need to be managed to satisfy bushfire setback requirements
- Russells Creek provides low habitat values and no native vegetation values. The current condition only provides low quality habitat for common species that are tolerant of disturbance. A comprehensive restoration of the creek is an appropriate outcome of the PSP and associated urban development
- the Growling Grass Frog Habitat Design Guidelines and Crossing Standards provides guidance on the design of infrastructure, but strict application of these requirements is not warranted in this precinct.

Mr Mueck considered the shared path located between Russells Creek and the southern part of Tozer Reserve was the worst location and advocated for a boardwalk structure. The Planning Authority, Council, Buildcap, Mondous, Wel.Co and Credence and Lotus supported the removal of this shared path from the PSP.

Most of the DCP conclave experts did not support the provision for specific Growling Grass Frog infrastructure being included in the DCP as it is not strategically justified, there is no known presence of the Growling Grass Frog in the precinct and is not considered a basic and essential item. Mr Hrelja supported the inclusion of Growling grass Frog associated costs in the DCP based on the policy position currently included in the PSP.

The Planning Authority confirmed Project WW-01 for Russells Creek did not include any allowance for Growling Grass Frog specific infrastructure, but there may be collateral benefit to the species from general works.

Buildcap, Mondous and Credence and Lotus submitted that the Growling Grass Frog design guidelines and crossing standards should be deleted in the PSP and UGZ1 as the species is locally extinct and unlikely to recolonise.

5.4 Discussion

The approach to Russells Creek and Tozer Reserve evolved during the Hearing in response to submissions and evidence. This has generally resulted in:

- reinforcing the conservation role of Tozer Reserve and the drainage and conservation role of Russells Creek.
- decreasing the significance of, but having regard to, Growling Grass Frog standards and design guidelines.

The Committee considers Tozer Reserve and Russells Creek stand out as significant environmental assets in an otherwise highly modified agricultural landscape. The 'leave-it-as-it-is approach' to Tozer Reserve is consistent with its current and future conservation role. Apart from weed control and other maintenance no infrastructure or utilities are to be constructed within the reserve. The deletion of the shared path across its southern interface with Russells Creek is supported by all parties. The Committee supports the approach to the western interface of Tozer Reserve, including the full abuttal of the north-south road with a buffer and the removal of residential areas with a direct abuttal. The Committee notes the biodiversity conclave supported this as one option to address this interface.

The Committee is comfortable with and supports the PSP and UGZ1 approach to Tozer Reserve.

The biodiversity conclave confirmed that *"Russells Creek provides low habitat values and no native vegetation values."* The extent of reconstruction of Russells Creek is a matter the Planning Authority will continue to investigate as this may deliver further DCP cost reductions.

The main biodiversity issue for Russells Creek was whether the approach to Growling Grass Frog was appropriate. Most landowners took an approach of 'if it isn't there, why provide and plan for it.' The Planning Authority, supported by Council, acknowledged the evidence that it was locally extinct and was unlikely to recolonise. The nearest record of the species was quite a few kilometres away. Even though the Planning Authority confirmed there was no specific Growling Grass Frog infrastructure in the reconstruction of Russells Creek project (WW-01) there may be collateral benefit for the species with what is provided. The Planning Authority advised during its closing submission that the proposed references to Growling Grass Frog in the PSP had the support of DEECA.

The Committee has considered the clear evidence that Growling Grass Frog is not present and unlikely to be. It agrees with the landowners that the references to guidelines and standards will only lead to confusion over the long-term development of the precinct. The Committee finds that all references to Growling Grass Frog guidelines and standards should be removed from the PSP, DCP and UGZ1.

5.5 Implementation and drafting

The Planning Authority provided a useful table (D161) that documented the position of all parties and its final position on the drafting final versions of the PSP and DCP. This table has been adapted for the purposes of this Report and is presented as Table 9 below. As outlined in Chapter 1.5(iii), most parties lodged a response to the proposed changes, and the Committee focusses its response on the most substantive issues of D161 in Table 9.

Table 9 Biodiversity drafting issues

No.	Issue	Submitter	Detailed request	Planning Authority	Committee response
PSP					
1	Requirement R24	Credence and Lotus, Buildcap and Mondous	Remove all references to Growling Grass Frog infrastructure, guidelines and standards	Not supported as current drafting is agreed between Planning Authority and DEECA	Agree with Credence and Lotus, Buildcap and Mondous
UGZ1					
2	Russells Creek corridor masterplan	Credence and Lotus, Buildcap and Mondous	Remove all references to Growling Grass Frog infrastructure, guidelines and standards	Not supported as current drafting is agreed between Planning Authority and DEECA	Agree with Credence and Lotus, Buildcap and Mondous

Source: Committee

5.6 Conclusions and recommendation

The Committee concludes:

- The approach to Tozer Reserve in the PSP as a conservation reserve is appropriate.
- The approach to Russells Creek in the PSP is appropriate for its drainage and conservation roles.
- References in the PSP and UGZ1 to the Growling Grass Frog guidelines and standards are not supported as the species is not present in the precinct or surrounds and is unlikely to recolonise.

The Committee recommends:

Amend the Warrnambool East of Aberline Precinct Structure Plan to include the changes supported by the Committee in Table 9 of this Report and in the Committee recommended Warrnambool East of Aberline Precinct Structure Plan as shown in Appendix F and Schedule 1 to the Urban Growth Zone as shown in Appendix H.

6 Development Contributions

6.1 The key issues

The key issues are whether:

- the rates adopted to cost DCP projects are appropriate for the regional context
- the DCP land cost for drainage projects are appropriately valued
- the connector street proposed north of Boiling Down Road (within property 03 and 24) should be included as a DCP project
- bridge (BR01) should adopt a culvert design
- the signalisation of the intersection of Horne Road adjacent the proposed activity centre should be included as a DCP project
- the shared path crossings over Russell Creek should be included as a DCP project
- the scope of DCP drainage projects should include Growling Grass Frog infrastructure.

Dot points 3, 4 and 5 above were resolved between all relevant parties. On this basis the Committee only briefly mentions the resolved outcomes and does not discuss these issues at length.

6.2 Background

(i) The Precinct Structure Plan

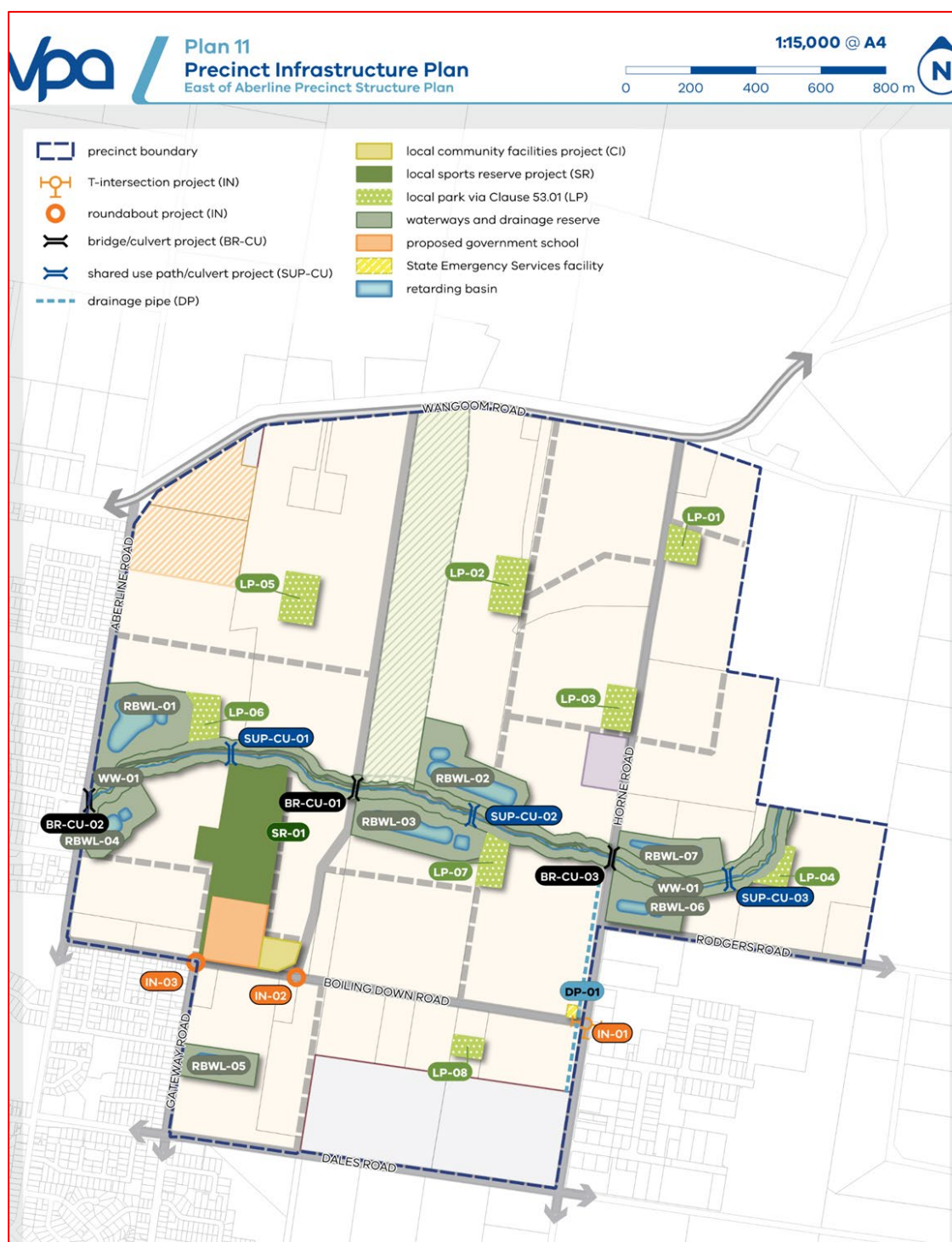
One of the functions of the PSP as set out at section 1.32 is to *"identify and where appropriate, provide the shared funding for a diverse range of open spaces and community infrastructure."*

Proposed infrastructure is categorised as follows:

- local parks
- water and drainage
- community facilities
- sports reserve
- culvert crossings of Russells Creek
- shared paths
- road and traffic.

This infrastructure is set out in Plan 11 of the PSP (Figure 10).

Local parks are developer funded and the remaining infrastructure is funded through the DCP.

Figure 10 Precinct Infrastructure Plan

Source: D1144, PSP Plan 11

Table 8 of the PSP lists and defines the infrastructure that is proposed to be provided and funded through the DCP.

(ii) The Development Contributions Plan

The Drafting final version of the DCP establishes the funding for the proposed precinct infrastructure and establishes the contribution per NDHa to be paid.

Six versions of the DCP were tabled before, during and after the Hearing. . Table 10 lists these together with the progressive adjustments to the Development Infrastructure Levy (DIL). The final DIL is still subject to change because of:

- the Committee's recommendation on RWH
- a recommended further review and optimisation of drainage infrastructure
- other reviews of project costs.

The Planning Authority submitted a closing version summary of DCP changes (D146) which was very useful in comparing:

- the Day 1 version 2 valuation methodology against the closing version for each property in the precinct
- the DIL rate from the Day 1 Version 2 DCP to the closing version DCP
- drainage projects costs with RWH and without it.

Table 10 Versions of the Development Contributions Plan

DCP Version	DIL without RWH (\$ per NDHa)	DIL with RWH (\$ per NDHa)
Consultation version	442,189	n/a
Day 1 version 1	406,460	n/a
Day 1 version 2	442,412	n/a
Day 1 version 3	439,760	n/a
Day 2 version	439,760	n/a
Closing version	435,987	372,913
Drafting final	435,987	372,913

Source: Committee

Evidence and submissions are set out below, first on the overall DIL rate and second on the costings applied to the following projects:

- the active open space sports reserve project SR01
- level 2 community centre
- the shared path crossing structures
- other issues related to infrastructure project costing.

The cost of wetland and drainage infrastructure is predominantly addressed in terms of the land required in Chapter 4 and in terms of the valuation of that land, which is a DCP cost in Chapter 6.4.

In addition, Tomkinson on behalf of Ingenia Communities drew on the experience of project engineer Mr Matthew Elliot on costing of recent Tomkinson projects in regional Victoria as part of their submission.

6.3 The DCP costings

(i) Evidence and submissions

DCP rate

Expert witnesses commented on the magnitude of the proposed DIL. Mr Hrelja acknowledged that it was at the lower end of recent comparable DCPs. Mr Bursill said the rate was on the high side, and he felt it should be in the range \$300,000 to \$400,000. He stated it was appropriate to consider non-metropolitan DCPs in three tiers:

- Tier 1 - Geelong
- Tier 2 - other major regional centres such as Ballarat and Bendigo
- Tier 3 - other regional centres with Warrnambool near the top of that tier.

Mr Black made the following comparisons²⁷:

Whilst there are different circumstances for different precincts, which result in varying infrastructure requirements, it is noted that the proposed DIL is comparable to the four other Regional Greenfield Projects identified in Plan 2 of Plan for Victoria, as follows:

- Shepparton South East - \$442,737 (as gazetted)
- Bannockburn South East - \$572,381 (as post-SAC)
- Ballarat North - \$556,812 (as per Day 1 to SAC)
- Merrimu - \$549,779 (as per public consultation).

With respect to comparing the DIL in similar DCPs Mr Black stated a comparative analysis is always useful. Buildcap agreed with Mr Black.

Mr De Silva cautioned that in a regional setting it was more likely that Council will deliver more of the projects than in a metropolitan setting and that this needs to be kept in mind. In the conclave statement Mr Black stated that there is a delicate balance between the DIL and ensuring infrastructure is appropriately costed and funded.

Credence and Lotus submitted it was important to make the PSP as viable as possible and the DCP was a key plank in this. Ingenia Communities submitted it was concerned about a DIL of \$442,000 because of the market sensitivity to land prices in a regional setting.

In its main submission the Planning Authority submitted²⁸:

At the close of the DCP roundtable, the Planning Authority remains of the view that the DCP rates applied are appropriate to the Warrnambool context, assessed both at a macro level by comparison to other regional DCPs and at an individual project level.

It further observed if the 'tier' approach of Mr Bursill is accepted, what is proposed in Warrnambool is at the lower end of recently gazetted DCPs. The Planning Authority submitted DCPs should be built from the bottom-up and not starting with a particular DIL in mind (that is, a top-down approach).

Sports Reserve (SR01)

The sport reserve project SR01 was costed in the consultation version of the DCP at \$24,119,862. The Day 1 version reduced this by some \$1.5 million. No explanation is given in the DCP, but it is assumed that this results from ongoing review of the scope of the

²⁷ D52, Black expert witness statement, para 131

²⁸ D124, Planning Authority main submission, para 13

project. In his expert evidence Mr Bursill stated it should be costed consistent with the significantly lower VPA benchmark cost. Mr Bursill further stated that the difference between the proposed cost and the VPA benchmark appeared to be in part because of scope differences. He assumed the provision of some facilities such as tennis courts exceeded the benchmark provision.

Mondous submitted a table which it stated were scope differences between the VPA benchmark and the DCP costings, showing a difference of approximately \$8 million between the two.

In evidence Mr Black stated costing of the sports reserve appeared to be an outlier and cost savings should be sought.

In the conclave statement the DCP experts agreed there should be appropriate justification for costings which vary significantly from the VPA benchmark. The VPA submitted there had been rigorous costing undertaken by both SMEC and Slattery using experienced Quantity Surveyors. Council submitted it had commissioned a further independent review of costings by Zinc Cost Management (D77). Zinc's costing for SR-01 was \$24,209,534, which is comparable to SMEC and Slattery. The Zinc review was based on the VPA benchmark and the difference in cost was not scope differences. The VPA confirmed that the SMEC costings were only referable to the VPA benchmark.

During the Hearing the VPA acknowledged that the VPA benchmark costings were dated 2019 and indexed annually but had not been reviewed since then.

Council submitted information from several Panel Reports which had accepted a departure from VPA benchmarks where strategically justified. Council submitted the approach to costing used by the VPA and the Zinc review of those were sufficient justification to depart from the VPA Benchmark costings for SR-01.

During the Hearing the Planning Authority advised it had reduced the costs of SR-01 by about \$2million by deleting some landscaping and delivery costs. Wel.Co submitted that the updated costing was appropriate.

Level 2 community centre (CI-01)

The consultation version of the DCP costed the Level 2 community centre at \$11,904,334. This costing was not revised in later versions of the DCP. Evidence and submissions on this project were focussed on the source of funding rather than overall cost.

Mr Bursill gave evidence that current practice is to fund a Level 1 Centre from DIL. In the roundtable he stated the inclusion of a Level 2 Community Centre does not comply with the Ministerial Guideline. Mr Hrelja agreed with this interpretation. Mr De Silva said he was not troubled by a Level 2 Community Centre being funded by the DIL.

Mr Bursill considered that the Level 1 Community Centre benchmark costing should be applied which reduces the total cost by approximately \$1.8 million. Mr Bursill considered the extra costs associated with a Level 2 community centre should be funded from the Community Infrastructure Levy (CIL).

The Planning Authority submitted the need for a Level 2 Community Centre had been identified in the *Community Infrastructure Needs Assessment* prepared by ASR Research. The VPA further submitted the interpretation of the Ministerial Direction with

respect to the funding provisions for this facility was not something that it has sought the Committee's advice on.

Council submitted that splitting the funding of this project between the DIL and CIL would be operationally difficult because the funding would flow for each of these at different times in the development cycle. The DIL is payable early at the subdivision stage and the CIL is payable at the dwelling approval stage through the building process.

Mondous supported the suggestion by Mr Black that the VPA should continue to seek cost savings.

In closing the Planning Authority submitted that moving part of the funding from the DIL to the CIL would not produce a genuine saving.

Other costing issues

Mr Black noted that contingencies of 15 per cent for transport and recreation projects and 20 per cent for drainage projects had been applied. Council submitted local conditions such as the likely presence of rock 'floaters' and high plasticity clay together with the lack of detailed geotechnical investigation was justification for the drainage project contingency to be increased by a further five per cent. In support Council cited the evidence of Mr Black. The Planning Authority opposed this.

In closing Council submitted it had reviewed the costings provided by Mr Elliot on behalf of Ingenia Communities, particularly his costing of earthworks compared to the costing provided by SMEC. As a result, it felt assured the costings that underpin the DCP were appropriate and that it no longer pursued an increased contingency.

The other project costing information was provided by Mr Elliot as part of the Ingenia Communities submission. He advised that Tomkinson had undertaken the following checks²⁹:

- high level Civil Engineering concept design (eg: Hydrology, Hydraulics, and 3D Surface Design)
- sample High Level check of quantities adopted in the cost estimate schedules
- sample High Level Check of Cost Estimation rates & the overall cost estimate approaches
- assessed the project cost estimates with other more empirical estimate methods (for example, typical WLRB costs per NDA for regional Victoria) or based on other projects we have recently completed or estimated (for example regional signalised intersection).

Based on those checks Tomkinson reviewed four projects across several DCP categories. In all but one of the four projects the Tomkinson costings were lower than those underpinning the DCP.

In closing the Planning Authority submitted that the VPA Benchmark costings have been derived from a probability based mathematical approach which considered input from 22 individual DCPs. It acknowledged Mr Elliot had indicated that the costings he had provided were neither the lowest nor highest costings for projects but generally at the 75th percentile.

²⁹ D55, *East of Aberline Preliminary DCP Review*, Tomkinson.

The Planning Authority submitted that it was not possible to compare costing differences based on the two entirely different approaches. Further, the Planning Authority submitted that it needed to keep in mind that several of the proposed projects are likely to be delivered by Council and the costs that it will incur need to be considered.

(ii) Discussion

DCP rate

The Committee notes that the overall DIL is not an issue that has been referred to it. It was however used by some advocates and experts as a proxy for arguing that costings of some projects were too high leading to an unsustainable DIL. On this basis the Committee comments on the proposed DIL but neither draws conclusions nor makes recommendations on it.

With respect to the overall DIL the Committee agrees with the statements of Mr De Silva and Mr Black about the importance of ensuring the infrastructure projects are appropriately justified and costed for the local context. Moreover, the Committee agrees with the Planning Authority's submission that DCPs should be built from the bottom up and not necessarily to a DIL at a predetermined level. Having said that the market reality for developers is that the rate should be at a level that is sustainable and comparable with like DCPs levies.

Sports reserve

Given the significant difference between proposed costing of the sports reserve (SR01) and the benchmark costs the Committee is not surprised at the focus on it by experts and submitters. The Committee notes the observations of Mr Bursill about scope differences but accepts the Planning Authority's assurance that DCP costings were referable to the VPA benchmark and that the significantly different costings are not explained by scope differences. The Committee acknowledges and commends the Planning Authority for its efforts in removing components of the costing which do not meet the 'basic and essential' test. The Committee further acknowledges the submission of Mondous to keep looking for further savings.

In this instance the Committee accepts that the costings prepared by SMEC, Slattery and Zinc are sufficient justification to depart from the VPA benchmark costing. In saying this the Committee is cognisant of the possibility that this facility will be delivered Council.

Level 2 Community Centre

The Committee is cognisant of the Planning Authority's reminder that the interpretation of the Ministerial Guideline is not a referred issue. However, the Committee observes that it can see little justification for the Community Centre to be funded from both the DIL and CIL. Such a funding mix would be operationally difficult for the Council and could risk a delay in the provision of what will clearly be a key facility.

No evidence was provided to the Committee to convince it that the proposed Level 2 Community Centre has not been appropriately costed.

Other costing issues

The Committee notes the drainage project contingency issue has been resolved between the key parties and the Committee does not comment further. Whether this is a referred issue is a moot point, but the Committee considers it appropriate to draw a conclusion on this matter as the level of contingency applied is one component of the project cost.

With respect to the costing information provided by Mr Elliot the Committee is mindful that this was not presented as expert evidence and as such was not tested through cross examination. For this reason, it has lesser weight than expert evidence. This is no reflection on the work of Mr Elliot, and the Committee does not question the veracity of the information provided. In fact, the Committee considers that the work of Mr Elliott is a useful reminder of the need to review DCP costings, a position adopted by several submitters including Mondous and Buildcap, in addition to Ingenia Communities.

The Committee notes the rigour of the costing methodology the VPA benchmark costs but notes that while indexed annually, have not been reviewed since 2019.

(iii) Conclusions

The Committee concludes that:

- Sports reserve SR-01 has been appropriately costed.
- The departure of the costing of SR-01 from VPA benchmark costings has been sufficiently justified.
- The Community Centre Level 2 has been appropriately costed and funded through the Development Infrastructure Levy
- The 20 per cent contingency applied to the costing of drainage projects is appropriate.
- No evidence was presented to convince the Committee that any projects have been inappropriately costed.
- The Planning Authority should continue to review DCP projects to ensure that costings are minimised consistent with the ability to deliver the identified projects.

6.4 The DCP land rate

(i) Evidence and submissions

The Planning Authority engaged Preston Rowe Paterson (PRP) to complete a valuation report in August 2025 (D3r). It included valuation of the land required for drainage purposes. The methodology used was described as follows³⁰:

...a Per Parcel Broad Hectare estimate of value that calculates the estimated value of land for each parcel that has land identified in the DCP, at the unencumbered, highest-and-best use.

The valuations provided the basis of costings in the consultation version of the DCP.

³⁰ D3r, Preston Rowe Paterson, *Development Valuation Report*, August 2025

As a result of submissions on the appropriateness of this valuation methodology, the Planning Authority commissioned PRP to undertake further work with valuations based on a per property broad acre 'before' and 'after' approach. PRP undertook a site-specific approach applied to existing natural drainage corridors, flood prone land and land encumbered by easements.

In its opening submission the Planning Authority submitted³¹:

...that the methodology applied to land values attributed to encumbered land within the Preston Rowe Patterson Land Valuation Report (August 2025) should be reviewed and amended to align with a standard process. The VPA engaged PRP to prepare a revised Land Valuation report with revised values (based on a revised methodology) included as part of the Day 1 documents.

PRP undertook further work in a report dated 6 March 2026 (D21) with an updated methodology and based on March 2026 drainage design. This valued land in three categories:

- encumbered land in Floodway Overlay areas at the Farming Zone rate
- land in the LSIO, a discounted per hectare unencumbered rate
- unencumbered land at the highest and best use as 'residential'.

Valuation evidence was called by the Planning Authority from Mr Armistead of PRP and from Mr Leech of M3 Property for Credence and Lotus, Aberline Road Holdings and Mondous.

The valuation experts met twice in conclave before the Hearing, initially with the DCP experts and subsequently on their own. At the first conclave all DCP and valuation experts agreed that the valuation approach used in the consultation version of the DCP was not supported.

As part of the valuation conclave Mr Armistead and Mr Leech revalued Mr Leech's clients land using the now agreed methodology and provided detail to the Committee in their conclave report. They valued land in the three categories set out above.

The valuation experts agreed:

- on headline rates for unencumbered land ranging between \$575,000 to \$650,000 per hectare with an outlier in Wangoom Road at \$1,050,000 per hectare
- on a 25 per cent discount of the unencumbered rate for LSIO land
- that the rate used was effectively a site-specific valuation albeit based on a broad hectare rate.

The Planning Authority agreed that the land not controlled by Mr Leech's clients should be revalued using this same approach and assumptions. Council subsequently agreed with this approach. It further submitted that it had had discussions with the Planning Authority about preparing an appendix to the DCP which clearly set out the methodology used. Council submitted that this was desirable to ensure subsequent land revaluations were undertaken as the same basis.

³¹ D86, Planning Authority opening submission, para 37

The Planning Authority submitted Summary of DIL Changes closing version that updated land values for properties in the precinct using the updated methodology on a cost per hectare basis.

Council submitted that land for some of the infrastructure required for orderly development may have to be acquired through the applied PAOs, particularly in the early stages of development. It submitted that there was a financial risk to it if subsequent revaluations were not undertaken on the same basis as agreed in the approved DCP.

Under cross examination Mr Armistead agreed that the financial risk to Council was most appropriately mitigated by a clearly articulated site-specific approach.

In primary submissions, Credence and Lotus, Mondous and Buildcap, all agreed with the valuation approach supported by the valuation experts. Buildcap submitted it agreed with Council that the valuation methodology should be clearly explained in the DCP.

WALD submitted that the valuations on which the consultation version of the DCP was based did not take account of relevant market evidence. It did not actively participate in the valuation roundtable so its position on the finally agreed valuation approach is not known.

(ii) Discussion

The Committee notes the iterative approach taken by experts and parties. The Planning Authority's openness to ensure land is appropriately valued is to be commended. While there was some confusion about nomenclature, with terms including 'broad hectare per parcel' approach to valuations it was generally agreed that the approach used was effectively a site-specific approach. The Committee accepts that this agreed valuation methodology is appropriate.

The Committee agrees that the three categories of land used is appropriate, that is:

- encumbered land with the FO applied at the Farming Zone rate
- a discounted unencumbered rate for land with a LSIO applied
- unencumbered land identified as residential as its highest and best use.

The Committee notes and accepts that the 25 per cent discount applied to the unencumbered valuation rate for land where the LSIO is applied is appropriate. It reflects the LSIO as a constraint on land development. The Committee supports the revised valuations contained in DCP Summary of DIL Changes.

The Committee agrees there is some financial risk to Council if it must acquire land under the applied PAOs, particularly in the early stages of development. The Committee notes that it is not uncommon for approved DCPs to later be found to underfund infrastructure, thus resulting in a significant funding gap for the. The financial pressures on local government are such that this can delay provision of necessary infrastructure. The whole DCP system is based on appropriate and timely funding of infrastructure. The Committee therefore agrees it is imperative that the financial risk to Council be minimised. The DCP including a clear explanation of the valuation methodology as the basis for future revaluation is therefore essential.

(iii) Conclusions

The Committee concludes that:

- A site-specific approach to the valuation of land used for drainage infrastructure is appropriate.
- The valuation methodology should be based on the following land categories:
 - encumbered land with the Floodway Overlay applied at the Farming Zone rate
 - a discounted unencumbered rate for land with a Land Subject to Inundation Overlay applied
 - unencumbered land identified as residential as its highest and best use.
- The Development Contribution Plan should include a clear explanation of the valuation methodology used for land to be used for drainage infrastructure.

6.5 Connector street

(i) Evidence and submissions

The Planning Authority advised this submission had been withdrawn by Submitter 9 as result of changes made to the configuration of land uses. The Planning Authority submitted the connector street will be funded by the developer as is the convention for collector streets.

(ii) Discussion and conclusion

The Committee agrees with the Planning Authority that collector streets are not usually a DCP item.

6.6 Culvert design for BR01

(i) Evidence and submissions

In the consultation PSP the north-south connector street crossing of Russells Creek was proposed as a bridge at a cost of \$15.7 million. Submissions proposed this be a culvert in line with both the Aberline Road and Horne Road crossings of Russells Creek.

In its opening submission the Planning Authority submitted³²:

The Planning Authority agrees that replacing the BR.01 design and costing with a culvert crossing will achieve DCP savings. The VPA has superseded the BR.01 bridge design included as part of public consultation and replaced it with a culvert crossing design.

This had the effect of reducing the project cost of this crossing from \$15.7 million to \$2.7 million resulting in a significant DCP saving and reduction in the DIL.

At the Hearing no submitter or expert witness opposed this change.

³² D86 Planning Authority opening submission, para 58

(ii) Discussion and conclusion

The Committee agrees with the Planning Authority the creek crossing design should use a culvert design, not a bridge design.

6.7 Horne Road intersection

(i) Evidence and submissions

This issue relates to the signalisation of the intersection at Horne Road access to the proposed Neighbourhood Activity Centre.

In its opening submission the Planning Authority advised that Submitter 41 had withdrawn its submission and understood the submitter had accepted that the intersection works would be undertaken by the developer.

As part of this agreement several consequential changes will be made to the PSP and DCP. These were not controversial, or consequential changes to the PSP or DCP overall and are not detailed here.

(ii) Discussion

The Committee agrees with the Planning Authority the signalisation of the Horne intersection at the Neighbourhood Activity Centre is not a DCP project and should be developer funded.

6.8 Russells Creek shared path crossings

(i) Background

The Day 1 versions of the PSP and DCP include three shared path crossings of Russells Creek. These are SUP-CU-01, SUP-CU-02 and SUP-CU03 in Plan 11 Precinct Infrastructure Plan of the PSP (refer Figure 10). They are referred to below as the western, central and eastern crossings.

(ii) Evidence and submissions

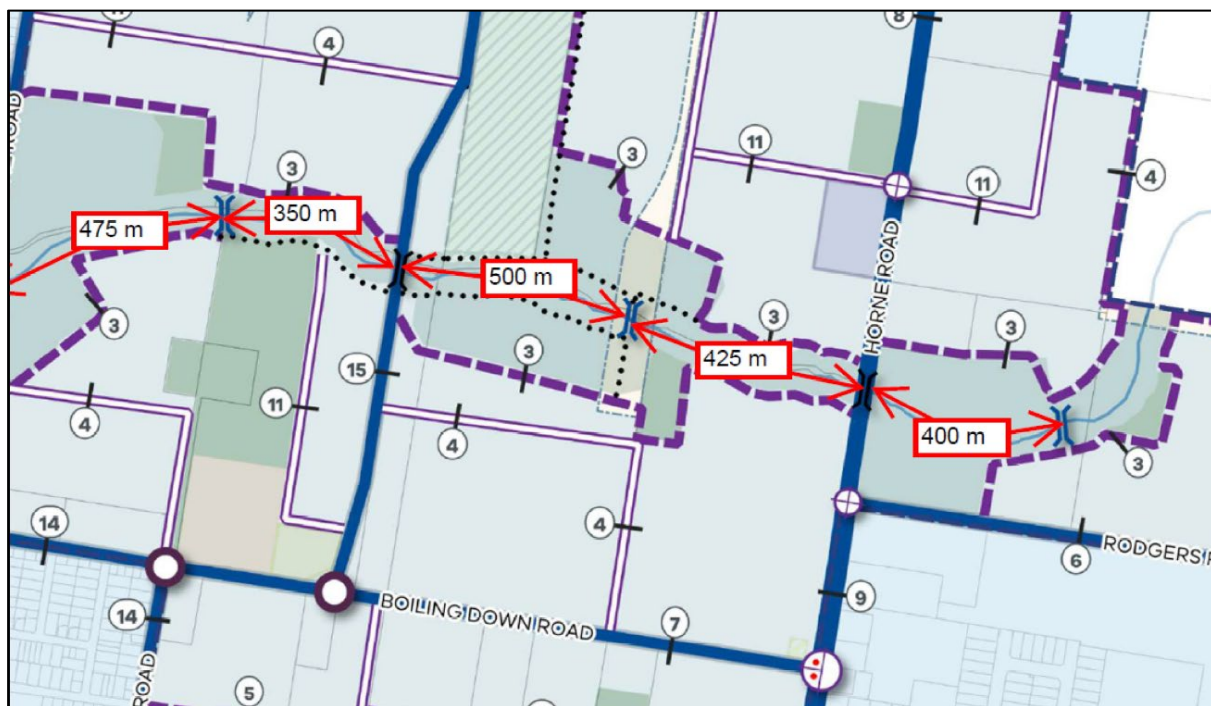
The evidence and submissions before the Committee focussed on the need for the shared path crossings. Other criteria in the *Development Contribution Guidelines 2007* such as nexus, transparency and accountability did not attract significant comment. There were evidence and submissions on whether the shared paths meet the criteria of "*basic and essential to the health and well-being of the community*" and in line with current community expectations.

The Planning Authority proposed all three shared paths be included in the DCP. This position was reinforced in its closing submission, albeit acknowledging the eastern crossing was the least essential. However, it submitted all three crossings passed the test of meeting current community expectations.

Council also supported the inclusion of all three shared path crossings, a position reiterated in its closing submission. In its main submission Council submitted that all

three crossings were needed to ensure that the distance between crossing of the creek were not excessive. It submitted a plan (refer Figure 11) which showed that the provision of the three shared path crossings would mean that the distance between them ranged between 350 and 500 metres. It submitted that not providing all three proposed crossings would result in a gap in pedestrian access between the north and south of the precinct that was not acceptable to it.

Figure 11 Separation distances between the proposed shared path creek crossings



Source: Council Plan 4 with separation distances, D106

Mondous, Wel.Co and Credence and Lotus supported the inclusion of all three shared paths. Buildcap submitted that the eastern crossing did not meet the test of 'basic and essential'. Wel.Co submitted it was not clear which landholder would deliver these projects.

In addressing the issue of need for the three proposed crossings the traffic experts had differing views with respect to the need for each crossing. Mr Walsh and Mr De Young agreed with the need for the western crossing with Mr Safi indicating it was less essential because it provided mainly local benefits. Mr De Young and Mr Safi supported the need for the central shared path crossing with Mr Walsh stating that the shared path at the southern end of Tozer Reserve together with the Horne Road crossing providing adequate access between the future Neighbourhood Activity Centre and residential development to the south-east of Russells Creek. Only Mr De Young supported the eastern crossing with the other two traffic experts viewing this as the least essential of the proposed shared path crossings.

The DCP experts addressed the issue of need. Mr De Silva accepted that there was a need for all three crossings but expressed concern about which ones should be funded through the DCP. He supported funding of the central crossing but reserved his position on the funding of the other two. At the roundtable discussions Mr De Silva stated that he

could support the inclusion of the eastern and western crossings if their costs were reduced.

Mr Black supported the inclusion of the shared paths in the DCP arguing that they are strategically justified. At the roundtable discussions both he and Mr Hrelja nominated the western crossing as the highest priority. Mr Hrelja stated that the shared paths would be used by a wide section of the community and their inclusion in the DCP was justified on that basis.

Mr Bursill supported the inclusion all three of the shared paths crossings in the DCP and stated that they are part of providing active transport linkages.

In roundtable discussions on the eastern crossing Mr De Silva stated that it would be used by workers in the industrial area to the south-east of the precinct. Consequently, in his view, there was a case for some external apportionment of costs of that crossing, perhaps in the order of 20 per cent.

The costs of the proposed shared path crossing are addressed in Chapter 6.3. The Planning Authority with the support of Council have reduced the cost of the shared path crossings in the closing version of the DCP, by 30 per cent.

(iii) Discussion

Consideration of whether these crossings should be included in the DCP relies in the first instance on whether they are needed. The issue of need is addressed by both traffic and DCP experts. In the Committee's view it is the evidence of traffic experts which should be relied on to establish a need for the crossings based on likely movement usage and related network functionality. It is the DCP experts who are most appropriate to comment on the inclusion of the projects in the DCP based on their experience with the DCP Guidelines and the relevant Ministerial Direction.

With respect to the shared paths each group of experts has tended to offer opinions on aspects most appropriately addressed by the other group of experts. This is not a criticism of any expert witness, as the Committee acknowledges that all the traffic and DCP experts have in many cases decades of experience in these matters. In addressing this issue, the Committee relies primarily on the traffic expert opinion on the movement-based need for the proposed shared paths and the DCP experts in whether the projects meet the relevant guidelines and Ministerial Direction.

The DCP experts supported the need for the shared path crossings but with differing views on priorities. The traffic experts were mixed in their views of need with most supporting the western and central shared path crossings. It is noted that Mr Walsh's questioning of the need for the central crossing was predicated on the provision of the shared path across the southern boundary of Tozer Reserve, the provision of which was subsequently deleted for environmental reasons.

The Committee notes the Council submission on the separation distances between crossings and notes the Precinct Structure Plan Guidelines: New Communities in Victoria, 2021, at Target 8 indicated pedestrian crossing separation including for waterways in the range 400 –800 metres. The Committee notes deleting either of the western or central

shared path crossings would result in separation distance which fall outside this target range.

The Committee is satisfied the need for all three shared path crossings has been clearly demonstrated. It considers the western crossing is needed for residents north of Russell Creek to access the sporting and community facilities to its south.

The central crossing will provide access to both the Neighbourhood Activity Centre in the north and for residents in north-east of the precinct to access to the sporting and community facilities in the south-west.

The Committee accepts the limited precinct population south of the eastern crossing makes it the lowest priority. However, on equity grounds and the likely use generated by the industrial area to the south of the precinct the Committee is of the view that the eastern crossing is needed.

With respect to inclusion in the DCP and on the evidence provided the Committee is of the view that all three crossings can be regarded as meeting the threshold of basic and essential to the health, safety and wellbeing of the community. The Committee considers that the inclusion of the shared path crossings in the DCP is consistent with the criterion in the Guidelines as it is in line with current community expectations.

In reaching this conclusion the Committee is mindful of the evidence of Mr De Silva there may be a case for some external apportionment of the cost of the eastern crossing. The Committee is inclined to agree with Mr De Silva but does not pursue this because no analysis or evidence was provided on the quantum of any external apportionment. Further, this is not a referred issue.

Little evidence was led on the nexus criterion in the DCP Guidelines, but the Committee observes there is a clear nexus between the three shared path crossings and the future residents of the precinct.

(iv) Conclusions

The Committee concludes that:

- There is a need for shared path crossing SUP-CU-01, SUP-CU-02 and SUP-CU-03.
- All three shared path crossings should be included as Development Contributions Plan funded infrastructure.

6.9 Growling Grass Frog infrastructure

(i) Evidence and submissions

In its opening submission the Planning Authority stated³³:

Firstly, the Part A submission states that the VPA agreed to include Growling Grass Frog specifications to all crossings of Russell Creek (including the shared path crossings and culvert crossing projects) to facilitate standing water around these assets. The VPA can confirm that this statement was incorrect. The crossings of the creek are not designed and costed to include Growling Grass Frog specific infrastructure. The designs are compatible

³³ D86, Planning Authority opening submission, para 70

with the inclusion of infrastructure to facilitate standing water through detailed design, but this has not been attributed to the DCP.

The Planning Authority further submitted waterway project WW-01 refers to the restoration of Growling Grass Frog infrastructure at a cost of approximately \$3 million. It submitted while there was reference to Growling Grass Frog infrastructure the cost did not include dedicated Growling Grass Frog features.

The DCP expert witnesses agreed it was not appropriate to include Growling Grass Frog infrastructure in the DCP as it was not considered 'basic and essential'.

The Planning Authority agreed to make necessary changes to the PSP and DCP to reflect the expert position.

In its main submission the Planning Authority advised that the title of project WW01 still refers to the Growling Grass Frog but that the project description had been revised to remove reference to Growling Grass Frog infrastructure. The Planning Authority acknowledged reference to Growling Grass Frog remained in some parts of the PSP and DCP.

Mondous submitted that the SMEC costings refer to Growling Grass Frog infrastructure but acknowledged the clarification of the Planning Authority that no Growling Grass Frog infrastructure was included in the PSP or the DCP. Credence and Lotus submitted that waterway projects may provide 'collateral benefits' for the Growling Grass Frog.

Buildcap submitted that the removal of reference to the Growling Grass Frog in the description of project WW-01 was acceptable.

(ii) Discussion

The issue of reference to Growling Grass Frog Guidelines is addressed in Chapter 5.

The Committee agrees it is not appropriate to include Growling Grass Frog infrastructure in the DCP as it is not considered basic and essential. Reference to such infrastructure should be removed from both the PSP and DCP.

(iii) Conclusion

The Committee concludes that it is not appropriate to include Growling Grass Frog infrastructure in the Development Contributions Plan.

6.10 Implementation and drafting

The Planning Authority provided a useful table (D161) that documented the position of all parties and its final position on the drafting final versions of the PSP and DCP. This table has been adapted for the purposes of this report and is presented as Table 11 below. As outlined in Chapter 1.5(iii), most parties lodged a response to the proposed changes, and the Committee focusses its response on the most substantive issues of D161 in Table 11.

Table 11 DCP and PSP drafting issues

No.	Issue	Submitter	Detailed request	Planning Authority	Committee response
PSP					
1	Appendix D PSP Figure 1	Credence and Lotus	Reflect changes once the optimisation review of drainage infrastructure is completed	Agree, changes will be made once the optimisation/ further work is completed	Agree with Planning Authority
DCP					
2	Section 2.2	Council	Do not accept encumbered land part of public open space contribution	Disagree as some local park areas are impacted by an LSIO	Agree with Planning Authority
3	Appendix C1	Council	Remove Sheet 1 as the cross sections do not match PSP	Agree, remove cross sections which conflict with the PSP	Agree with Planning Authority
4	Various	Credence and Lotus	Further work on drainage being undertaken by Water Technologies will necessitate in Section 3.5, Section 4, Table 2, Section 5.2, Table 3 Appendix A, Table 4 Appendix B, and all DCP plans especially 5 and 6	Agree, changes proposed will be made as appropriate on completion of the review	Agree with Planning Authority
5	Appendix C1	Credence and Lotus	Revise to reflect reduced scope of SUP-CU-03	Agree, change will be made once revised design is finalised	Agree with Planning Authority
6	Appendix C3	Credence and Lotus	Reflect changes once the optimisation review of drainage infrastructure is completed	Outcomes subject to revised drainage strategy	Agree with Planning Authority
7	Appendix D	Credence and Lotus	Update following further work on sizing of drainage assets	Agree, change will be made once revised design is finalised	Agree with Planning Authority

Source: Committee

6.11 Recommendations

The Committee recommends:

Precinct Structure Plan:

Amend the Warrnambool East of Aberline Precinct Structure Plan to include the changes supported by the Committee in Table 11 of this Report and in the Committee recommended Warrnambool East of Aberline Precinct Structure Plan as shown in Appendix F and Warrnambool East of Aberline Development Contributions Plan as shown in Appendix G.

Development Contributions Plan:

Amend the Warrnambool East of Aberline Development Contributions Plan:

- a) upon further review of the projects to ensure that costings are minimised consistent with the ability to deliver the identified projects.**
- b) to include a clear explanation of the valuation methodology used for land to be used for drainage infrastructure.**

Appendix A VPA SAC Terms of Reference

Terms of Reference

VPA Projects Standing Advisory Committee

Version 1: July 2020

Standing Advisory Committee appointed pursuant to Part 7, section 151 of the *Planning and Environment Act 1987* (the Act) to advise the Minister for Planning and the Victorian Planning Authority (VPA) on referred projects and plans and associated draft planning scheme amendments.

Name

The Standing Advisory Committee is to be known as the 'VPA Projects Standing Advisory Committee'.

1. The Committee is to have members with the following skills:
 - a. Strategic planning
 - b. Statutory planning
 - c. Civil engineering (infrastructure planning)
 - d. Development contributions
 - e. Road and transport planning
 - f. Biodiversity
 - g. Social planning
 - h. Urban design
 - i. Heritage (post contact and Aboriginal)
 - j. Planning law.
2. The Committee will include a Chair, Deputy Chairs and not less than ten other appropriately qualified members.
3. The Committee may seek advice from other experts where it considers this necessary.

Purpose

4. The purpose of the Committee is to provide timely advice to the Minister for Planning and the VPA on specific matters referred to it related to various proposals, including but not limited to structure plans, infrastructure and development contribution plans, framework plans, development plans and any associated draft planning scheme amendment and planning permits.

Background

5. The VPA is responsible for preparing development plans and other proposals in identified metropolitan, growth areas and regional cities and towns. Some of these plans are to be approved through the planning scheme amendment process using the provisions of section 20(4) of the Act.
6. This Committee process allows submissions to be made to the VPA on a draft plan and associated draft planning scheme amendment, with any unresolved issues to be considered by the Committee before the final planning scheme amendment is submitted to the Minister for Planning for approval.
7. The Committee will provide a targeted and timely process to assess the merits of discrete unresolved issues associated with State and regionally significant projects.

Method

8. The Committee may meet, and depending on the nature of the referral and the issues raised, undertake consultation that is fit for purpose. This may be on the papers; through round table discussions or forums;

Terms of Reference | VPA Projects Standing Advisory Committee

or Hearings. There must be a quorum of at least two Committee members, including either the Chair or a Deputy Chair.

9. The Committee may apply to vary these Terms of Reference in any way it sees fit.

Notice

10. As directed by the Minister, the VPA will prepare and give notice of a 'draft Amendment' and receive submissions. The VPA will consider all submissions and where possible seek to resolve issues with submitters prior to referring matters to the Committee.
11. The Committee is not expected to carry out additional public notification or referral of matters but may seek the views of any relevant referral authority, responsible authority or government agency.

Referral

12. Once all submissions are considered, the Chief Executive Officer, VPA (or delegate) will provide a letter of referral to the Committee Chair, seeking its advice on particular matters or unresolved issues raised in the submissions and/or any other relevant matter. The letter of referral will be a public document.
13. The letter of referral must be accompanied by:
 - a. The relevant plan and associated draft planning scheme amendment and planning permit documentation
 - b. The referred submissions
 - c. Any supporting background material.

Committee Assessment

14. The Committee may inform itself in anyway it sees fit, but must consider:
 - a. The relevant components of the referred plan and associated draft planning scheme amendment and any associated planning permit (if relevant) that relate to the submissions or issues referred to it
 - b. The referred submissions
 - c. *Plan Melbourne*
 - d. Any relevant Regional Growth Plan or Growth Corridor Plan
 - e. The applicable Planning Scheme
 - f. Relevant State and local policy
 - g. Any other material referred to it.
15. Depending upon the nature of the referral, the Committee can conduct its proceedings through round table discussions, on the papers or, a public hearing, including by video conference if unable to conduct this 'in person'.
16. The Committee will be provided with the written submissions and other supporting material by parties, and may:
 - a. Direct that parties meet, to discuss and further resolve issues, or
 - b. Act as a mediator to seek to resolve issues in dispute.
17. The Committee may direct the VPA and relevant parties to provide additional information on specified matters.
18. The committee must not consider submissions or evidence on a matter that a planning authority is prevented from considering by operation of ss 22(3) and 22(5) of the Planning and Environment Act 1987.
19. The written submission of the VPA is to include:
 - a. an overview of the draft amendment and/or any relevant planning permit and the relevant Plan, including a detailed explanation of the referred elements.

- b. a written response to each referred submission and how the draft plan, amendment or permit might be changed to respond to the submission.

Outcomes

- 20. The Committee must produce a written report for the VPA and the Minister for Planning, providing the following:
 - a. Whether the referred element(s) of the draft amendment or planning permit is appropriate
 - b. A summary and assessment of the issues raised in submissions referred to the Committee.
 - c. Any other relevant matters raised in the course of the Committee process.
 - d. A list of persons who made submissions considered by the Committee.
 - e. A list of tabled documents.
 - f. A list of persons consulted or heard, including via video conference.
- 21. Following the completion of the report the Committee may deliver an oral briefing to the Minister for Planning or the VPA. The briefing may be in person, by video conference or telephone.

Submissions are public documents

- 22. The Committee must retain a library of any written submissions or other supporting documentation provided to it until a decision has been made on its report or five years has passed from the time of its appointment.
- 23. Any written submissions or other supporting documentation provided to the Committee must be available for public inspection until the submission of its report, unless the Committee specifically directs that the material is to remain 'in camera'. A document may be made available for public inspection electronically.

Timing

- 24. The Committee is required to commence its process by issuing a written notice of the referral of a matter from the VPA to all referred submitters no later than 10 business days from the date of any specific letter of referral received.
- 25. The Committee is required to submit its report in writing as soon as practicable but no later than 20 business days from the last day of its proceedings, tabling of submissions or consultation process.
- 26. The VPA must release the report of the Committee within 10 business days of its receipt.

Fee

- 27. The fee for the Committee will be set at the current rate for a Panel appointed under Part 8 of the *Planning and Environment Act 1987*.
- 28. The costs of the Committee will be met by the VPA.



Richard Wynne MP
Minister for Planning

Date: 17 / 07 / 2020

Appendix B VPA SAC Referral 16 Letter of Referral



Department of Transport and Planning

GPO Box 2392
Melbourne, Victoria 3001 Australia

Ref: BORG-1-25-4966

Ms Sarah Carlisle
Lead Chair
Victorian Planning Authority Projects Standing Advisory Committee
Planning Panels Victoria
Via email: office@planningpanels.vic.gov.au

Dear Ms Carlisle

EAST OF ABERLINE VPA STANDING ADVISORY COMMITTEE REFERRAL

I refer to draft Amendment C217warr to the Warrnambool Planning Scheme (draft Amendment), which facilitates the use and development of land within the East of Aberline precinct primarily for residential use, generally in accordance with the East of Aberline Precinct Structure Plan (PSP) and Development Contributions Plan (DCP).

On 28 August 2025, the Minister for Planning approved the VPA (which is now part of the Department of Transport and Planning (DTP)) to use a streamlined planning process to progress the draft Amendment, and undertake informal public consultation about the matter and delegated to the Head of Spatial Planning the power to refer matters directly to the VPA Projects Standing Advisory Committee (Committee).

Between 19 September 2025 and 20 October 2025, DTP undertook a targeted public consultation process for the PSP and the associated draft Amendment. A total of 45 submissions were received.

Referral

In accordance with clause 12 of the terms of reference for the Committee (July 2020) and delegation provided to the VPA (now DTP), I am writing to refer 'key issues' identified in **Table 1** below for advice and recommendations. These key issues have been derived from the submissions to the draft Amendment.

All submissions received during public consultation are included in the enclosed materials however only the 'key issues' identified in **Table 1** below are referred to the Committee for advice and recommendations.

DTP notes that not all the issues raised by submitters fall into the identified 'key issues' at **Table 1**. The Committee is to limit itself to considering only those parts of the submissions that are relevant to the 'key issues' identified in **Table 1** of this letter. A number of submissions do not consider the 'key issues' identified at **Table 1** of this letter. These submissions are provided to the Committee for its context only.

DTP will continue seeking to resolve specific issues or submissions that have not been referred to the Committee directly with submitters.

The matters that have not been identified as Key Issues in **Table 1** are those DTP is confident will be resolved outside of the Committee process or where DTP has formed a clear position that does not require the Committee's consideration.



Table 1 - Key Issues

Key Issues	Advice Sought
Development Contributions Plan (DCP)	Please advise whether: - The rates adopted to cost DCP projects are appropriate for the regional context. - The DCP land cost for drainage projects are appropriately valued. - The connector street proposed north of Boiling Down Road (within property 03 and 24) should be included as a DCP project. - BR01 should adopt a culvert design. - The signalisation of the intersection of Horne Road adjacent the proposed activity centre should be included as a DCP project. - The shared path crossings over Russell Creek should be included as a DCP project. - The scope of DCP drainage projects should include Growling Grass Frog infrastructure.
Roof Water Harvesting	Please advise whether: - There is adequate strategic justification and certainty for Wannon Water's roof water harvesting scheme to be introduced as a mandatory requirement for development in the PSP.
Drainage Infrastructure	Please advise whether: - The location and size of the proposed retarding basins for stormwater management are appropriate. - The application of proposed Public Acquisition Overlays PA011 (RBWL-06), PA012 (RBWL-07) and PA013 (WW-01) is appropriate to facilitate drainage infrastructure.
Biodiversity	Please advise whether: - The provisions and information included in the PSP and Urban Growth Zone schedule are appropriate for protecting biodiversity matters for Tozer Reserve and Russell Creek.

Committee Process

Without limiting its powers under the *Planning and Environment Act 1987* (Vic), including the power to regulate its own proceedings, DTP encourages the Committee to consider adopting the following procedures to provide an efficient and timely process for the assessment of the referred issues:

- Specifying a time limit for submitters seeking to be heard;
- Require receipt of evidence from like witnesses concurrently, commencing with exploratory questions posed by the parties and Committee.
- Regulating the duration of evidence in chief to balance efficiency and fairness;

- d) Limiting cross examination to matters which are of interest to the Committee; and
- e) Directing the submitters to focus preparation of submissions and appointment of experts only on the key issues DTP has requested your advice on and raised in **Table 1**.

DTP also encourages a roundtable hearing format as envisaged by the Committee's Terms of Reference, supported by the early submission of expert evidence and use of conclaves. DTP anticipates this approach will narrow the issues in dispute and reduce the required hearing days.

If a roundtable is conducted the format adopted could be similar to that conducted by the Committee in respect of the VPA Projects referral 14: Bannockburn South East PSP and DCP. This was generally conducted in the following way:

- Opening submissions.
- Site inspection.
- Thematic evidence from concurrent experts.
- Authority submissions.
- Party submissions.
- Authority replies.

The supporting documents required by clause 13 of the terms of reference are enclosed via a ShareFile link in the accompanying email.

DTP requests the Committee confirm the following dates:

- A Directions Hearing on 19 February 2026
- A Hearing commencing 24 March 2026

At this time, DTP is proposing to file and serve a Part A submission at the time of or soon after the directions hearing to facilitate timely directed evidence from submitters with adequate timelines for receipt and consideration of conclave reports prior to filing of opening submissions.

Enclosed are all submissions, and a submissions summary table which identifies the key issues and DTP's current response to submitters.

Acknowledging that all submissions have been provided to the Committee, the VPA Part A submission will include a response on the VPA position for issues that fall outside of the 'key issues' to assist the Committee. If submitters raise issues that are outside of the identified key issues before the Committee during the hearing, the VPA may, if it considers it appropriate, address these issues in writing in its closing submission.

Any engagement by the VPA on issues not identified in the 'key issues' before the Committee is in furtherance of its efforts to resolve unrefereed issues and is not intended to alter the limited scope of the 'key issues' referred to the Committee for advice.

Please be advised that the public release of the Committee's Report will be at the discretion of the Minister for Planning.

If you would like further information, please email Dean Rochfort, Executive Director New Communities at dean.rochfort@transport.vic.gov.au.

Yours sincerely,



Justin O'Meara (DTP)
Head of Spatial Planning & VPA CEO
Housing, Building and Land Delivery

Date: 15/01/2026

Enclosed:

- East of Aberline PSP and DCP (public consultation versions)
- Draft Amendment C217warr to the Warrnambool Planning Scheme documentation (public consultation versions)
- Submissions and submitter details
- Key Issues Summary Table
- East of Aberline Public Consultation Report (draft)
- Supporting background reports

Appendix C Submissions provided by Planning Authority including referred submissions

Referred submissions shown highlighted

Sub. no.	Name
1	Harriet Appleby
2	Department of Education
3	David Chamier
4	Fiona McIntyre
5	Karsten Forsterling
6	Travis Knights
7	Mary Schoorman
8	Pauline Cooper
9	Mondous Property
10	Studio 603
11	Rahul Radhakrishnan
12	Jason Kelly
13	Victoria State Emergency Service
14	Rebecca Lowe
15	Aanuj Malhotra
16	Australian Community Housing Industry Association
17	Kevin Sparrow
18	Aberline Road Holdings
18.1	Arut Pty Ltd (Ingenia Communities)
19	Jodie Honan
20	Diocese of Ballarat Catholic Education Limited
21	Wannon Region Water Corporation
22	Greg Twitt
23	Willy Benter
24	Buildcap
25	Laura Prentice
26	Wel.Co
27	Maureen Reed

Sub. no.	Name
28	Jane O'Beirne
29	Australian Mobile Telecommunications Association
30	Warrnambool City Council
31	Warrnambool Affordable Land Developments Pty Ltd
32	Jenny Emeny, Jane O'Beirne and Kevin Sparrow
33	Jenny Emeny
34	Dulili Properties Pty Ltd
35	Credence Group Pty Ltd and Lotus Capital Investments
36	NDB Properties Pty Ltd
37	Josh and Kelly Pearse
38	Shu Ling
39	Jacob Fehsler
40	Steve Giblin
41	Benchmark Investment Group Pty Ltd
42	Paul and Sharon Wallace
43	Eastern Maar Aboriginal Corporation
44	Sue Kelly
45	Department of Energy, Environment and Climate Action
46	Pauline Sanderson

Appendix D Document list

No.	Date	Description	Provided by
Referred documents			
1	16 Jan 2026	Draft incorporated documents: a) East of Aberline Precinct Structure Plan (September 2025) b) East of Aberline Development Contributions Plan (September 2025) c) DCP Appendix A - Parcel specific land budget d) DCP Appendix B - Project cost calculation and indicative timing e) DCP Appendix C1 - Design and cost estimate of transport projects prepared by SMEC f) DCP Appendix C2 - Design and cost estimate of community and recreation projects of SR-01 prepared by SMEC g) DCP Appendix C3 - Design and cost estimate of community and recreation project C!-01 and SR-01p based on VPA ICP benchmark h) DCP Appendix C4 - Design and cost estimate of drainage projects prepared by SMEC i) Small Lot Housing Code, November 2019 j) Small Lot Housing Code, November 2024 k) Heritage Statement of Significance - 174 Aberline Road, Warrnambool	DTP New Communities (Planning Authority)
2	16 Jan 2026	Draft planning scheme ordinance and maps: a) Explanatory Report b) Instruction Sheet c) Clause 02.03 - Strategic directions d) Clause 02.04 - Strategic framework plan e) Clause 37.07 - Urban Growth Zone f) Schedule 1 to Clause 37.07 - Urban Growth Zone g) Schedule to Clause 43.01 - Heritage Overlay h) Clause 45.01 - Public Acquisition Overlay i) Schedule to Clause 45.01 - Public Acquisition Overlay	Planning Authority

No.	Date	Description	Provided by
		j) Schedule 3 to Clause 45.06 - Development Contributions Plan Overlay k) Schedule to Clause 53.01 - Public open space contribution and subdivision l) Schedule to Clause 72.03 - What does this planning scheme consist of? m) Schedule to Clause 72.04 - Incorporated documents n) Schedule to Clause 74.02 - Further strategic work o) Development Contributions Plan Overlay Schedule 3 - Maps 7, 10 and 14 p) Environmental Audit Overlay - Maps 7, 10 and 14 q) Heritage Overlay - Map 7 r) Urban Growth Zone - Maps 7, 10 and 14 s) Public Acquisition Overlay- Maps 7, 10 and 14 t) Floodway Overlay and Land Subject to Inundation Overlay - Maps 10 and 14	
3	16 Jan 2026	Technical studies and assessments: a) Background report (September 2025) b) Housing needs assessment report (VPA, July 2025) c) Retail and economic assessment (update) (Urban Enterprise, July 2025) d) Targeted fauna surveys (Tatecol, August 2025) e) Arboricultural assessment (Treetec, December 2024) f) Landscape strategy (Spiire, September 2018) g) Utility servicing assessment (Spiire, February 2025) h) Landscape and views assessment (Spiire, January 2018) i) Integrated transport assessment (O'Brien Traffic, September 2025) j) Biodiversity assessment - existing conditions (Ecology and Heritage Partners, August 2025) k) Growling grass frog conservation strategy (Biosis, August 2025)	Planning Authority

No.	Date	Description	Provided by
		l) Bushfire development report (Terramatrix, August 2025) m) Aboriginal historical heritage assessment (EHP, August 2025) n) Land capability assessment - Part 1 (Beveridge Williams, May 2025) o) Land capability assessment - Part 2 (Beveridge Williams, May 2025) p) Adverse amenity impact assessment (GHD, May 2025) q) Community infrastructure needs assessment (ASR Research) r) DCP land valuation report (Preston Rowe Paterson, August 2025) s) DCP drainage concept design report (SMEC, September 2025) t) DCP transport design and costs report (SMEC, August 2025) u) Drainage functional design report - Part 1 (SMEC, October 2025) v) Drainage functional design report - Appendices (SMEC, October 2025)	
4	16 Jan 2026	VPA public consultation documents: a) Key issues summary table b) Public consultation report	Planning Authority
5	16 Jan 2026	Submissions (46)	Planning Authority
Tabled documents			
6	18 Feb 2026	Pre-Directions Hearing letter	Planning Authority
7	20 Feb 2026	Roof Water Harvesting in Warrnambool - East Aberline Estate, with attachments: a) East of Aberline PSP - Stormwater Drainage Concept Design and Integrated Water Management Report (Spiire, October 2022) b) SMEC memorandum - East of Aberline Roof Water Harvesting Assessment (SMEC, January 2026) c) Preliminary cost estimates	Wannon Water
8	25 Feb 2026	Directions and Hearing Timetable (Version 1)	Planning Panels Victoria (PPV)
9	25 Feb 2026	Request to consider additional issues	Buildcap Aberline Pty Ltd (Buildcap)

No.	Date	Description	Provided by
10	26 Feb 2026	Request for change to Day 1 amendment documentation due date	Planning Authority
11	27 Feb 2026	Email advising change to Day 1 amendment documentation due date	PPV
12	27 Feb 2026	Part A submission, with: a) Appendix 1 - Submissions summary table b) Appendix 2 - PSP change matrix c) Appendix 3 - DCP change matrix d) Appendix 4 - Ordinance change matrix	Planning Authority
13	27 Feb 2026	Letter regarding Buildcap request to consider additional issues	Planning Authority
14	2 Mar 2026	Email inviting Buildcap to respond to Planning Authority letter regarding additional issues	PPV
15	6 Mar 2026	Response to Planning Authority regarding additional issues	Buildcap
16	6 Mar 2026	Letter explaining Day 1 documentation	Planning Authority
17	6 Mar 2026	Day 1 versions of draft incorporated documents: a) East of Aberline Precinct Structure Plan (September 2025) (clean version with comments) b) East of Aberline Precinct Structure Plan (September 2025) (track changes) c) East of Aberline Development Contributions Plan (September 2025) (clean version with comments) d) East of Aberline Development Contributions Plan (September 2025) (track changes) e) DCP Appendix C1 - Transport Infrastructure Projects f) DCP Appendix C2 - Community Infrastructure Projects g) DCP Appendix C3 - Drainage Infrastructure Projects h) Small Lot Housing Code, November 2019 i) Small Lot Housing Code, November 2024 j) Heritage Statement of Significance - 174 Aberline Road, Warrnambool	

No.	Date	Description	Provided by
18	6 Mar 2026	Day 1 versions of draft planning scheme ordinance and maps: a) Explanatory Report b) Instruction Sheet c) Clause 02.03 - Strategic directions d) Clause 02.04 - Strategic framework plan e) Clause 37.07 - Urban Growth Zone f) Schedule 1 to Clause 37.07 - Urban Growth Zone g) Schedule to Clause 43.01 - Heritage Overlay h) Clause 43.03 - Incorporated Plan Overlay i) Schedule 1 to Clause 43.03 - Incorporated Plan Overlay j) Clause 45.01 - Public Acquisition Overlay k) Schedule to Clause 45.01 - Public Acquisition Overlay l) Schedule 3 to Clause 45.06 - Development Contributions Plan Overlay m) Schedule to Clause 53.01 - Public open space contribution and subdivision n) Schedule to Clause 72.03 - What does this planning scheme consist of o) Schedule to Clause 72.04 - Incorporated documents p) Development Contributions Plan Overlay Schedule 3 - Maps 7, 10 and 14 q) Environmental Audit Overlay - Maps 7, 10 and 14 r) Heritage Overlay - Map 7 s) Urban Growth Zone - Maps 7, 10 and 14 t) Floodway Overlay and Land Subject to Inundation Overlay - Maps 10 and 14 u) Incorporated Plan Overlay - Maps 7, 10 and 14	
19	6 Mar 2026	Updated directions regarding drainage evidence	PPV
20	6 Mar 2026	Letter explaining further documents filed	Planning Authority
21	6 Mar 2026	Development Valuation Report (PRP, 6 March 2026)	Planning Authority
22	6 Mar 2026	Stormwater Drainage Functional Design Report (SMEC, 6 March 2026)	Planning Authority

No.	Date	Description	Provided by
23	6 Mar 2026	Community Infrastructure Needs Assessment (ASR, 18 September 2025, revised February 2026)	Planning Authority
24	6 Mar 2026	Integrated Transport Assessment (O'Brien Traffic, 26 February 2026)	Planning Authority
25	6 Mar 2026	Existing Environmental Conditions Report (EHP, revised February 2026)	Planning Authority
26	6 Mar 2026	Adverse Amenity Impact Assessment (GHD, 3 February 2026)	Planning Authority
27	6 Mar 2026	Day 1 version - Updated culvert costings	Planning Authority
28	10 Mar 2026	Email regarding Hearing Timetable	Planning Authority
29	10 Mar 2026	Letter advising resolution of Russells Creek Culvert on Aberline Road issue	Buildcap
30	10 Mar 2026	Correction to entity name (Arut Pty Ltd to Aberline Road Holdings)	Aberline Road Holdings
31	11 Mar 2026	Letter outlining 'Day 1 V2' documents filed	Planning Authority
32	11 Mar 2026	East of Aberline PSP Drainage Functional Design Report - Rev2 - Day 1 V2	Planning Authority
33	11 Mar 2026	Valuation Report - Warrnambool East of Aberline - March 2026 Final Report V3 Day 1 V2	Planning Authority
34	11 Mar 2026	Valuation - Areas Table Critical Assumptions 11 March Report	Planning Authority
35	11 Mar 2026	Day 1 V2 - East of Aberline Precinct Structure Plan (track changes)	Planning Authority
36	11 Mar 2026	Day 1 V2 - East of Aberline Development Contributions Plan (track changes), with appendices: a) DCP Appendix C1 - Transport Infrastructure Projects b) DCP Appendix C2 - Community Infrastructure Projects c) DCP Appendix C3 - Drainage Infrastructure Projects	Planning Authority
37	11 Mar 2026	Submitter map (for Committee only)	Planning Authority
38	13 Mar 2026	Letter enclosing SMEC memorandum	Planning Authority
39	13 Mar 2026	SMEC memorandum - East of Aberline Roof Water Harvesting Assessment (12 March 2026)	Planning Authority
40	13 Mar 2026	Expert witness statement of Thomas Browne (drainage)	Warrnambool Affordable Land Developments

No.	Date	Description	Provided by
41	13 Mar 2026	Expert witness statement of John Glossop (planning)	Wannon Water
42	13 Mar 2026	Expert witness statement of Clare McCutcheon (biodiversity)	Planning Authority
43	13 Mar 2026	Expert witness statement of Chirag Safi (traffic)	Planning Authority
44	13 Mar 2026	Expert witness statement of Steve Mueck (ecology)	Wel.Co
45	13 Mar 2026	Letter regarding heritage evidence	Buildcap Aberline Pty Ltd
46	13 Mar 2026	Expert witness statement of Alex Hrelja (DCP)	Buildcap Aberline Pty Ltd
47	13 Mar 2026	Expert witness statement of Jim Gard'ner (heritage)	Buildcap Aberline Pty Ltd
48	13 Mar 2026	Expert witness statement of Jason Walsh (traffic)	Buildcap Aberline Pty Ltd
49	13 Mar 2026	Expert witness statement of Michael Leech (valuation)	Mondous Property
50	13 Mar 2026	Expert witness statement of Michael Leech (valuation)	Aberline Road Holdings
51	13 Mar 2026	Expert witness statement of Tim De Young (traffic)	Council
52	13 Mar 2026	Expert witness statement of Jason Black (planning and DCP)	Council
53	13 Mar 2026	Expert witness statement of Greg Bursill (DCP)	Mondous Property
54	13 Mar 2026	Expert witness statement of Michael Leech (valuation)	Credence Group and Lotus Capital Investments
55	13 Mar 2026	Preliminary DCP review	Ingenia Communities
56	13 Mar 2026	Expert witness statement of Aaron Armistead (valuation)	Planning Authority
57	13 Mar 2026	Expert witness statement of Chris De Silva (DCP)	Planning Authority
58	13 Mar 2026	Committee letter regarding extraordinary Directions Hearing	PPV
59	16 Mar 2026	Expert witness statement of Jessica Ward (drainage)	Wannon Water
60	16 Mar 2026	Expert witness statement of Warwick Bishop (drainage)	Mondous Property
61	16 Mar 2026	Expert witness statement of Warwick Bishop (drainage)	Aberline Road Holdings
62	16 Mar 2026	Expert witness statement of Nina Barich (drainage)	Planning Authority

No.	Date	Description	Provided by
63	16 Mar 2026	Expert witness statement of Heath Sommerville (drainage)	Credence Group and Lotus Capital Investments
64	16 Mar 2026	Expert witness statement of Kerry Wilkinson (drainage)	Wel.Co
65	17 Mar 2026	Expert witness statement of Rob Swan (drainage)	Buildcap Aberline Pty Ltd
66	17 Mar 2026	Version 2 Hearing Timetable	PPV
67	18 Mar 2026	Biodiversity joint expert witness statement	Multiple parties
68	18 Mar 2026	Site inspection itinerary	Planning Authority
69	18 Mar 2026	Traffic joint expert witness statement	Multiple parties
70	19 Mar 2026	Drainage joint expert witness statement	Multiple parties
71	20 Mar 2026	Request for hearing to be recorded	Buildcap Aberline Pty Ltd
72	20 Mar 2026	Email advising hearing will be recorded	PPV
73	20 Mar 2026	Development contributions expert witness statement	Multiple parties
74	20 Mar 2026	Email enclosing Day 1 V3 DCP	Planning Authority
75	20 Mar 2026	Day 1 Version 3 DCP	Planning Authority
76	23 Mar 2026	Opening submission	Council
77	23 Mar 2026	Zinc Cost Management costing review	Council
78	23 Mar 2026	Glenn Rundell review of PSP	Council
79	23 Mar 2026	Opening submission	Wannon Region Water Corporation
80	23 Mar 2026	Opening submission	Mondous Property Group
81	23 Mar 2026	Opening submission	Aberline Road Holdings
82	23 Mar 2026	Opening submission	Buildcap Aberline Pty Ltd
83	23 Mar 2026	Main submission	Warrnambool Affordable Land Developments
84	23 Mar 2026	Roof water harvesting slideshow presentation	Warrnambool Affordable Land Developments

No.	Date	Description	Provided by
85	23 Mar 2026	CV of Peter Woodhouse	Warrnambool Affordable Land Developments
86	23 Mar 2026	Opening submission	Planning Authority
87	23 Mar 2026	SMEC Tech Memo - Distinction Between Drainage Infrastructure and Growling Grass Frog (GGF) Works and Funds	Planning Authority
88	23 Mar 2026	SMEC Tech Memo - EoA PSP Gateway Rd Hydraulic Assessment	Planning Authority
89	23 Mar 2026	Opening statement presentation	Planning Authority
90	23 Mar 2026	Letter regarding valuation expert witness meeting	Planning Authority
91	23 Mar 2026	Opening submission	Wel.Co
92	23 Mar 2026	Opening submission	Credence Group Pty Ltd and Lotus Capital Investments Pty Ltd
93	24 Mar 2026	Valuation joint expert witness statement	Planning Authority
94	24 Mar 2026	Opening statement presentation (updated)	Planning Authority
95	24 Mar 2026	Evidence presentation of Chris De Silva	Planning Authority
96	24 Mar 2026	Roof Water Harvesting (RWH) costing per lot	Wannon Region Water Corporation
97	24 Mar 2026	Spiire spreadsheet - Wannon Water RWH Scheme Costing	Wannon Region Water Corporation
98	24 Mar 2026	Addendum to evidence of Alex Hrelja (D46)	Buildcap Aberline Pty Ltd
99	24 Mar 2026	Day 1 Version 2 PAO schedules map	Planning Authority
100	24 Mar 2026	Email clarifying PAO numbering	Planning Authority
101	25 Mar 2026	List of documents relevant to DCP evidence	Planning Authority
102	25 Mar 2026	DPO11 of the Warrnambool Planning Scheme	Council
103	25 Mar 2026	Horne Road Industrial Estate (80 & 86 Rodgers Road) Development Plan	Council
104	25 Mar 2026	Response to Day 1 questions on notice	Planning Authority
105	25 Mar 2026	DCP project changes table	Planning Authority
106	25 Mar 2026	Plan 4 with separation distances	Council
107	26 Mar 2026	List of documents relevant to biodiversity evidence	Planning Authority
108	26 Mar 2026	Evidence presentation of Clare McCutcheon	Planning Authority

No.	Date	Description	Provided by
109	27 Mar 2026	Heath Sommerville memorandum and enclosing email	Credence Group and Lotus Capital Investments
110	27 Mar 2026	DPM Group Memorandum	Buildcap Aberline Pty Ltd
111	27 Mar 2026	Main submission, with attachments: a) Offer of Conditions for the Provision of Services b) Overall Plan accompanying RWH Stage 7 c) RWH Design Guidelines Nov 2025 d) RWH Network as at 27 March 2026 e) RWH Property connection conditions f) Standard Drawing - Typical Industrial Building Roof Water Harvesting Buffer Tank Arrangement - Above Ground g) Standard Drawing - Typical Industrial Building Roof Water Harvesting Buffer Tank Arrangement - Below Ground h) Wannon Water Roof Harvesting Agreement Northern Edge	Wannon Region Water Corporation
112	30 Mar 2026	List of documents relevant to drainage evidence	Planning Authority
113	30 Mar 2026	Addendum to evidence of Thomas Browne (D40)	Warrnambool Affordable Land Developments
114	31 Mar 2026	List of documents relevant to transport evidence and position on projects SP-01, BR-CU-02 and BR-CU-03	Planning Authority
115	31 Mar 2026	Day 2 Precinct Structure Plan (tracked changes)	Planning Authority
116	31 Mar 2026	Day 2 Development Contributions Plan (tracked changes)	Planning Authority
117	31 Mar 2026	Day 2 DCP Appendix C1 - Transport Infrastructure Projects	Planning Authority
118	31 Mar 2026	Day 2 DCP Appendix C3 - Drainage Infrastructure Projects	Planning Authority
119	31 Mar 2026	Day 2 DCP Appendix D - Land Valuation Site Specific Land Area	Planning Authority
120	31 Mar 2026	Day 2 DCP - Summary of DIL changes	Planning Authority
121	31 Mar 2026	Day 2 Schedule 1 to Clause 37.07 - Urban Growth Zone	Planning Authority
122	31 Mar 2026	Day 2 Schedule 3 to Clause 45.06 - Development Contributions Plan Overlay	Planning Authority

No.	Date	Description	Provided by
123	31 Mar 2026	Main submission	Council
124	31 Mar 2026	Main submission	Planning Authority
125	31 Mar 2026	Day 2 DCP - Summary of DIL changes (version 2)	Planning Authority
126	1 Apr 2026	Main submission, with attachment: a) Appendix A - Preliminary DCP Review	Ingenia Communities
127	1 Apr 2026	Response to additional detail request	Water Region Water Corporation
128	1 Apr 2026	Word version of RWH drafting set out in VPA substantive submissions	Planning Authority
129	1 Apr 2026	Submissions on traffic matters addressed orally	Planning Authority
130	1 Apr 2026	Main submission	Wel.Co
131	2 Apr 2026	Main submission	Mondous Property Group
132	2 Apr 2026	Email adopting Mondous Property Group submissions	Aberline Road Holdings
133	2 Apr 2026	Main submission	Credence Group and Lotus Capital Investments
134	2 Apr 2026	Main submission, with attachments: a) Annexure A - Buildcap indicative costs assessment b) Annexure B - Understanding SSPs c) Annexure C - Advice of Rob Swan on Roof Water Harvesting Guidelines d) Annexure D - Construction prices e) Croskell Employment Infrastructure Contributions Plan October 2025 f) Croskell Employment Precinct Structure Plan October 2025 g) Warrnambool C77 Panel Report	Buildcap Aberline Pty Ltd
135	7 Apr 2026	Main submission, with attachments: a) CCMA letter of support for RWH in the East of Aberline PSP b) GHCMa letter of support for RWH in the East of Aberline PSP	Wannon Region Water Corporation
136	7 Apr 2026	St Edmonds Road Project Pty Ltd v South East Water Ltd [2010] VCAT 762 (19 July 2010)	Wannon Region Water Corporation
137	7 Apr 2026	Further Committee directions regarding drafting comments, closing submissions, responses to Wannon Water submission	PPV

No.	Date	Description	Provided by
138	7 Apr 2026	Addendum to evidence of Jessica Ward regarding RWH costs (D59)	Wannon Region Water Corporation
139	8 Apr 2026	Submissions on drafting	Buildcap Aberline Pty Ltd
140	8 Apr 2026	Updated addendum to evidence of Jessica Ward regarding RWH costs	Wannon Region Water Corporation
141	8 Apr 2026	Submissions on drafting	Council
142	9 Apr 2026	Closing submission	Council
143	9 Apr 2026	Closing submission	Planning Authority
144	9 Apr 2026	Closing version - East of Aberline Precinct Structure Plan (track changes)	Planning Authority
145	9 Apr 2026	Closing version - East of Aberline Development Contributions Plan (track changes), with attachments: a) Closing version - DCP Appendix C1 - Transport Infrastructure Projects b) Closing version - DCP Appendix C2 - Community Infrastructure Projects c) Closing version - DCP Appendix C3 - Drainage Infrastructure Projects d) Closing version - DCP Appendix D - Land Valuation Site Specific Land Area	Planning Authority
146	9 Apr 2026	Closing version - DCP summary of DIL changes	Planning Authority
147	9 Apr 2026	Closing version - Schedule 1 to Clause 37.07 - Urban Growth Zone	Planning Authority
148	9 Apr 2026	Closing version - Clause 45.01 - Public Acquisition Overlay	Planning Authority
149	9 Apr 2026	Closing version - Schedule 3 to Clause 45.06 - Development Contributions Plan Overlay	Planning Authority
150	9 Apr 2026	Harwood Andrews memo - Closing RWH drafting	Planning Authority
151	9 Apr 2026	Table for on the papers drafting comments	Planning Authority
152	9 Apr 2026	Response to Wannon Water submission	Warrnambool Affordable Land Developments
153	9 Apr 2026	Response to Wannon Water submission	Buildcap Aberline Pty Ltd
154	14 Apr 2026	Drafting comments	Mondous Property and Aberline Road Holdings

No.	Date	Description	Provided by
155	14 Apr 2026	Drafting comments	Credence Group and Lotus Capital Investments
156	14 Apr 2026	Drafting comments	Wel.Co
157	14 Apr 2026	Drafting comments	Wannon Region Water Corporation
158	14 Apr 2026	Drafting comments	Buildcap Aberline Pty Ltd
159	14 Apr 2026	Drafting comments	Council
160	15 Apr 2026	Drafting comments	Warrnambool Affordable Developments Pty Ltd
161	16 Apr 2026	Drafting submission response table	Planning Authority
162	16 Apr 2026	Drafting Reply Version - East of Aberline Precinct Structure Plan (Track changes)	Planning Authority
163	16 Apr 2026	Drafting Reply Version - East of Aberline Development Contributions Plan (Track Changes)	Planning Authority
164	16 Apr 2026	Drafting Reply Version - Harwood Andrews memo - RWH provisions	Planning Authority

Appendix E Parties to the Committee hearing

Submitter	Represented by
New Communities, Department of Transport and Planning (formerly VPA)	Greg Tobin and Aaron Shrimpton of Harwood Andrews, who called the following expert evidence: - Chris De Silva of Mesh in development contributions - Chirag Safi of O'Brien Traffic in traffic engineering - Clare McCutcheon of Biosis in ecology - Nina Barich of Incitus in drainage - Aaron Armistead of Preston Rowe Patterson in valuations
Warrnambool City Council	Briana Eastaugh of Maddocks, who called the following expert evidence: - Jason Black of Insight Planning in planning and DCP - Tim De Young of Eukai in traffic and transport
Wannon Region Water Corporation	Andrew Sherman of Russell Kennedy, who called the following expert evidence: - John Glossop of Glossop Town Planning in roof water harvesting - Jessica Ward of Rain Consulting in drainage and roof water harvesting
Ingenia Communities	Samuel Hockly, Matthew Elliot and Carlin Gyorffy of Tomkinson
Wel.Co	David Vorchheimer of Russell Kennedy, who called the following expert evidence: - Kerry Wilkinson of Spiire in hydrology - Steve Mueck of Steve Mueck Biodiversity Pty Ltd in ecology
Mondous Property (Hyson Pty Ltd and Tarletons Pty Ltd)	John Cicero and Edward Mahony of Best Hooper, who called the following expert evidence: - Michael Leech of M3 Property in valuation - Warwick Bishop of Water Technology in drainage - Greg Bursill of Bursill Consulting in DCP
Aberline Road Holdings Pty Ltd ACN 167 235 083 as Trustee for Aberline Road Unit Trust (Aberline Road Holdings)	John Cicero and Edward Mahony of Best Hooper, who called the following expert evidence: - Michael Leech of M3 Property in valuation - Warwick Bishop of Water Technology in drainage
Buildcap Aberline Pty Ltd	Kate Lyle of Counsel instructed by Andrea Towson of Gadens, who called the following expert evidence: - Jason Walsh of Traffix in traffic - Rob Swan of HARC in drainage - Alex Hrelja of HillPDA in DCP
Credence Group Pty Ltd and Lotus Capital Investments Pty Ltd	Stephanie Mann of Counsel instructed by Jackson Lane Group

Submitter	Represented by
Warrnambool Affordable Land Developments Pty Ltd	Bill Welsh and Peter Woodhouse, who called the following expert evidence: - Thomas Browne of Brown Civil and water in drainage and stormwater management

Appendix F Committee recommended East of Aberline Precinct Structure Plan

The Committee recommended changes are based on the Planning Authority's drafting version of the PSP with all tracked changes accepted (Document 162) and are shown as:

Tracked Added

~~Tracked Deleted~~

PSP2.0

East of Aberline

EASTERN MAAR COUNTRY

Precinct Structure Plan

SEPTEMBER 2025

Committee recommended
version

Acknowledgment of country

The Victorian Planning Authority proudly acknowledges Victoria's Aboriginal community and their rich culture and pays respect to their Elders past and present.

We acknowledge Aboriginal people as Australia's first peoples and as the Traditional Owners and custodians of the land and water on which we rely.

We recognise and value the ongoing contribution of Aboriginal people and communities to Victorian life and how this enriches us.

We embrace the spirit of reconciliation, working towards the equality of outcomes and ensuring an equal voice.

We acknowledge the Peek Whurrong and Kirrae Whurrong people of the Eastern Maar Nations as the Traditional Owners of their unceded Country. We acknowledge their ongoing connection to this land, waterways, and skies, and we pay our respects to their Elders past and present.

Accessibility

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1 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.

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.

Plan 1 Regional Context Plan



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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 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 waste transfer station, asphalt batching plant, concrete batching plant (proposed), caravan repairs, vehicle mechanic services and farming 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 also applies to most of the reserve and the Department of Transport and Planning are in the process of updating the BMO to extend it to cover the whole of the 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.

While the precinct does not currently contain registered or listed post-contact heritage sites, the significant heritage place below is recommended to be included to the Heritage Overlay in accordance with the East of Aberline Precinct Aboriginal and Historical Heritage Assessment (Ecology and Heritage Partners, 2025):

- 174 Aberline Road, Warrnambool (structural and archaeological remains of a primary sandstone house structure and associated sandstone building)

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 Roof water harvesting system (RWH system)

This PSP includes a requirement for development to connect to the Wannon Water 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 drainage assets connection to the RWH System achieves integrated water management benefits and will be a valuable source of potable water for the precinct. Warrnambool City Council has indicated that it will not mandate roof water tanks on 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).

Warrnambool City Council has indicated that it will not mandate roof water tanks on each dwelling 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.

1.9 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 East of Aberline PSP - VPA.

2 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 with 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 Abeline PSP aims to facilitate:

- 1 A unique and contextually appropriate urban environment that responds to its surrounding landscape character, topography and environmental considerations.
- 2 Diverse housing types to meet a range of affordability needs.
- 3 The timely delivery of new homes through a well-structured planning framework that coordinates land use, infrastructure provision and sequencing.

- 4 Urban growth through the coordinated delivery of transport and transport infrastructure upgrades that improve local connectivity, safety and access to services.
- 5 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.
- 6 Resilient, sustainable urban development that reflects Warrnambool's rural character and responds to the impacts of climate change.
- 7 Opportunities to identify and celebrate important Aboriginal cultural heritage connections with Country through consulting with Peek Whurrong and Kirrae Whurrong people of the Eastern Maar Nations.
- 8 An integrated and sustainable approach to management of water that responds holistically to drainage considerations and prioritises sustainable consumption.
- 9 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

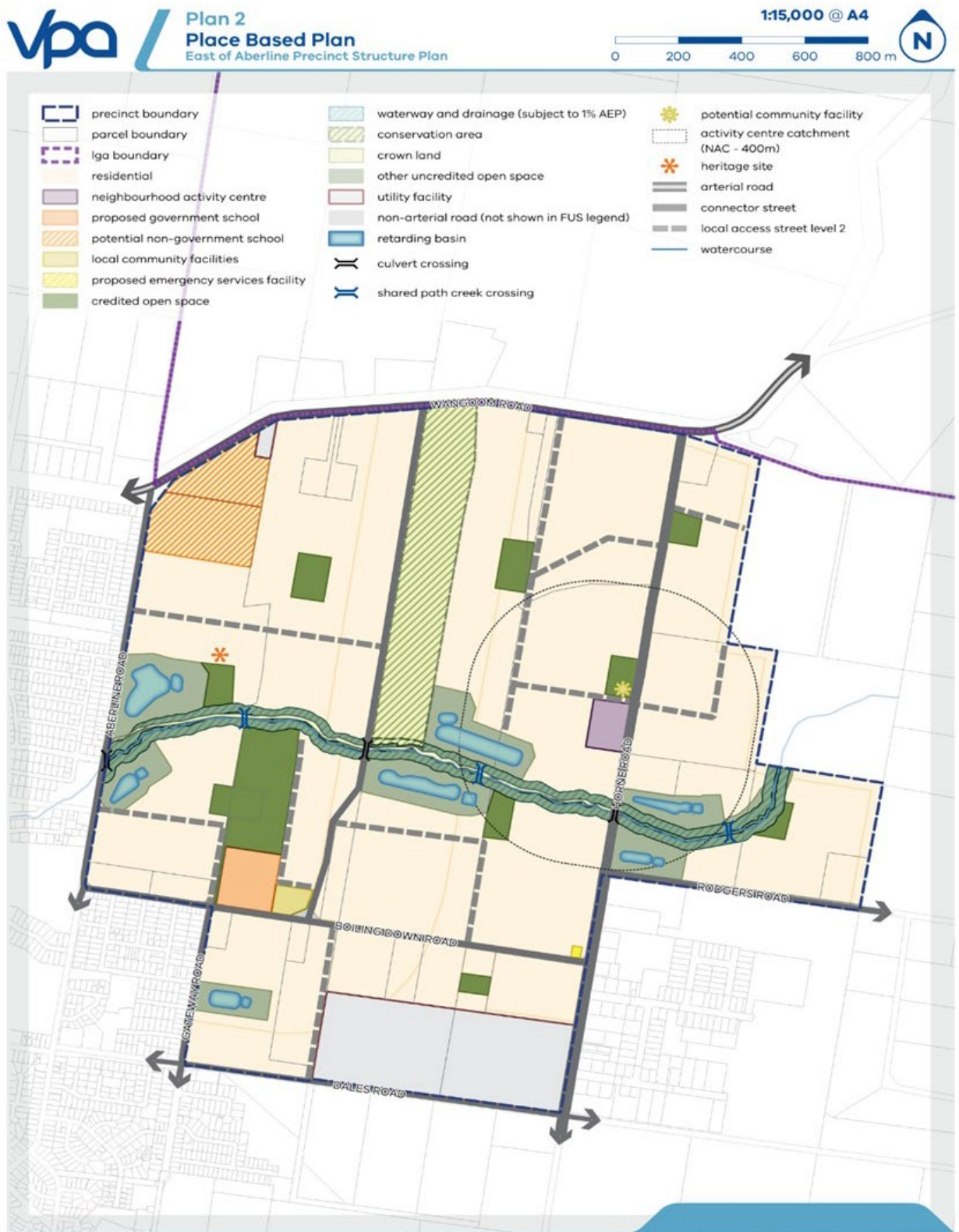
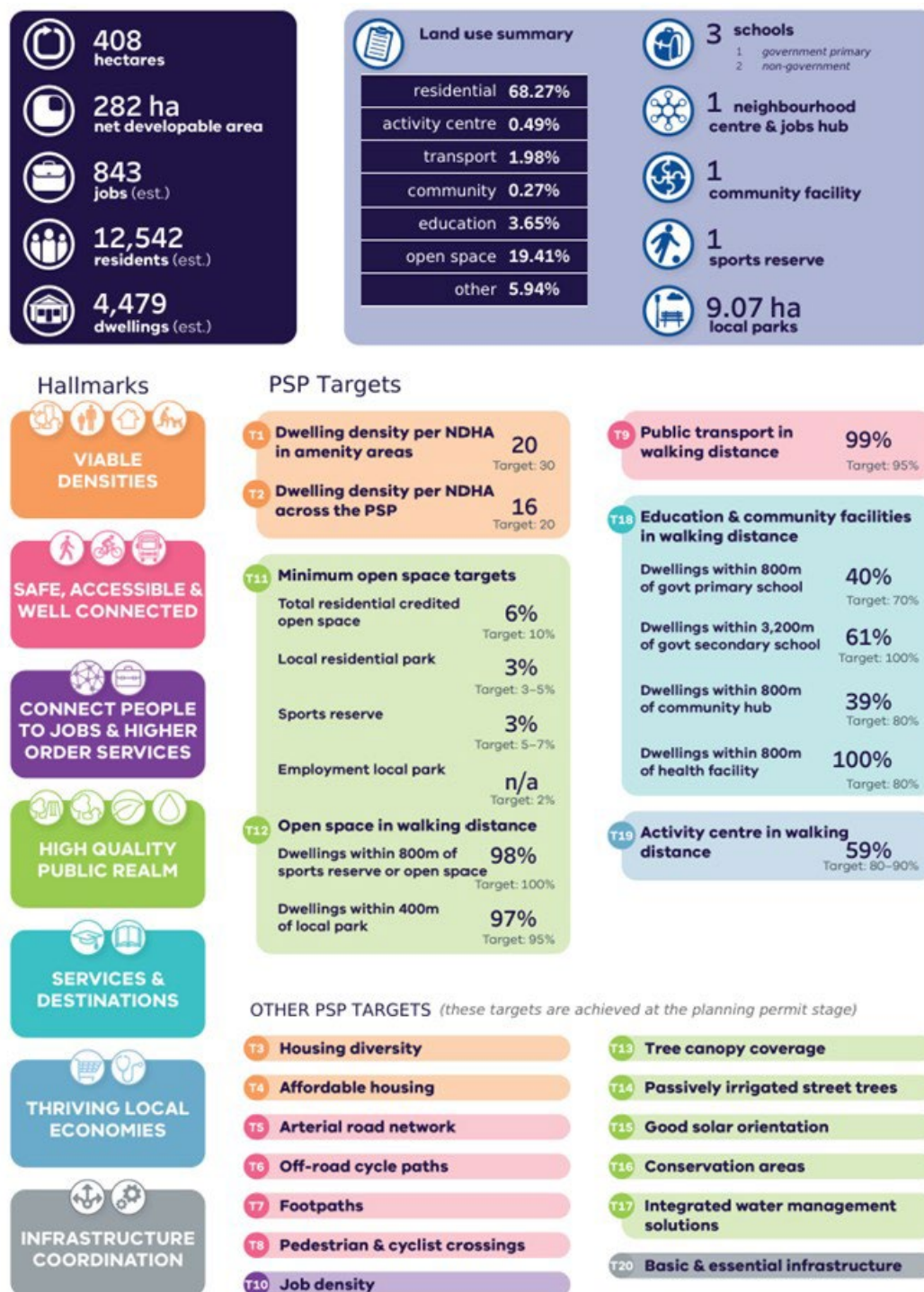


Figure 1 summarises how East of Abeline PSP measures against the performance targets based on the PSP Guidelines. The metrics including total numbers and percentage in Figure 1 are rounded

Figure 12 PSP performance summary

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

3 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, Table 2	G7
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.	O2, Table 1	R4,
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.	Table 2	
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, R3, R5, G2, G4, G5, G6	G1,

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. <i>(T1, T2, T3 & T4)</i>
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.

Development and design must appropriately respond to the existing and proposed precinct features and surrounding uses, in particular:

- R3**
- 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, and waterway corridors to the satisfaction of the responsible authority, where practical.

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 Development should provide a design response to the "Sustainable Subdivision Framework (SSF)" prepared by the Council Alliance for Sustainable Built Environment (CASBE).

G2	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.
G3	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).
G4	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.
G5	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
G6	Affordable housing, including social housing, where provided should be encouraged in areas where services, public transport and community facilities will be provided.
G7	Affordable housing, including social housing, where provided should consider meeting the needs of the local community including housing type, size and income ranges.
G8	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.
-

G9

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.

G10

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.

G11

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 12 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 east 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.

**Target
typologies**

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.

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

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.

Target typologies

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

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.

Target typologies

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 more 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 is not limited to:

Detached traditional style housing, with no lot size less than 800 sqm.

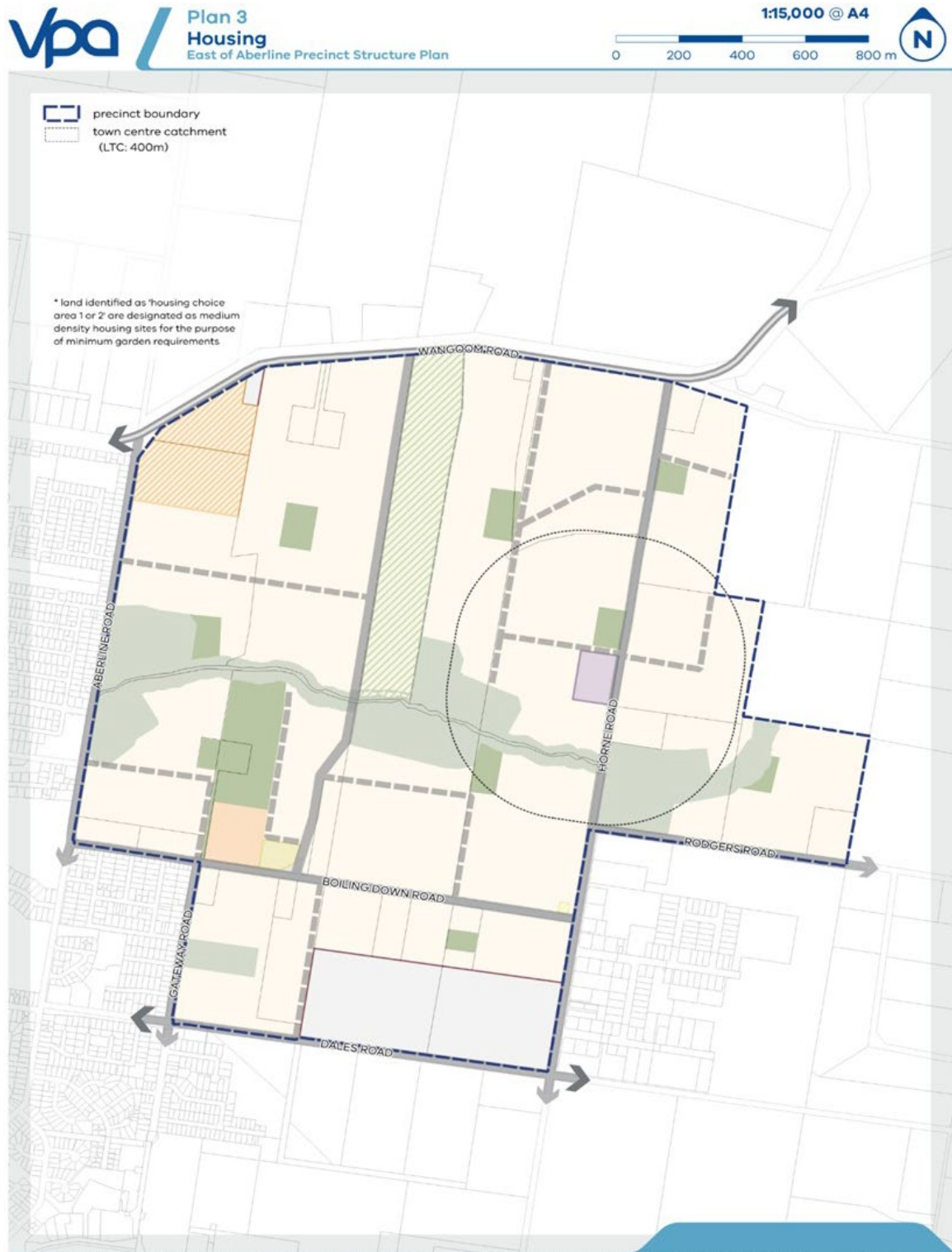
Table 13 Dwelling yields

HOUSING CATCHMENT AREA	NDA (HA)	DWELLINGS/NDHA	NO. OF DWELLINGS
Housing Choice Area 1	44.3	20	885
Housing Choice Area 2	43.2	18	781
Balance Area	154.2	15	2,313
Low Density Area	31.4	12	377
Transitional Area	6.9	12	82
TOTAL	282.2		4,479
Anticipated population at 2.8 persons per dwelling			12,541

Table 14 Estimated affordable housing demand guidance

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

Plan 3 Housing Plan



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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. <i>(T5, T6, T7)</i>	R3, R4, R10, G9
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
O7 To prioritise active and public transport modes and reduce reliance on private vehicles.	R12, R14
O8 To ensure the transport network is safe, legible, and efficient for all users.	R6, R8, R11, R38
O9 To enable the timely and efficient delivery of the road network construction and/or upgrade.	R13

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.

New development fronting Boiling Down Road, Horne Road, Abeline Road south of Russell Creek and Wangoom Road must:

R9

- 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.

New developments and road network designs must provide:

R10

- 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.

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

A variety of cross sections should be used in subdivision layouts for local streets, to create differentiation, sense of place and neighbourhood character. (T5, T6)

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. (T5)

G14 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.

G15 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).

-
- G16** 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.
-

- G17** 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.

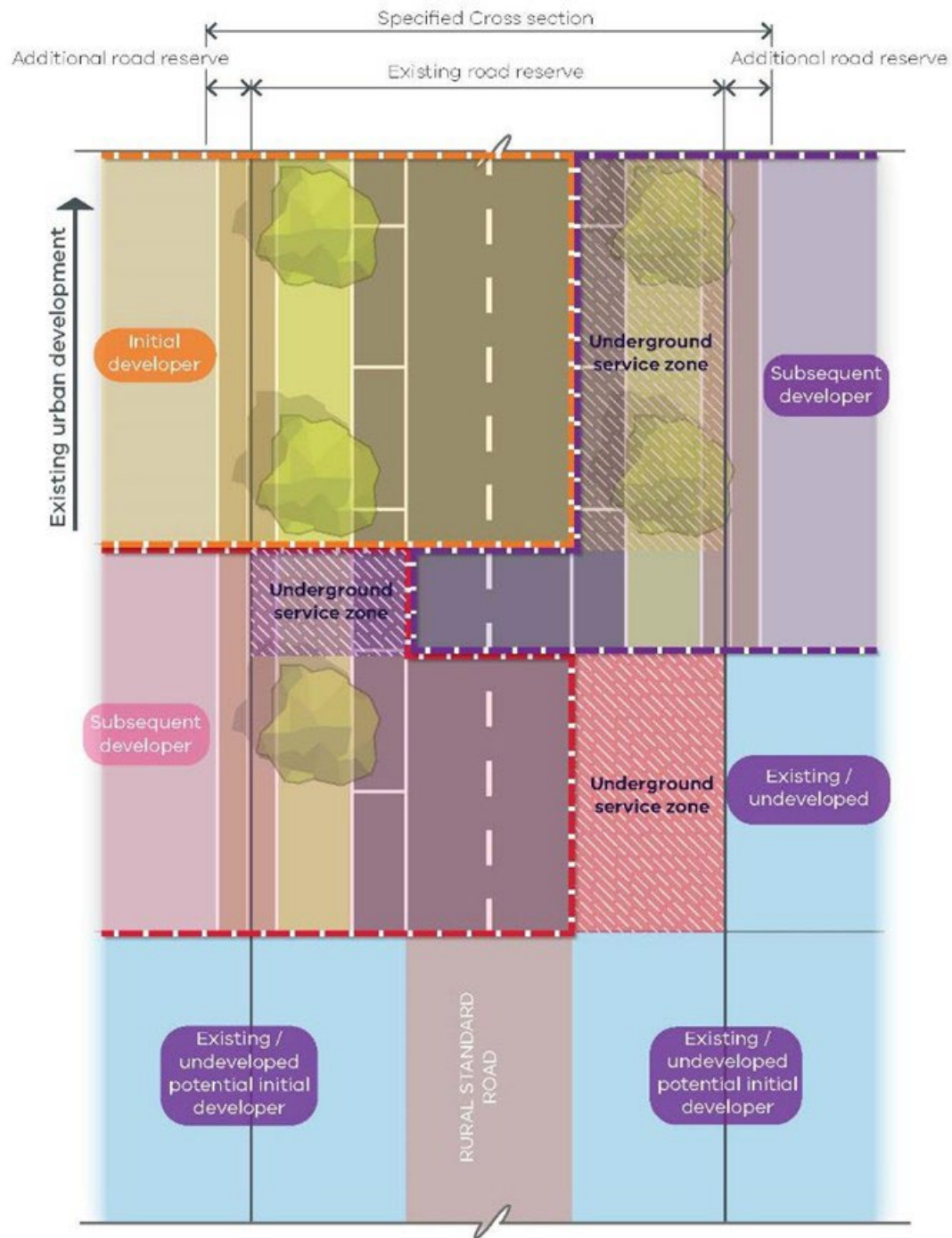
Alternative intersection treatments, including staggered T-intersections, may also be approved where they achieve safe and efficient operation to the satisfaction of the responsible authority and relevant road authority.

Table 15 Local Road Upgrade Implementation

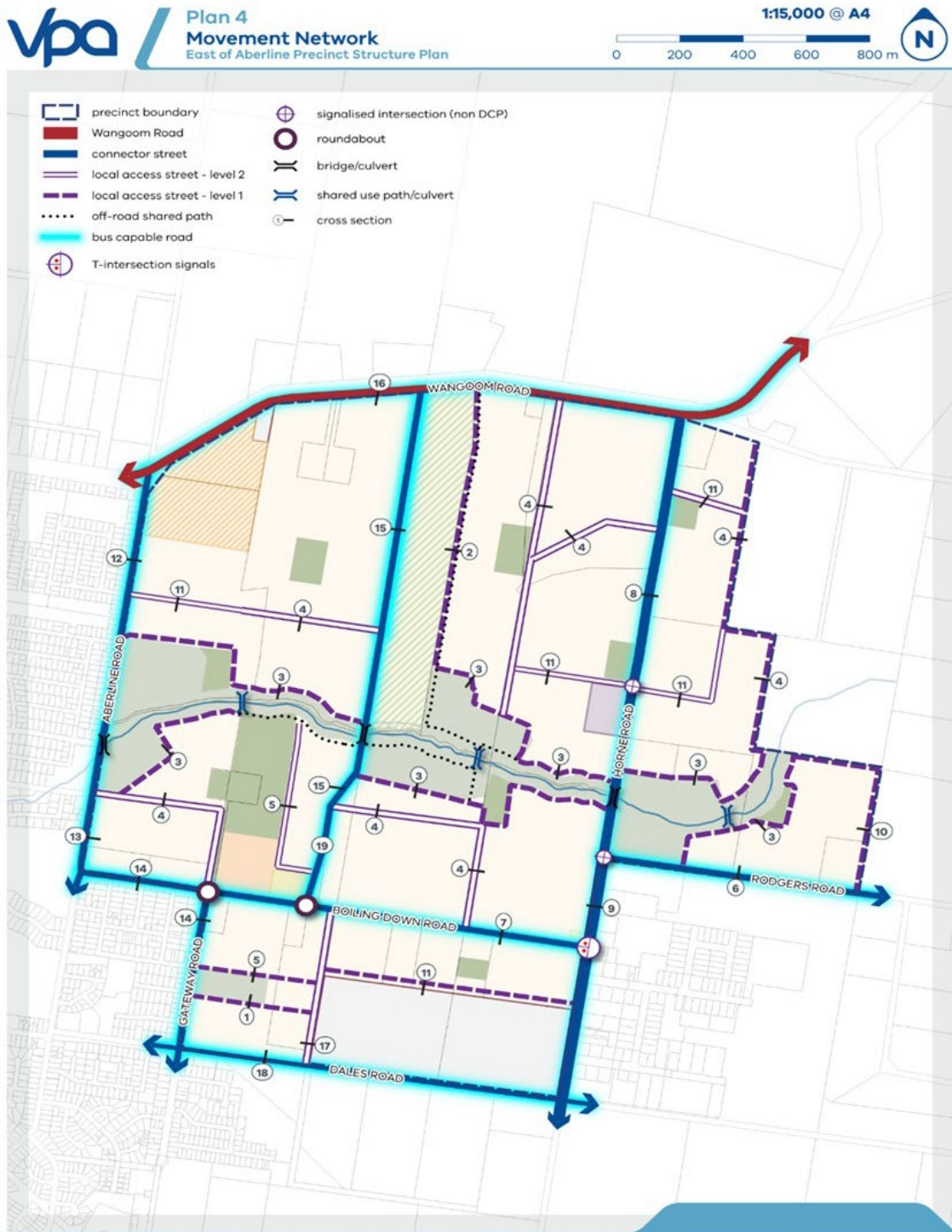
Implementation areas		
All existing roads	New developments abutting the road are responsible for the upgrade to the deliverable section of road to a standard in line with the cross sections of the PSP. A deliverable section of road includes: • The road section(s) abutting the development land.	
Boiling 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 <u>within underground service zone</u>	• 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 <u>within underground service zone</u>	• 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.		

Figure 13 Local Road Upgrade Implementation Concept



Plan 4 Movement Network 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.	R14, R26, G14, G15
O11 To ensure development recognises and incorporates post contact heritage features in a way that contributes to neighbourhood character and place-based character	R15
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.	R16, R17, R18, R19, R20, R23, G11
O13 To retain and protect features of the natural environment that make an important contribution to local character, amenity, culture and ecology.	R21
O14 To facilitate the development of streetscapes, local parks, sports reserves, and recreational facilities that are safe, functional and enjoyable.	R24, R25, R27, R28, R29, R30, R31, G12, G13, G16, G17 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.	R9, R10, R16
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	G14

safety, health and wellbeing of people and property.”

O17

Ensure that bushfire risk is considered in the R22 layout, staging and design of development

O18

To promote and facilitate environmentally R18-36 sustainable development.

3.3.2 Requirements and guidelines - High quality public realm

REQUIREMENTS

Cultural and Post-contact Heritage Requirements

Eastern Maar cultural heritage and post-contact historic heritage sites must be recognised through the design of public places, infrastructure and interpretive installations.

R15

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 subdivision and/or development of land adjoining a heritage site identified under the Heritage Overlay in the Warrnambool Planning Scheme and/or of post-contact cultural heritage significance must have regard to the heritage significance of the site and provide a sensitive interface.

R17

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

R18	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). (T13)
R19	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.
R20	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.
R21	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.
R22	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.
R23	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.
R24	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:

- Respond to any corridor masterplan that has previously been prepared for an adjoining section of Russells Creek.
- 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 riparian habitat buffer either side of Russells Creek to support the establishment of the waterway corridor and provide a non-disturbance area for the use of local fauna. Public pedestrian paths, potential equestrian paths (where feasible), local roads and infrastructure must be located outside the habitat buffer, unless appropriately designed to the satisfaction of the responsible authority.
- 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. ~~Landscape design should have regard to Growling Grass Frog habitat requirements as outlined in the Growling Grass Frog Habitat Design Standards (DELWP 2017).~~ This may include habitat features such as floating submergent and emergent vegetation, rocks for basking, and a variety of slopes to be incorporated into the design of banks and elements in the creek design to slow and retain pools of water in-stream. Shading of the waterway should be avoided in the landscape design.

- Include objectives to improve the hydrological condition of Russells Creek ~~for fauna such as Growling Grass-Frog, and~~ 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.
- ~~Have regard to the Growling Grass-Frog Crossing Design Standards (DELWP, 2017) when designing any crossings over the Russells Creek corridor to maximise ecological connectivity.~~
- 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 GHCMa through development of the masterplan.

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

R25

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.

R26

Encroachment or intensification of development must not occur within the Russells Creek Conservation 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

Development must:

R27

- 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.](#)
- ~~Address the staging and timing of stormwater drainage works, and Roof Water Harvesting, including any interim flood mitigation works and temporary outfall provisions.~~

to the satisfaction of Glenelg Hopkins Catchment Management Authority, [Wannon Water](#) and the responsible authority.

Drainage infrastructure must be designed to satisfy the requirements of the responsible authority, including any interim flood mitigation works, to the satisfaction of Glenelg Hopkins Catchment Management Authority (GHCMA).

Applications must demonstrate:

R28

- 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 no lower than 300 millimetres below the 1%AEP (climate change) are met.

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

Waterways must:

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

R29

all to the satisfaction of Glenelg Hopkins Catchment Management Authority and the responsible authority.

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 Glenelg Hopkins Catchment Management Authority and the responsible authority.

Proposals that exceed the performance objectives are highly encouraged and can be considered, all to the satisfaction Glenelg Hopkins Catchment Management Authority 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, Glenelg Hopkins Catchment Management Authority 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.

R36

[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.](#)

GUIDELINES

Cultural and Post-contact Heritage Requirements

G18

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.

G19

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.

G20 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.

G21 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 Requirements

G22 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. [\(T13\)](#)

G23 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. [\(T13\)](#)

G24 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. [\(T13, T14\)](#)

G25 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. [\(T16\)](#)

G26 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.

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 resents indigenous revegetation opportunities to increase habitat and movement corridors for local fauna), unless:

G27

- 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).
-

G28

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.

G29

Native vegetation identified on Plan 5 should be retained as far as practical to the satisfaction of the Responsible Authority.

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

G30

- 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

G31

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.

G32

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.

G33

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.

G34

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

G35 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.

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.
- G36**
 - Improve stormwater quality.
 - Maximise habitat values for local flora and fauna species.
 - Manage surface and groundwater quality and hydrological regimes to protect environmental values.

G37 ~~Subdivisions should create opportunity for rainwater capture to support the augmentation of a roof water harvesting network 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.~~

G38 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 16 Open Space

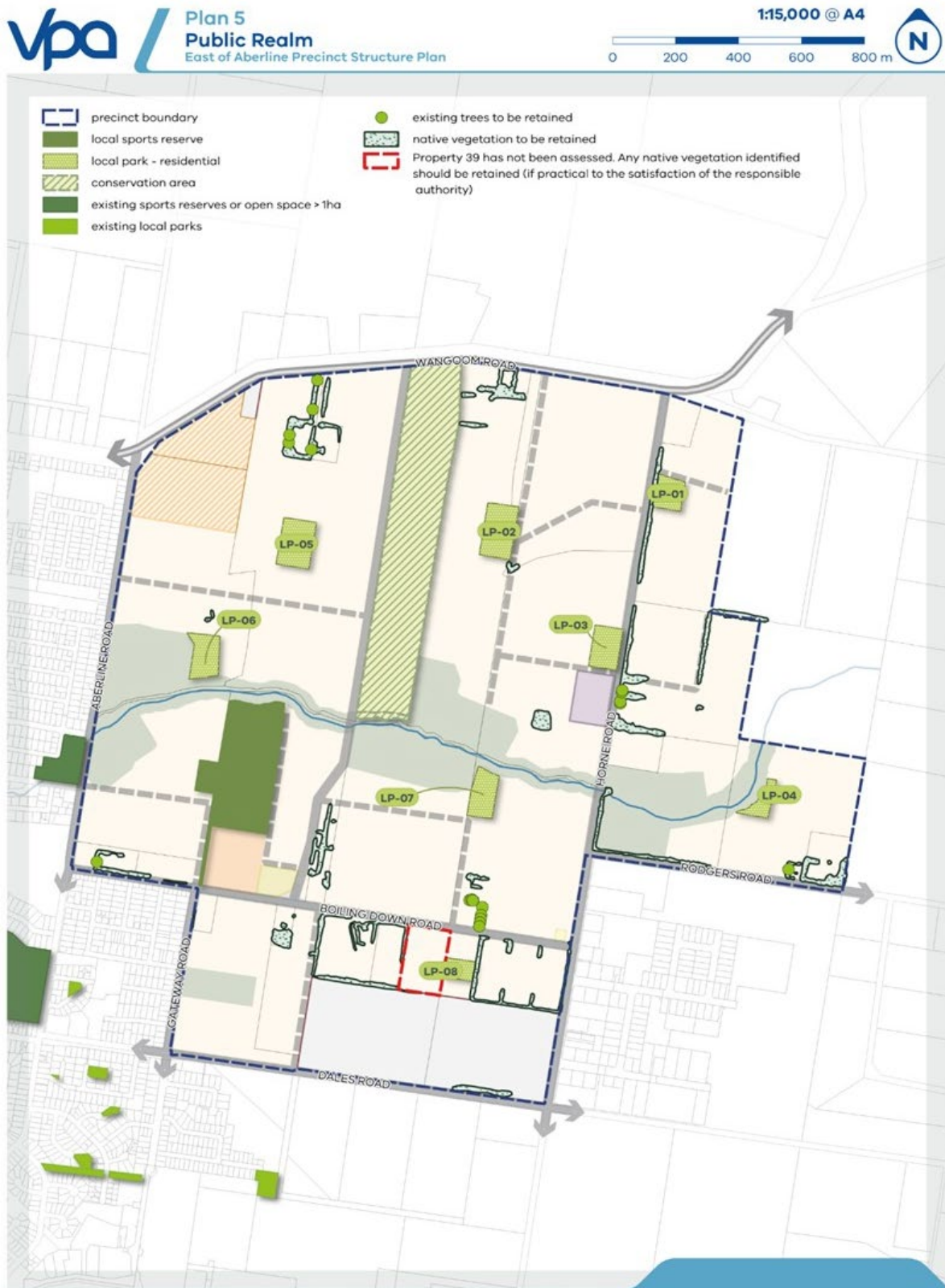
LOCAL PARK NETWORK			
PROJECT ID	DESCRIPTION	AREA (HA)	Responsibility
LP-01	Local Park to be delivered by CI53.01	1.00	Warrnambool Council
LP-02	Local Park to be delivered by CI53.01	1.70	Warrnambool Council
LP-03	Local Park to be delivered by CI53.01	1.2	Warrnambool Council
LP-04	Local Park to be delivered by CI53.01	0.60	Warrnambool Council
LP-05	Local Park to be delivered by CI53.01	1.6	Warrnambool Council
LP-06	Local Park to be delivered by CI53.01	1.2	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	0.6	Warrnambool Council

Table 17 Water infrastructure*

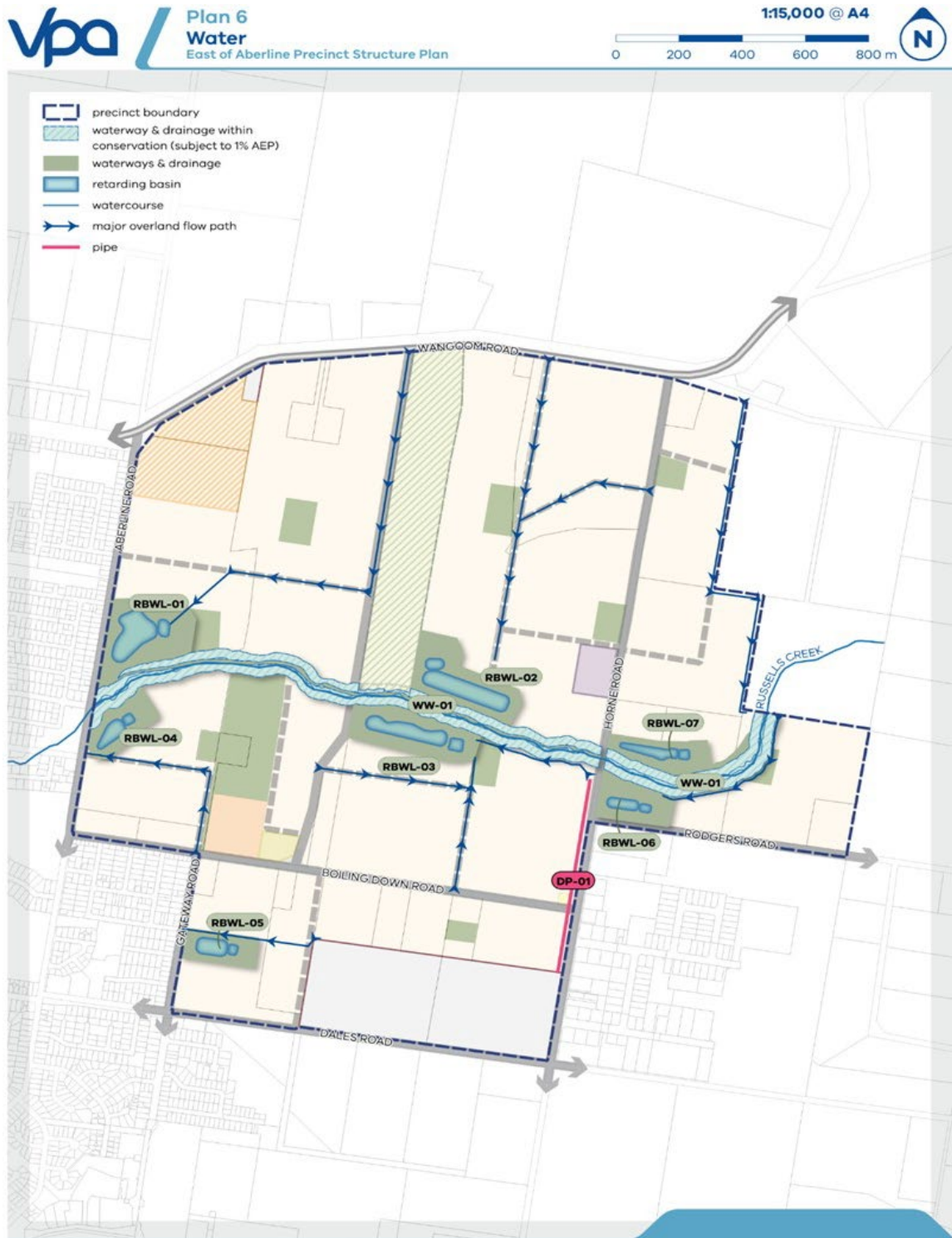
DRAINAGE SCHEME				
PROJECT ID	DESCRIPTION	LOCATION	AREA (HA)	Responsibility
RBWL-01	Retarding Basin/Wetland & Sedimentation Pond - Catchment A	Construction of Combined Retarding Basin/Wetland & Sedimentation Pond in Aberline Road (North) - Catchment A	5.91	Warrnambool Council
RBWL-02	Retarding Basin/Wetland & Sedimentation Pond - Catchment B	Construction of Combined Retarding Basin/Wetland & Sedimentation Pond to west of Tozer Reserve - Catchment B	5.39	Warrnambool Council
RBWL-03	Retarding Basin/Wetland & Sedimentation	Construction of Combined Retarding Basin/Wetland &	5.11	Warrnambool Council

	<i>Pond - Catchment C</i>	<i>Sedimentation Pond to south of Tozer Reserve - Catchment C</i>		
<i>RBWL-04</i>	<i>Retarding Basin/Wetland & Sedimentation Pond - Catchment D</i>	<i>Construction of Combined Retarding Basin/Wetland & Sedimentation Pond in Aberline Road (South) - Catchment D</i>	<i>2.74</i>	<i>Warrnambool Council</i>
<i>RBWL-05</i>	<i>Retarding Basin/Wetland & Sedimentation Pond - Catchment E</i>	<i>Construction of Combined Retarding Basin/Wetland & Sedimentation Pond in Gateway Road - Catchment E</i>	<i>2.36</i>	<i>Warrnambool Council</i>
<i>RBWL-06</i>	<i>Retarding Basin/Wetland & Sedimentation Pond - Catchment F</i>	<i>Construction of Combined Retarding Basin/Wetland & Sedimentation Pond in Rodgers Road - Catchment F</i>	<i>2.98</i>	<i>Warrnambool Council</i>
<i>RBWL-07</i>	<i>Retarding Basin/Wetland & Sedimentation Pond - Catchment G</i>	<i>Construction of Combined Retarding Basin/Wetland & Sedimentation Pond in Horne Road (North) - Catchment G</i>	<i>2.91</i>	<i>Warrnambool Council</i>
<i>WW-01</i>	<i>Russells Creek Waterway & Conservation Corridor</i>	<i>Russells Creek waterway and conservation corridor, natural waterway and 1%AEP floodplain storage (not applicable to land vested in Council at subdivision)</i>	<i>15.19</i> <i>15.20</i>	<i>Warrnambool Council</i>

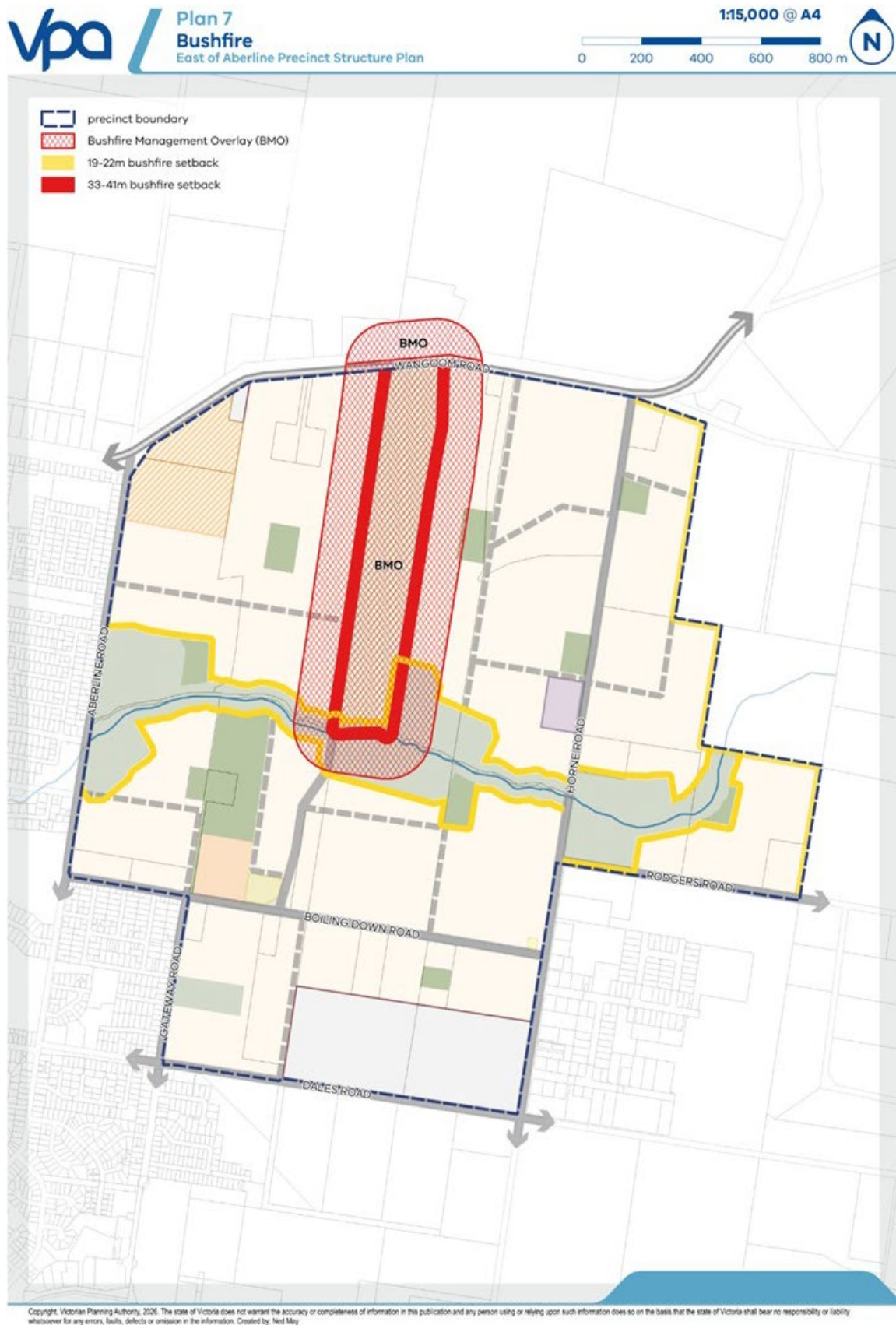
Plan 5 Public Realm Plan



Plan 6 Water Plan



Plan 7 Bushfire

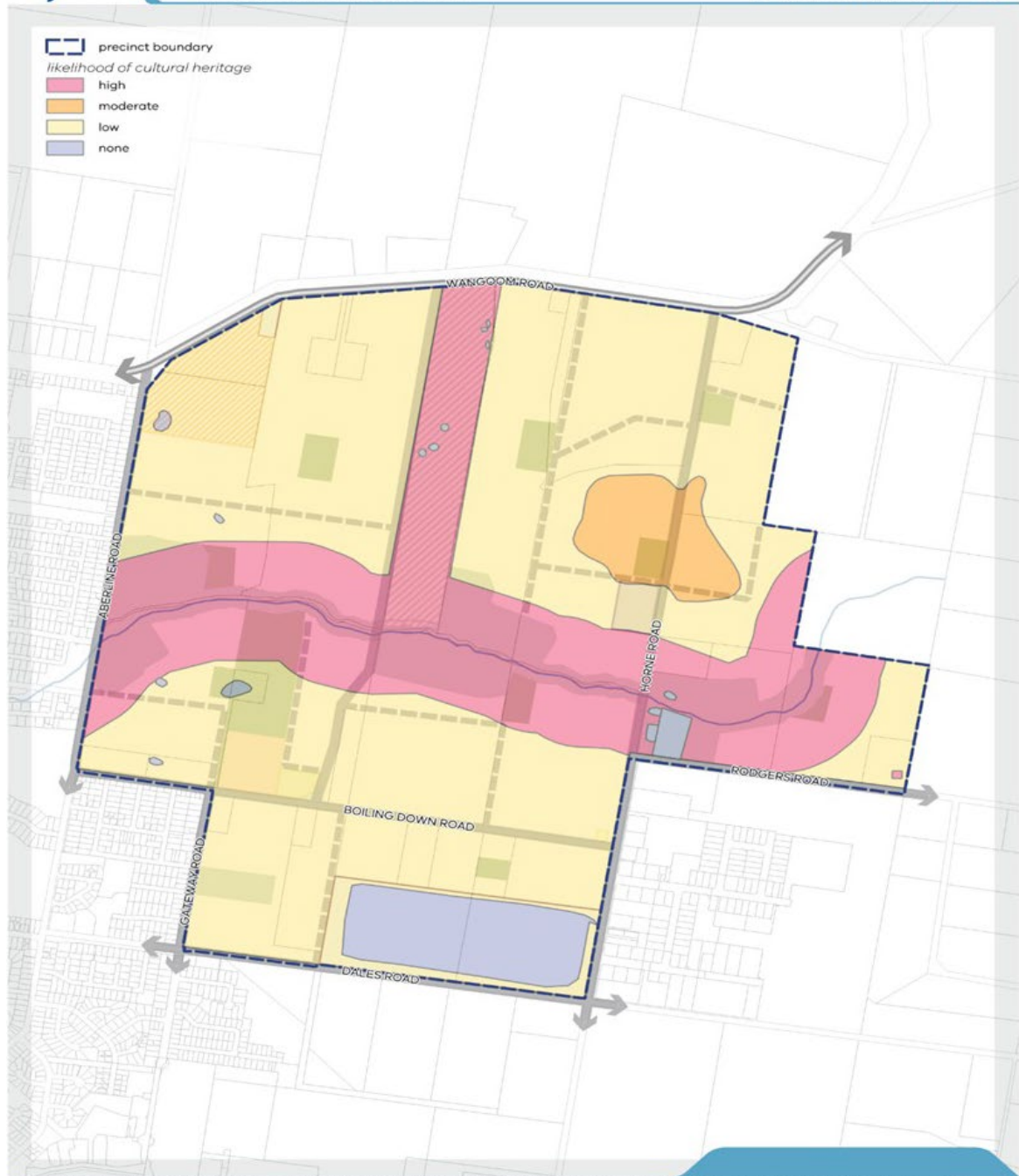


Plan 8 Aboriginal Cultural Heritage Likelihood Plan



Plan 8 Aboriginal Cultural Heritage Likelihood Plan East of Aberline Precinct Structure Plan

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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)	R23, R24, G26, G27
O20 To provide convenient access to everyday community, education, and social services, through well-located and connected infrastructure. (T18)	R25, R35, G24, G25
O21 To support the development of community facilities and public spaces that are functional, attractive, safe, and inviting for all users.	R36, R37, R39

3.4.2 Requirements and guidelines – Services and destinations

REQUIREMENTS
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: R37 • 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.
All lots created for the proposed government school site must be designed and serviced to the satisfaction of Department of Education. R38 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.

R39

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.

R40

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.

R41

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

G39

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.

G40

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.

G41

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

G42

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.
-

Emergency service facilities should:

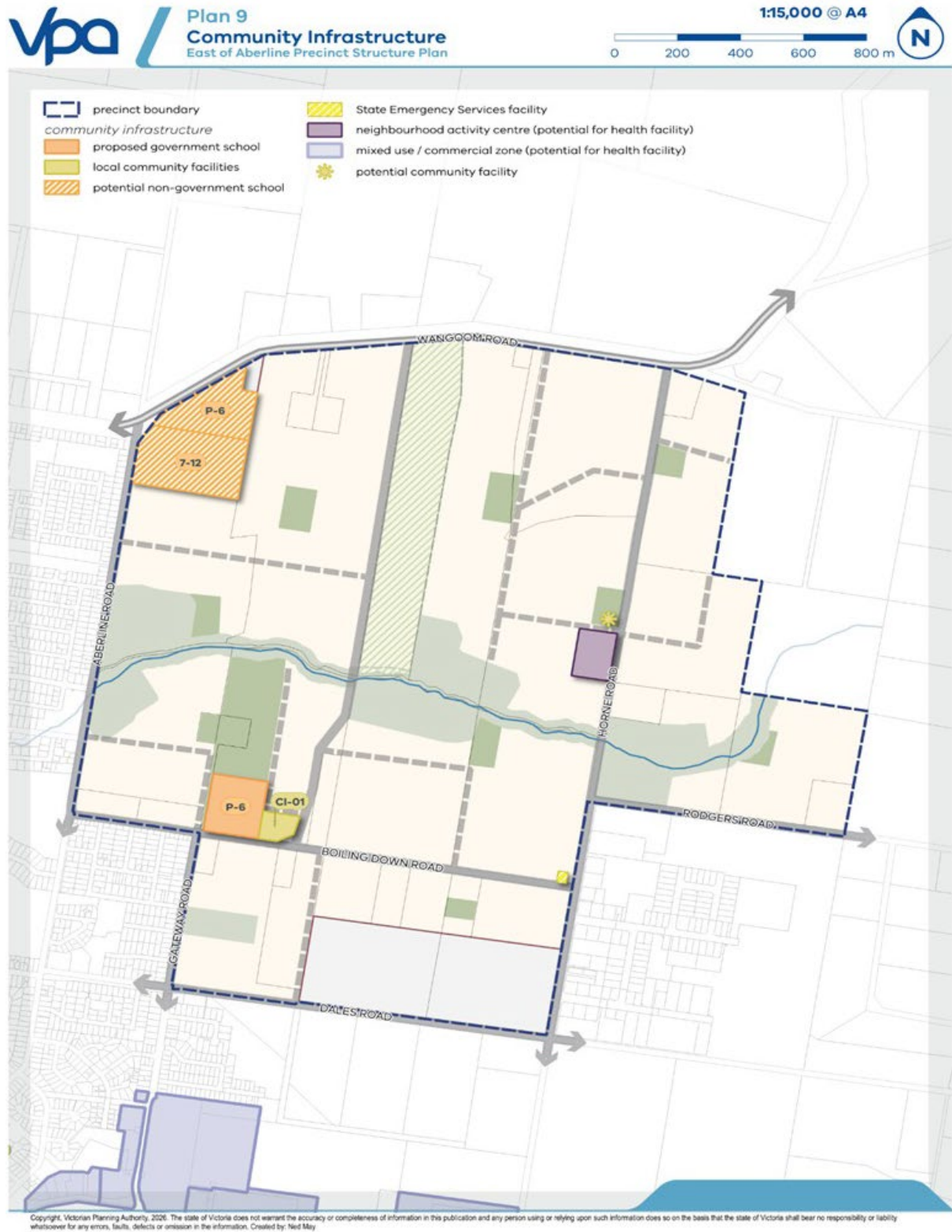
- be located along the connector road network
- provide an address to the street and a legible entry and exit

G43

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 9 Community infrastructure



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.	R44
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.	R40, R41, R42, R43

3.5.2 Requirements and guidelines – Thriving local economies

REQUIREMENTS
R42 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.
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. R43 • 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.

R44 Development of the designated activity centre must demonstrate alignment with Table 5.

R45 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.

Subdivision and development involving the delivery of employment land must contribute to:

- R46**
- 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

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:

- G44**
- 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.

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:

G45

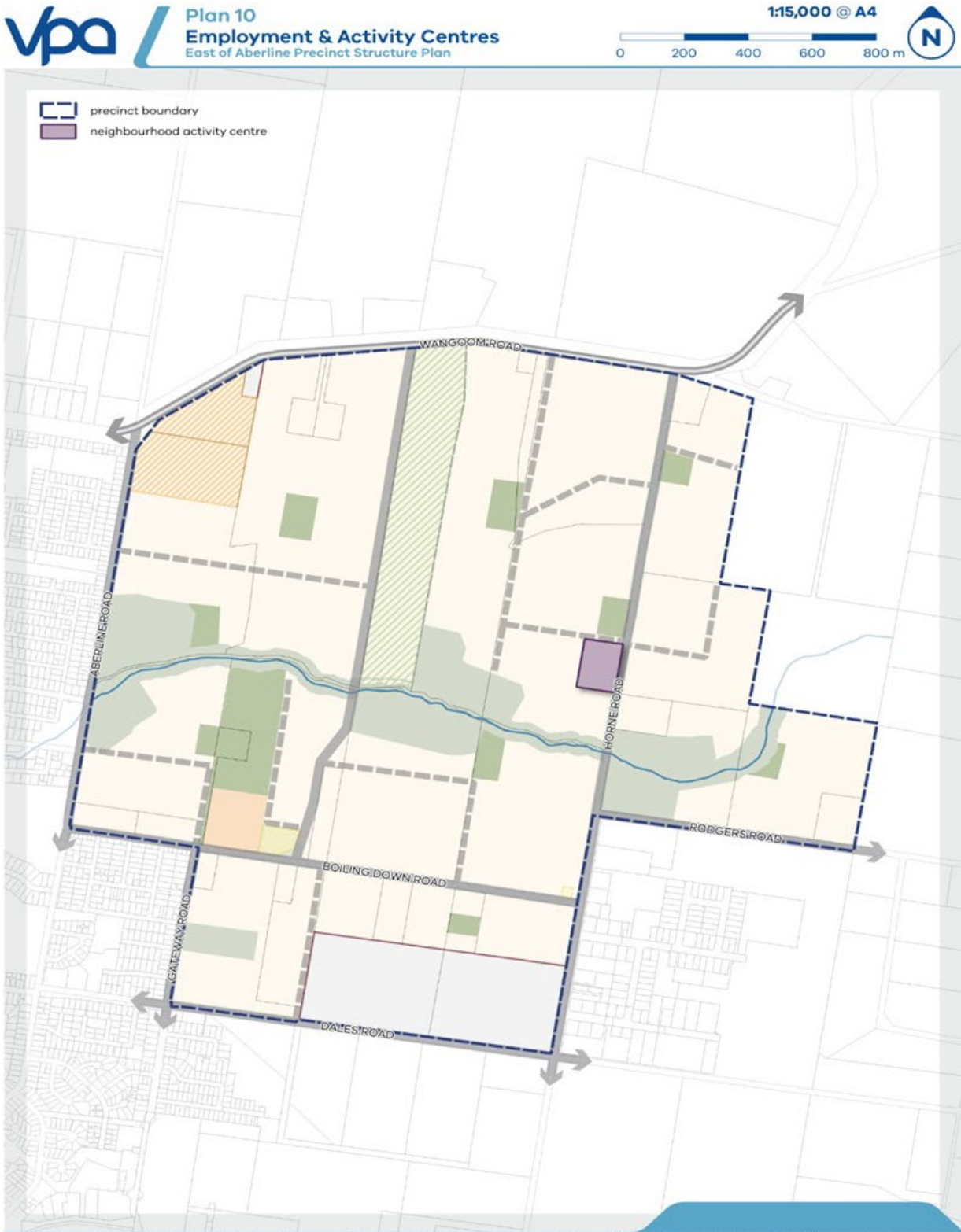
- Contribute to a design response generally in accordance with Appendix 4 - Local Town Centre Performance Requirements and Guidelines.

Table 18 Activity Centre performance requirements

ACTIVITY CENTRE	PERFORMANCE REQUIREMENTS	PERFORMANCE OUTCOMES
Neighbourhood Activity Centre (NAC)	Land area (Ha) = 3.0 ha Retail floor space (m ²) = 7,700	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 10 Employment and activity centres



3.6 Infrastructure coordination

3.6.1 Objectives – Infrastructure coordination

OBJECTIVES	IMPLEMENTATION TOOLS
O24 To plan for development that leverages existing and planned infrastructure.	R28, R29, R30, R39, R51, G31
O25 To encourage environmentally sustainable design and development and encourage the use of sustainable energy across the precinct.	R30, R48, R50, R52
O26 To plan for an integrated water management system that reduces reliance on reticulated potable water, increases the re-use of alternative water through roof water harvesting , stormwater harvesting and water recycling contributing towards a sustainable and green urban environment.	R37, R38, R53
O27 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.	R45, R47, R49, R56
O28 To facilitate orderly, staged development that is resilient to climate-related hazards and responsive to environmental conditions.	R43, R46, R54, R55, R57, R58, R59, R60, R61, PIP (Table 8), Plan 11

3.6.2 Requirements and guidelines – Infrastructure coordination

REQUIREMENTS
R47 Staging of infrastructure and development must be generally in accordance with Plan 11 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.

R48

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 Responsible Authority.

R49

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.

R50

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.

R51

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.

R52

All new electricity supply infrastructure (excluding substations and cables with voltage 66kv or greater) must be provided underground.

R53

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.
-

R54

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.

R55

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.
(T13, T14, T17)

R56

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, Glenelg Hopkins Catchment Management Authority, and the responsible authority.'

R57

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.

R58

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.

R59

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.

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:

R60

- 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.

R61

Development must provide for and meet the cost for all local infrastructure, other than that provided for within the DCP, to the satisfaction of the responsible authority.

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

R62

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

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

- G46**
- 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.

G47 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.

Development staging should have regard to:

- G48**
- 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 Plan 12.

~~G49~~

G50

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.

G51

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.

G52

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.

G53

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.

G54

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.
G55	Utilities should generally be located within the road reserve. Where this is not practical, easements to place utilities within lots may be considered.
G56	Trunk services should be placed along general alignments shown in Plan 11 Precinct Infrastructure Plan as advised by the relevant servicing authorities.
G57	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 Appendices

Appendix 1 Precinct Staging plan

Plan 12 Infrastructure and Development Staging

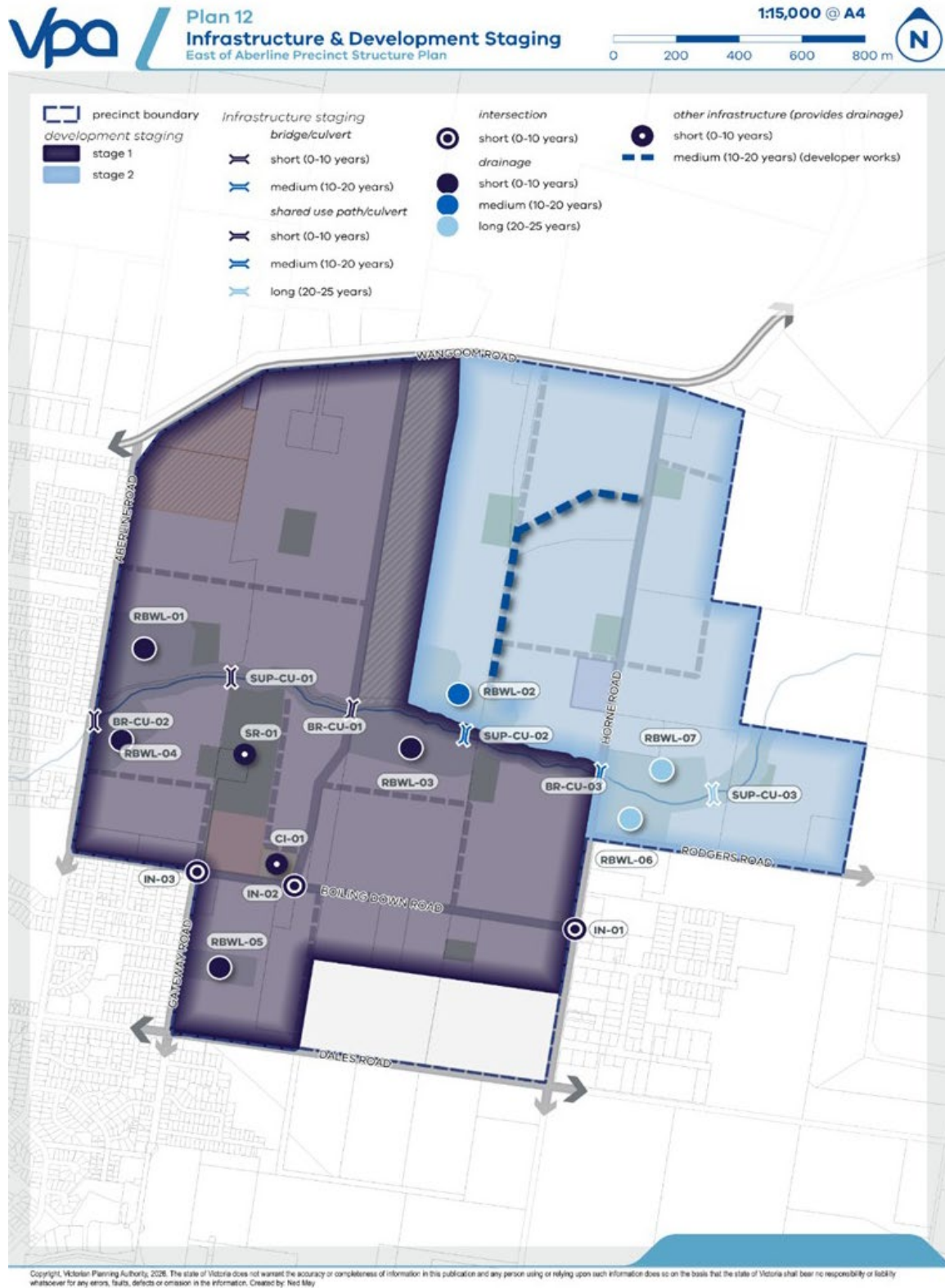


Table 19 Precinct infrastructure*

CATEGORY	REF NO.	TITLE	DESCRIPTION	LEAD AGENCY	COMPONENT INCLUDED IN DCP			TIMING	APPORTIONMENT FUNDING SOURCE	APPORTIONMENT
					ULTIMATE LAND	INTERIM CONSTRUCTION	ULTIMATE CONSTRUCTION			
Intersection	IN-01	Horne Road & Boiling Down Road Boulevard	Construction of T-Signalised 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%
Bridge	BR-CU-01	Russell Creek Culvert Crossing	Construction of Connector Road & Culvert Crossing over Russells Creek	Warrnambool Council	Yes	No	Yes	S	Development	100%
Bridges	BR-CU-02	Aberline Road Culvert Crossing Upgrade	Construction of a Culvert and Connector Road upgrade at exiting crossing of Russells Creek	Warrnambool Council	Yes	No	Yes	S	Development	100%
Bridges	BR-CU-03	Horne Road Culvert Crossing Upgrade	Construction of a Culvert and Connector Road upgrade at exiting crossing of Russells Creek	Warrnambool Council	Yes	No	Yes	M	Development	100%

Bridges	SUP-CU-01	Russells Creek Pedestrian Crossing	Construction of a Shared Path Crossing over Russells Creek	Warrnambool Council	Yes	No	Yes	S	Development	100%
Bridges	SUP-CU-02	Russells Creek Pedestrian Crossing	Construction of a Shared Path Crossing over Russells Creek	Warrnambool Council	Yes	No	Yes	M	Development	100%
Bridges	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 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	Community (Pavilions) and Development (Land and other construction)	100%
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%

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%
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%
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%
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%

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%
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 Waterway and restoration works&	Construction of waterway and revegetation works along the Russells Creek Corridor	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 Summary land use budget & property-specific land use budget

Plan 1313 Land Use Budget

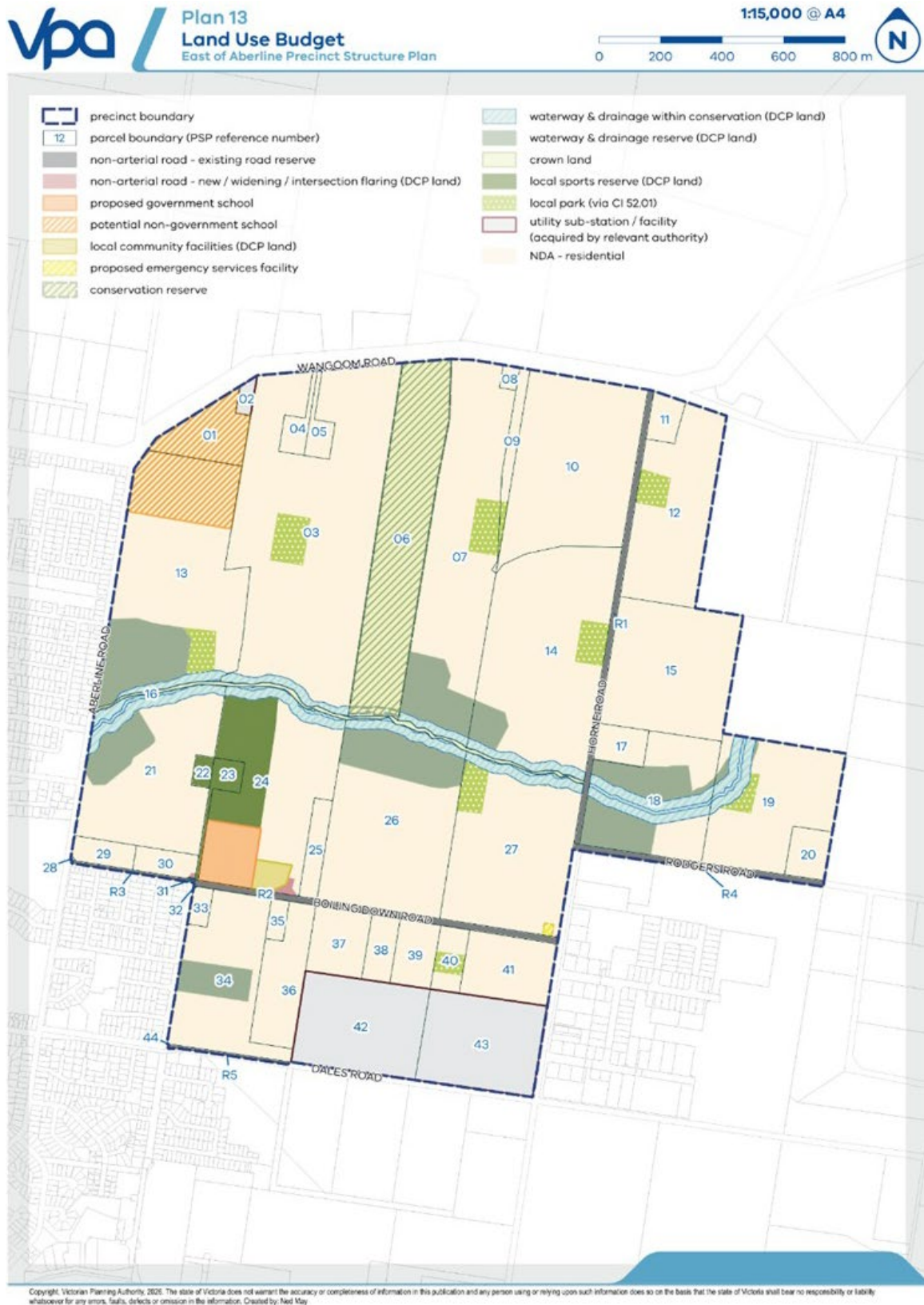


Table 20 Summary land use budget*

Description	PSP East of Aberline PSP		
	HECTARES	% OF TOTAL	% OF NDA
TOTAL PRECINCT AREA (ha)	410.41		
Transport			
Non-Arterial Road - Existing Road Reserve	7.81	1.90%	2.79%
Non-Arterial Road - New / Widening / Intersection Flaring (DCP land)	0.31	0.07%	0.11%
Sub-total Transport	8.12	2.0%	2.90%
Community & Education			
Proposed Government School	3.50	0.85%	1.25% 1.24%
Potential Non-Government School	11.46	2.79%	4.09% 4.06%
Local Community Facility (DCP land)	1.00	0.24%	0.36% 0.35%
Government Services	0.12	0.03%	0.04% 0.04%
Sub-total Education	16.08	3.92%	5.74% 5.7%
Open Space			
Uncredited Open Space			
Conservation Reserve	19.48	4.75%	6.91%
Waterway and Drainage Within Conservation	15.19	3.70%	5.42%
Waterway and Drainage Reserve	27.78	6.77%	9.92%
Crown Land	1.76	0.43%	0.62%
Sub-total Service Open Space	64.21	15.65%	22.92%
Credited Open Space			
Local Sports Reserve (DCP land)	8.43	2.1%	3.01%
Local Network Park (via Clause 53.01)	9.07	2.2%	3.24%
Sub-total Credited Open Space	17.51	4.3%	6.25%
Total All Open Space	81.72	19.9%	29.17%
Other			

Utilities Sub-station / facility (acquired by relevant authority)	24.39	5.94%	8.71%	8.64%
Sub-total	24.39	5.94%	8.71%	8.64%
TOTAL NET DEVELOPABLE AREA - (NDA) Ha	280.10	282.16	68.25%	68.75%

Table 21 Property-specific land use budget*

PARCEL ID	TOTAL AREA (HA)	Transport		COMMUNITY/EDUCATION				Uncredited OPEN SPACE					Credited Open Space		Other			
		NON ARTERIAL ROAD – EXISTING ROAD RESERVE Y	ARTERIAL ROAD – NEW/ WIDENING/ INTERSECTION FLARING (DCP LAND)	PROPOSED GOVERNMENT SCHOOL	POTENTIAL NON-GOVERNMENT SCHOOL	COMMUNITY FACILITIES (DCP LAND)	GOVERNMENT SERVICES	CONSERVATION RESERVE		WATERWAY & DRAINAGE WITHIN CONSERVATION	WATERWAY & DRAINAGE RESERVE*	CROWN LAND	LOCAL SPORTS RESERVE (DCP LAND)	LOCAL NETWORK PARK (VIA 53.01)	UTILITIES / SUB STATION FACILITIES (ACQUIRED BY RELEVANT AUTHORITIES)		TOTAL CONTRIBUTION LAND (HA)	NET DEVELOPABLE AREA % OF PROPERTY
EA-01	4.46	-	-	-	4.46	-	-	-		-	-	-	-	-	-		0.00	0.00%
EA-02	0.55	-	-	-	-	-	-	-		-	-	-	-	-	0.55		0.00	0.00%
EA-03	44.17	-	-	-	-	-	-	-		1.10	1.10	-	-	1.60	-		41.47	93.89%
EA-04	1.24	-	-	-	-	-	-	-		-	-	-	-	-	-		1.24	100.00 %
EA-05	1.24	-	-	-	-	-	-	-		-	-	-	-	-	-		1.24	100.00 %
EA-06	19.63	-	-	-	-	-	-	19.48		0.14	-	-	-	-	-		0.00	0.00%
EA-07	26.71	-	-	-	-	-	-	-		0.61	4.03	-	-	1.47	-		20.61	77.14% 77.15%
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 %

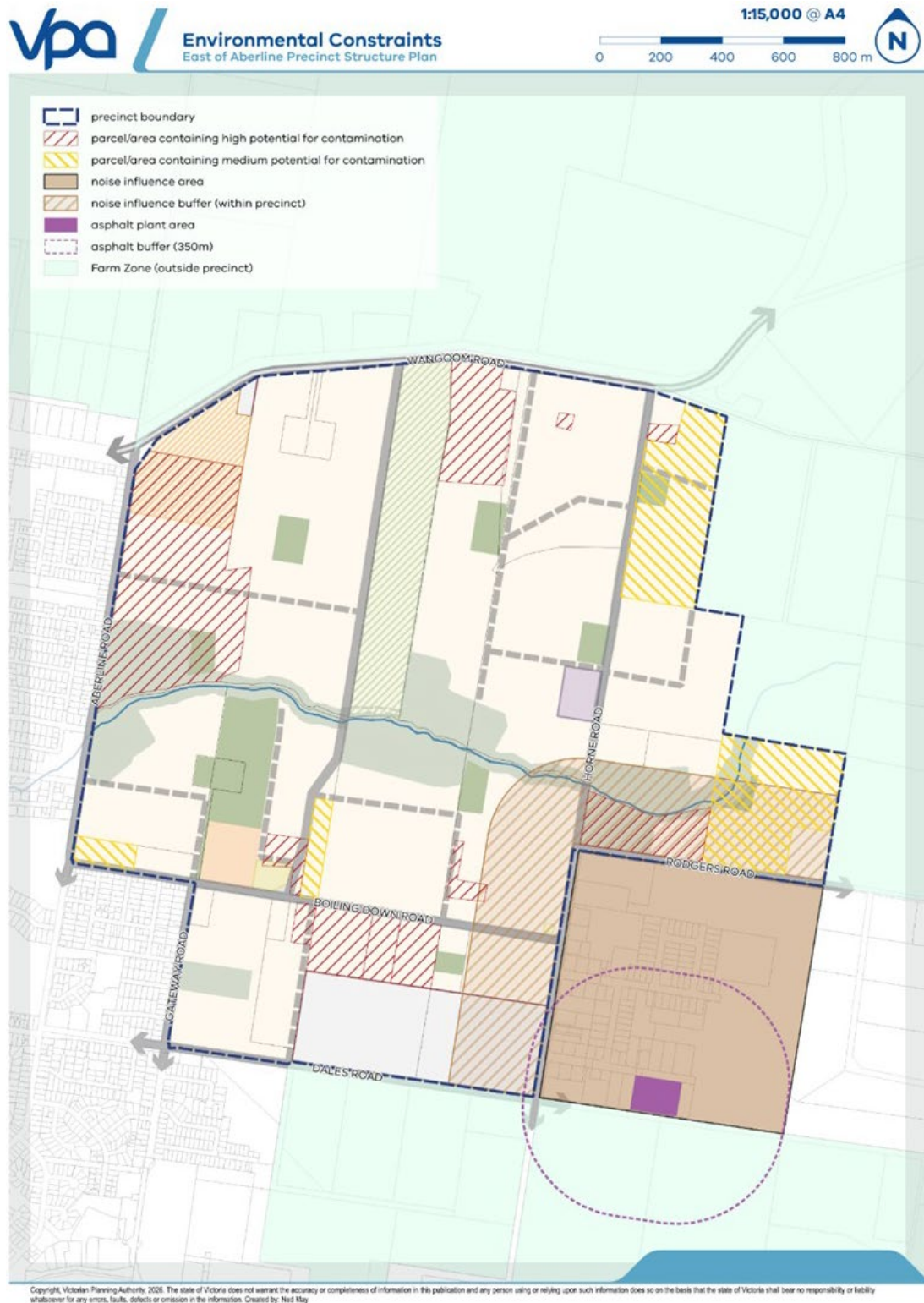
EA-11	1.51	-	-	-	-	-	-	-	-	-	-	-	-	-	1.51	100.00%
EA-12	14.67	-	-	-	-	-	-	-	-	-	-	-	1.00	-	13.67	93.18%
EA-13	29.66	-	-	-	7.00	-	-	-	0.83	5.90	-	-	1.20	-	14.73	49.67%
EA-14	27.78	-	-	-	-	-	-	-	1.13	1.36	-	-	1.20	-	24.10	86.73%
EA-15	16.78	-	-	-	-	-	-	-	-	-	-	-	-	-	16.78	100.00%
EA-16	1.76	-	-	-	-	-	-	-	-	-	1.76	-	-	-	0.00	0.00%
EA-17	1.97	-	-	-	-	-	-	-	-	0.03	-	-	-	-	1.94	98.72%
EA-18	14.04	-	-	-	-	-	-	-	2.96	6.01	-	-	-	-	5.08	36.19%
EA-19	14.99	-	-	-	-	-	-	-	1.81	0.24	-	-	0.60	-	12.35	82.35%
EA-20	2.08	-	-	-	-	-	-	-	-	-	-	-	-	-	2.08	100.00%
EA-21	19.89	-	-	-	-	-	-	-	2.35	2.75	-	-	-	-	14.78	74.34%
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	-	-	1.55	0.00 0.30	-	6.51	-	-	8.98	40.68%

EA-25	1.94	-	-	-	-	-	-	-	-	-	-	-	-	-	1.94	100.00 %
EA-26	23.88	-	-	-	-	-	-	1.33	5.06 4.76	-	-	-	-	-	17.79	74.51%
EA-27	20.62	-	0.01	-	-	-	0.12	1.39	0.05	-	-	1.17	-	-	17.87	86.68%
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	-	-	-	-	-	-	-	2.36	-	-	-	-	-	10.99	82.33%
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	-	-	-	-	-	-	-	-	-	-	-	-	-	2.82	100.00 %
EA-40	2.00	-	-	-	-	-	-	-	-	-	-	0.60	-	-	1.40	69.99 %

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	0.31	3.50	11.46	1.00	0.12	19.48		15.19 15.20	27.78 25.71	1.76	8.43	9.07	24.39	280.10 282.16	69.57% 70.08%
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%
TOTALS	410.41	7.81	0.31	3.50	11.46	1.00	0.12	19.48		15.19 15.20	27.78 25.71	1.76	8.43	9.07	24.39	280.10 282.16	68.25% 70.08%

Appendix 3 Environmental Constraints Plan

Plan 14 Environmental Constraints



Appendix 4 Activity centre performance requirements & guidelines and design criteria

Table 22 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 1desire 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

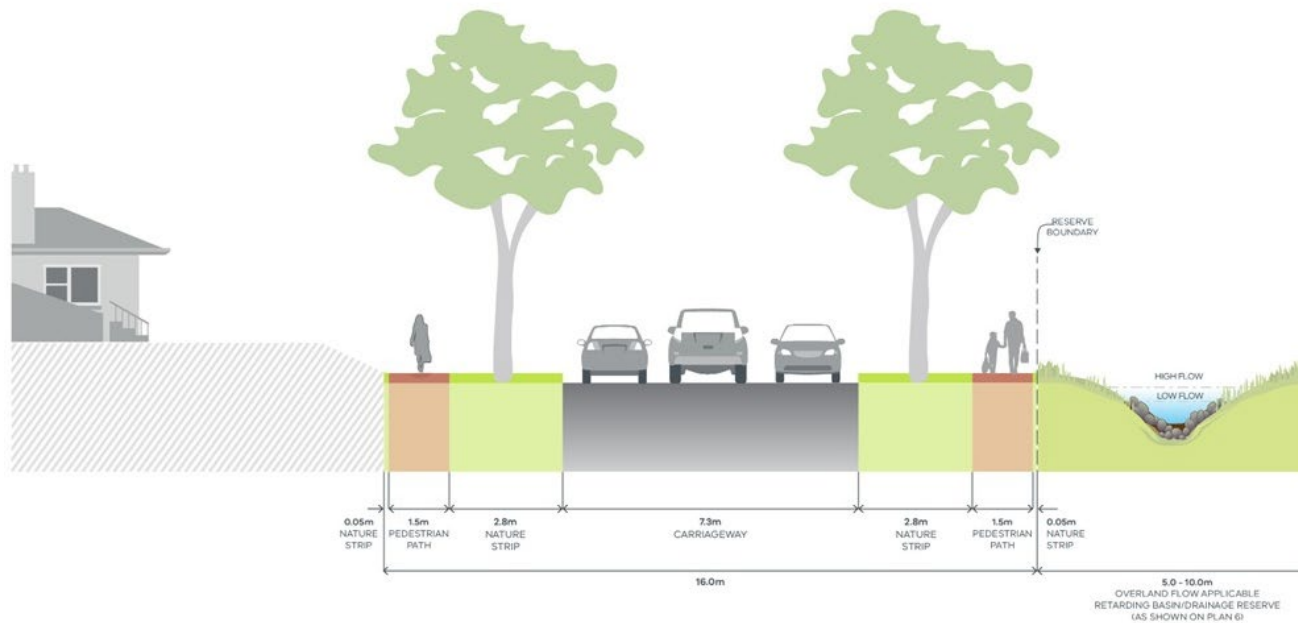
Cross section 1 Local Access Street Level 116m non-standard



Department
of Transport
and Planning

Streetscape Cross Section 1

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.

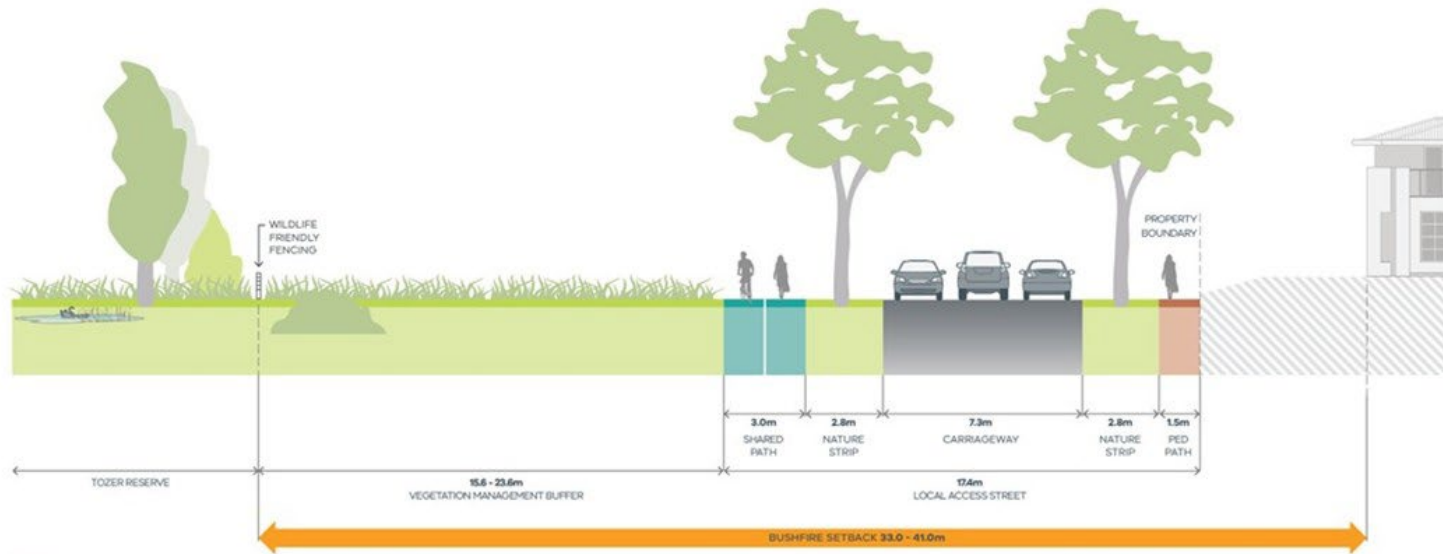
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Cross section 2 Local Access Street Level 1 (17.4m) Tozer Reserve Perimeter Road Eastern Side



Streetscape Cross Section 2

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.

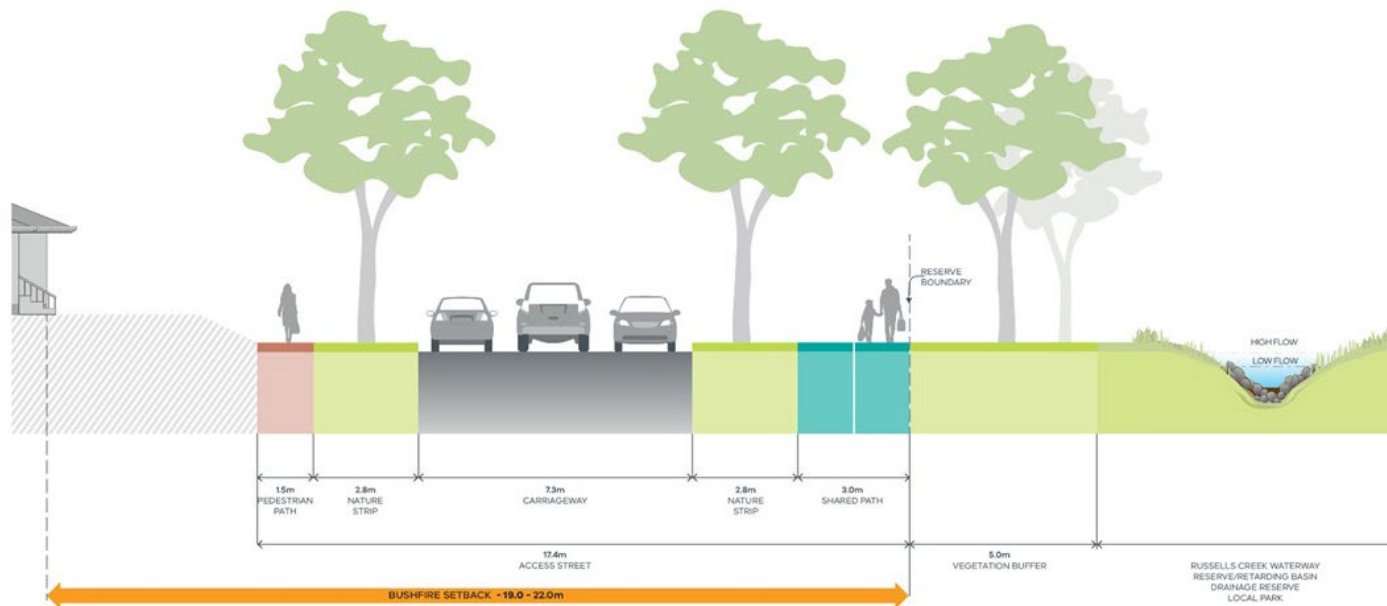
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Cross section 3 Local Access Street Level 117.4m – Russell Creek and Drainage Reserve Perimeter Road



Streetscape Cross Section 3

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.

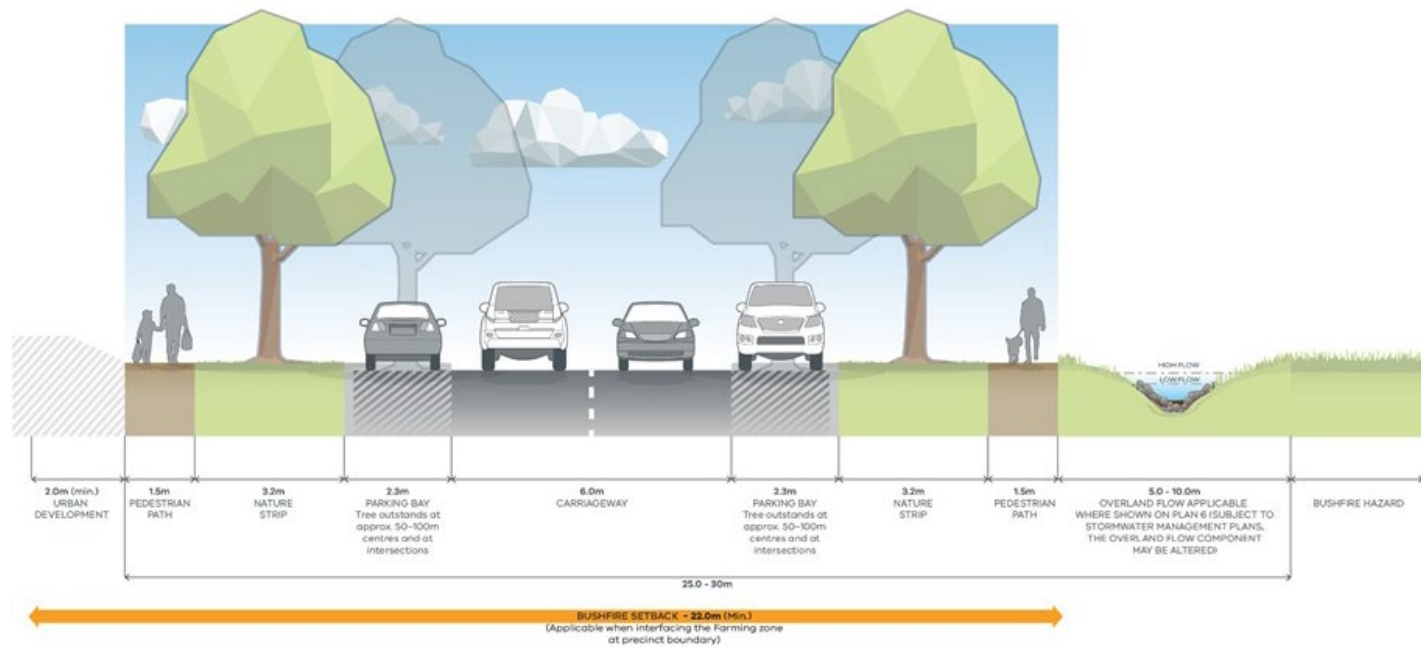
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Cross section 4 Local Access Street Level 2 (25-30m) Overland Flow Path



Streetscape Cross Section 4

Local Access Street Level 2 (25-30m) Overland Flow Interface



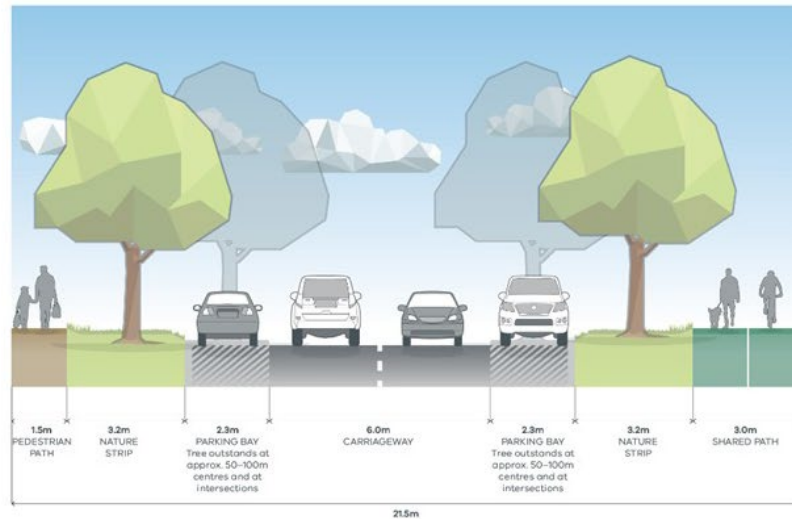
NOTES:

- 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.

Cross section 5 Local Access Street Level 2 (21.5m)



Streetscape Cross Section 5
Local Access Street Level 2 (21.5m)



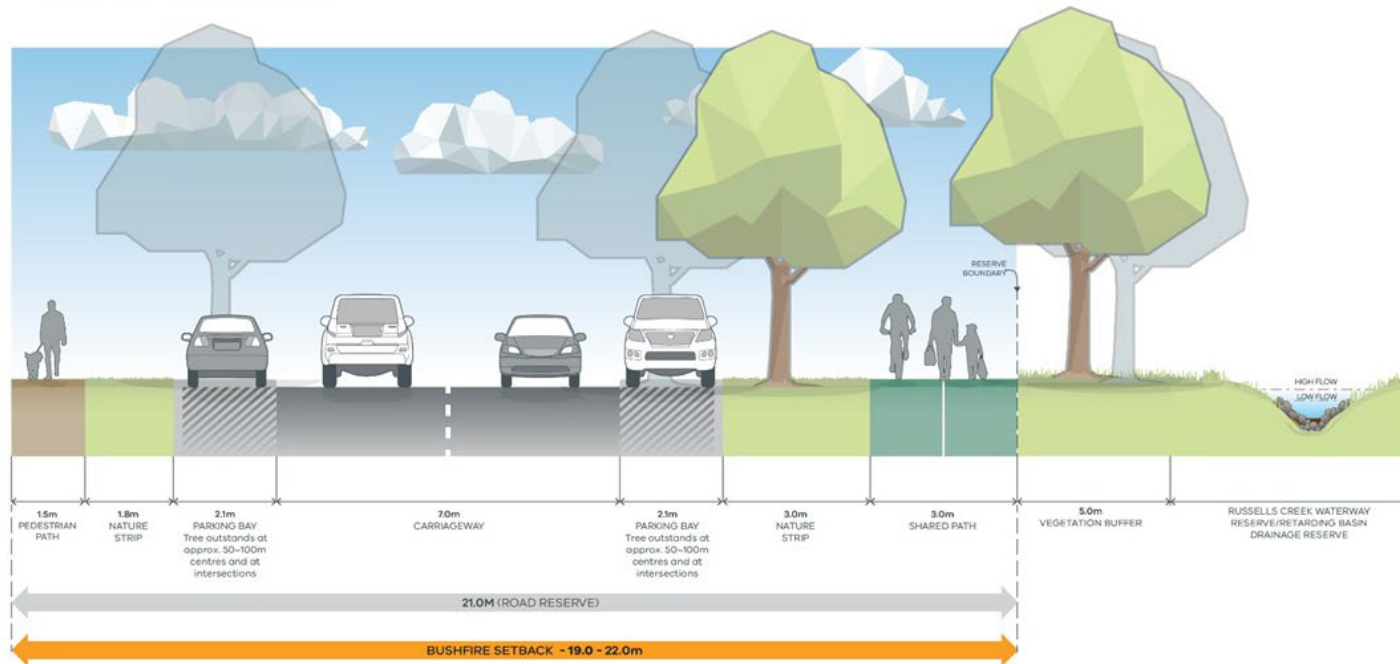
NOTES:

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

Cross section 6 Connector Street (21m)



Streetscape Cross Section 6
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 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.

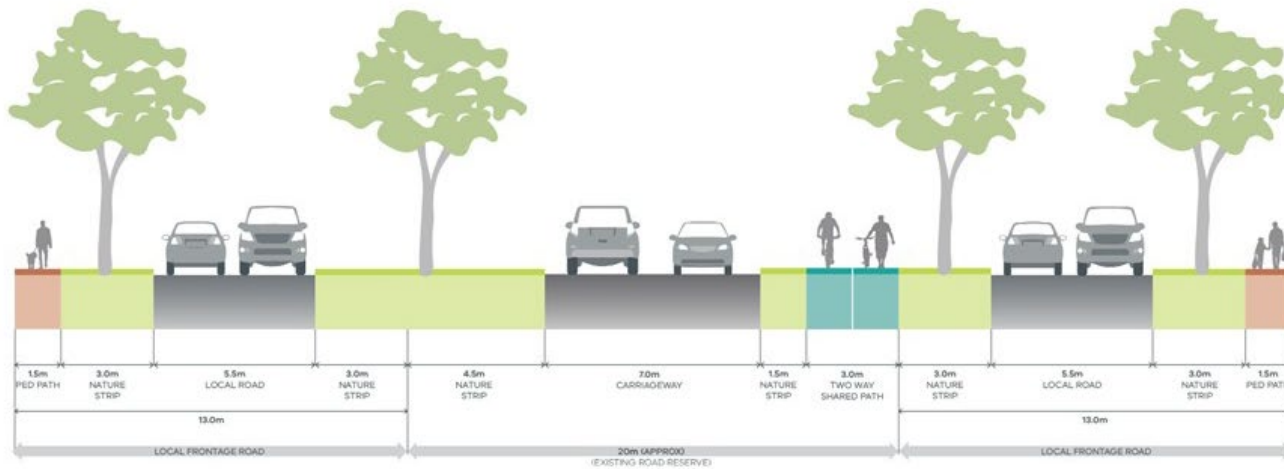
Cross section 7 Boulevard Connector Street (24-31m) Boiling Down Road



Department
of Transport
and Planning

Streetscape Cross Section 7

Control Connector Street (24-31) Boiling Down Road



NOTES:

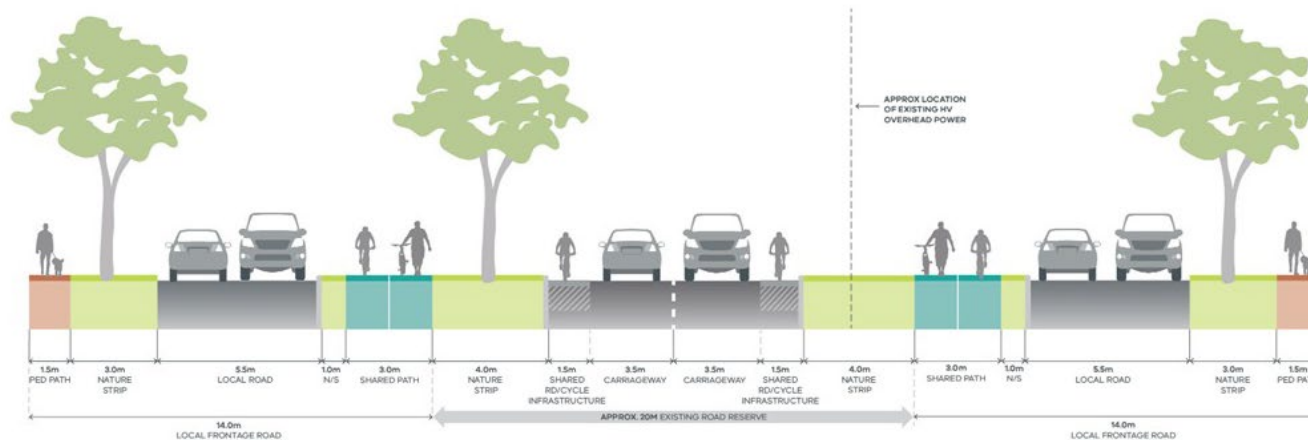
- Future road reserve will be secured via subdivision (land to be vested in Council) or public acquisition i.e. Parcel 25 only.
- Variations to indicative cross section may include water sensitive urban design (WSUD) outcome. These could include but are not limited to bioretention tree planter systems 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 access, limited number of intersections.

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Cross section 8 Horne Road North of Rodgers Road (20-43m)



Streetscape Cross Section 8
Horne Road North of Rodgers Road



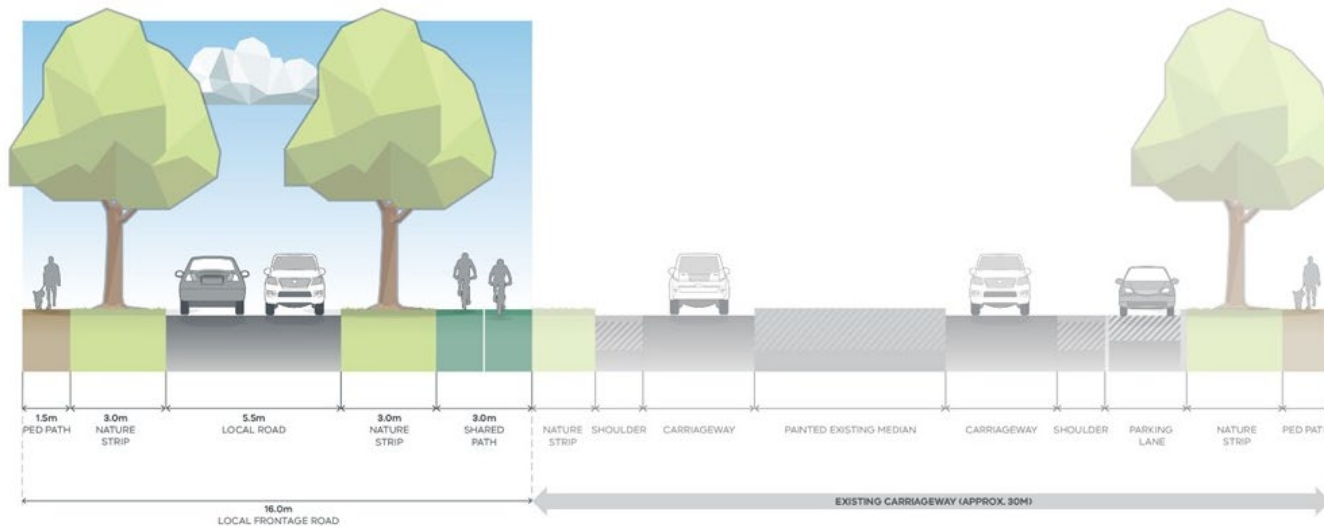
NOTES:

- 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).

Cross section 9 Hone Road – Rodgers Road to Dales Road (30-46m)



Streetscape Cross Section 9
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.

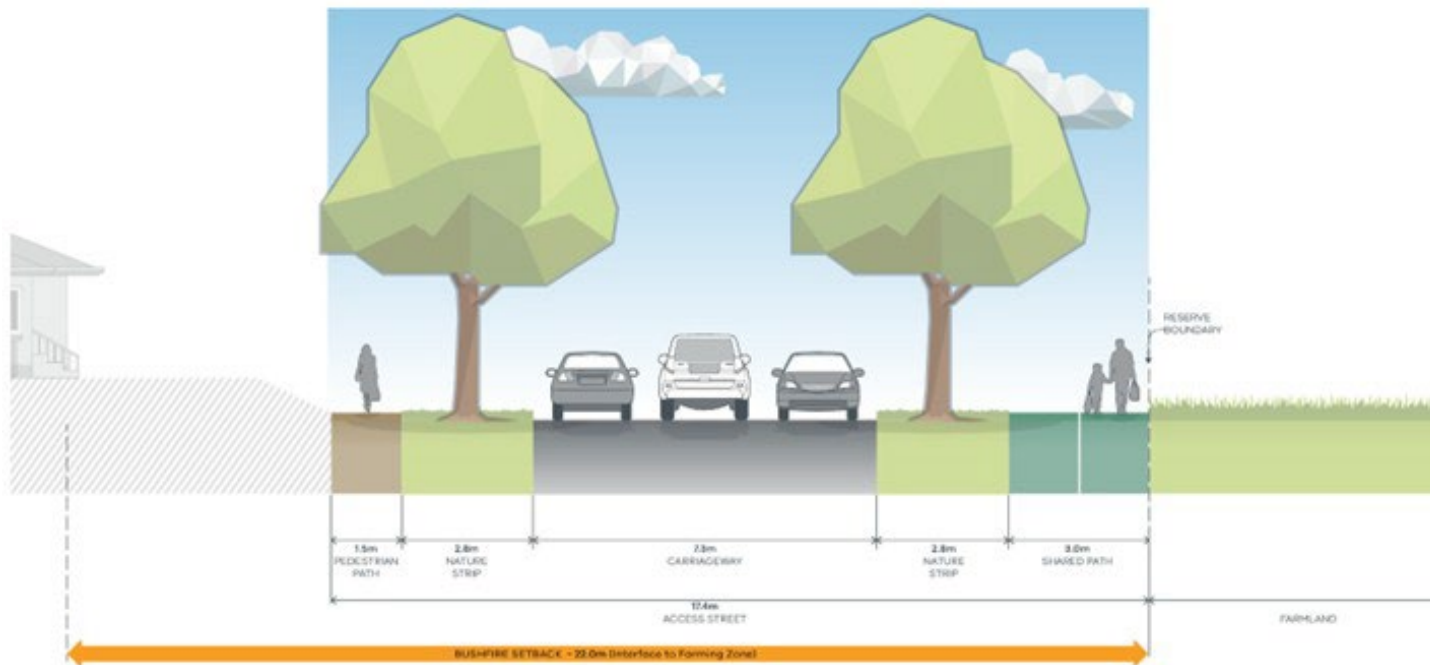
Cross section 10 Farmzone Interface



Department
of Transport
and Planning

Streetscape Cross Section 10

Local Access Street Level 1 (17.4m) - Farm zone Interface



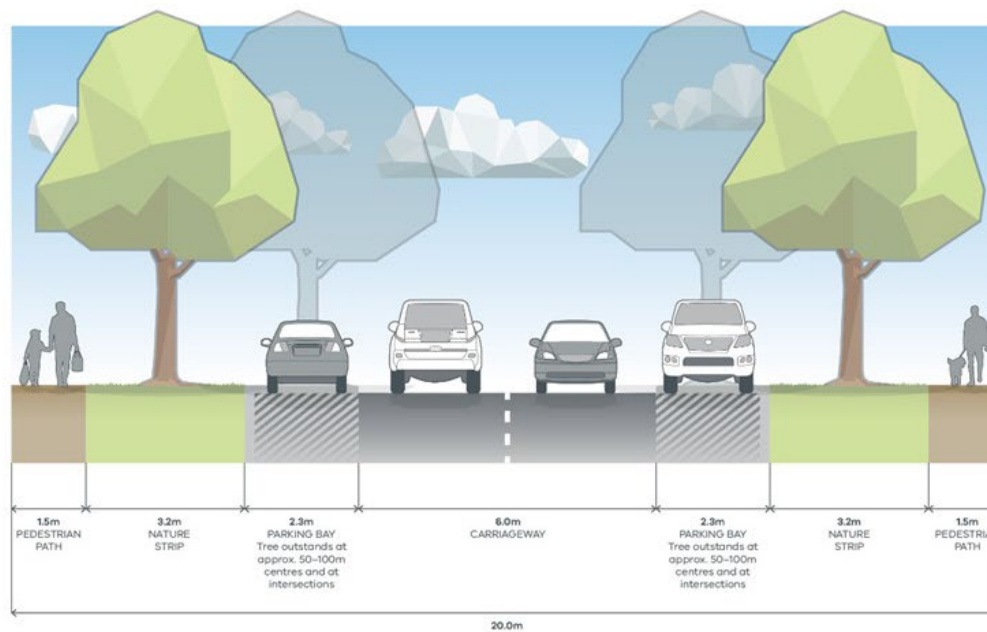
NOTES:

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

Cross section 11 Local Access Street Level 2 (20m)



Streetscape Cross Section 11
Local Access Street Level 2 (20m)



NOTES:

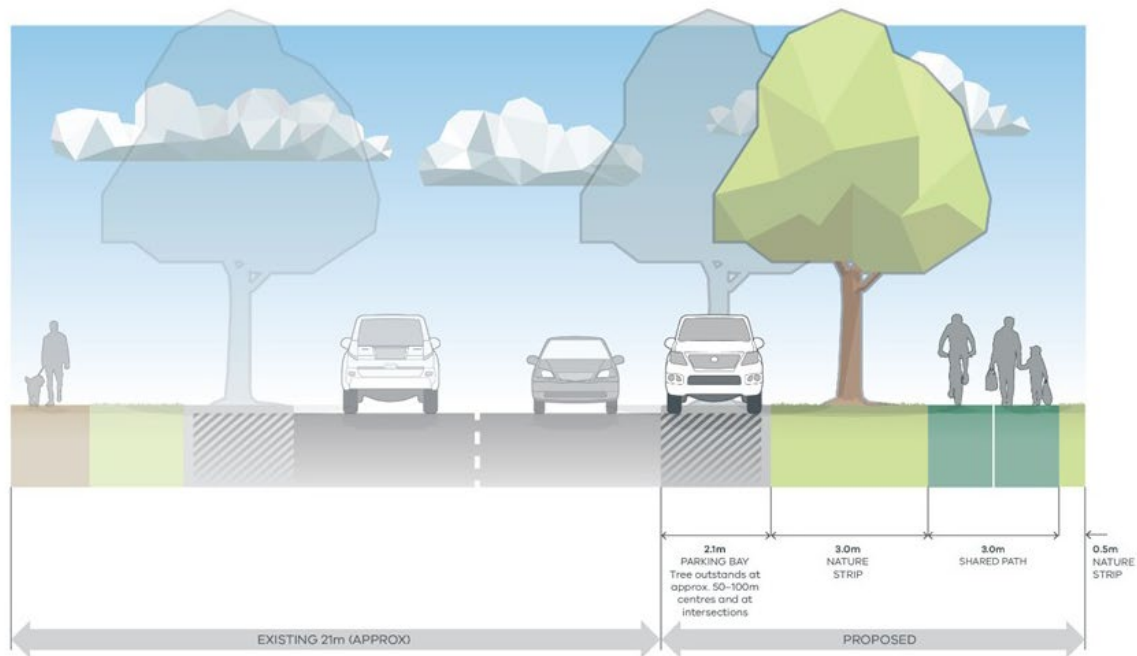
- Minimum street tree mature height 12 metres
- All kerbs are to be B2 Barrier Kerb.
- Verge widths may be reduced where roads about open space within the consent of the responsible authority.

Cross section 12 Connector Street Aberline Road North of Russells Creek



Streetscape Cross Section 12

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.

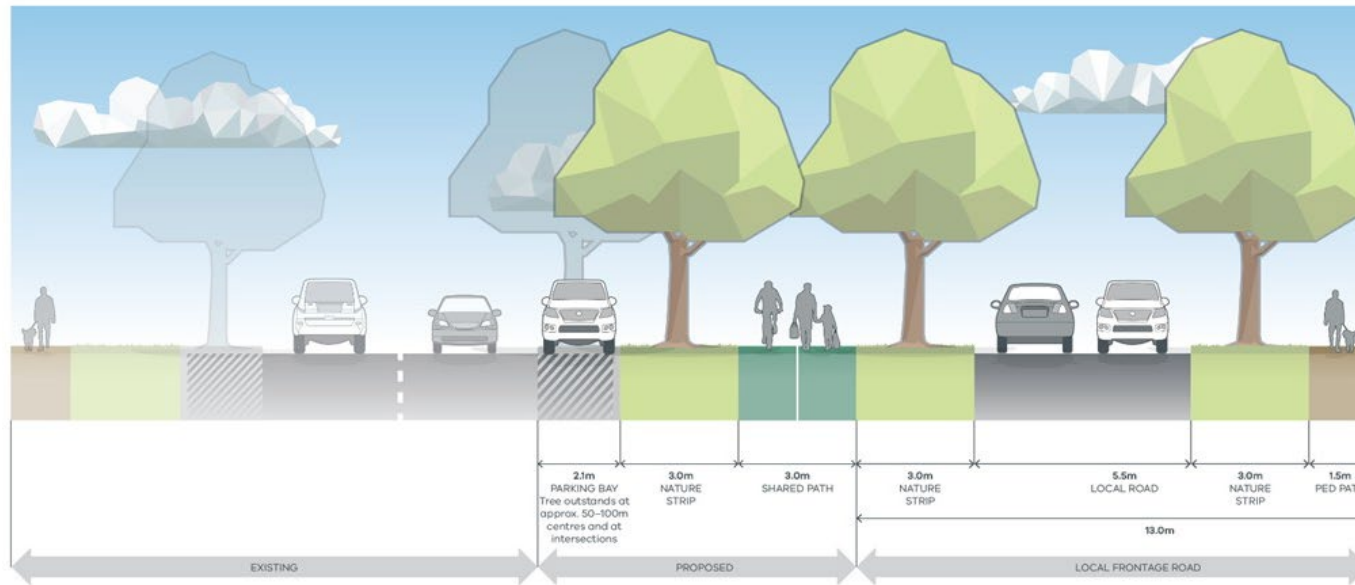
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Cross section 13 Connector Street Aberline Road South of Russells Creek



Streetscape Cross Section 13

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.

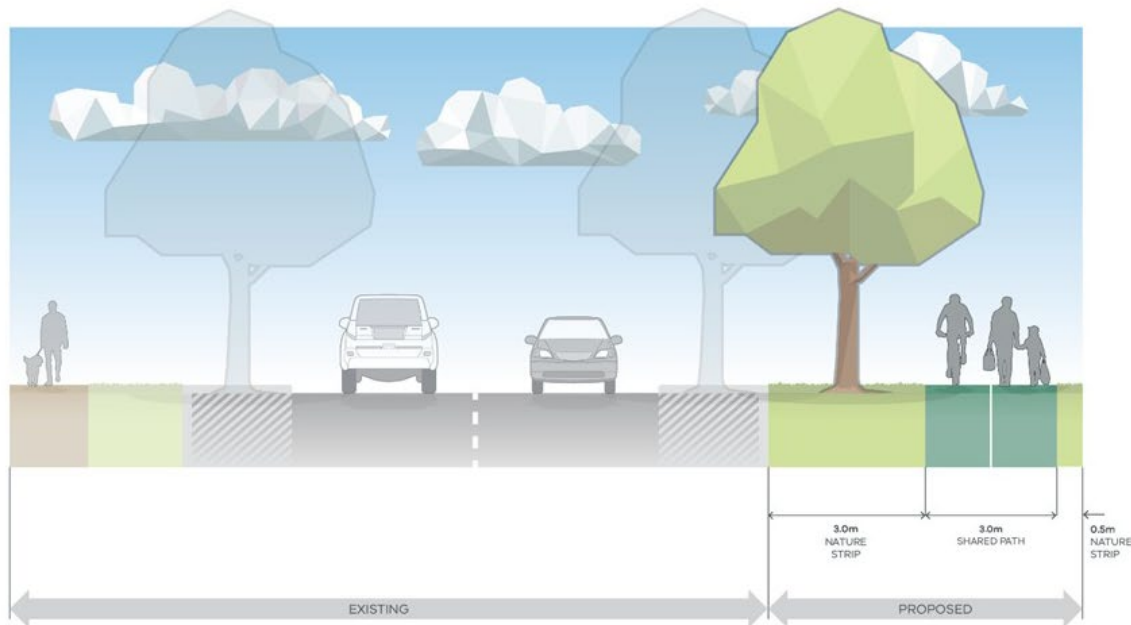
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Cross section 14 Connector Street Boiling Down Road and Gateway Street



Streetscape Cross Section 14

Connector Street Boiling Down Road and Gateway Street



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.

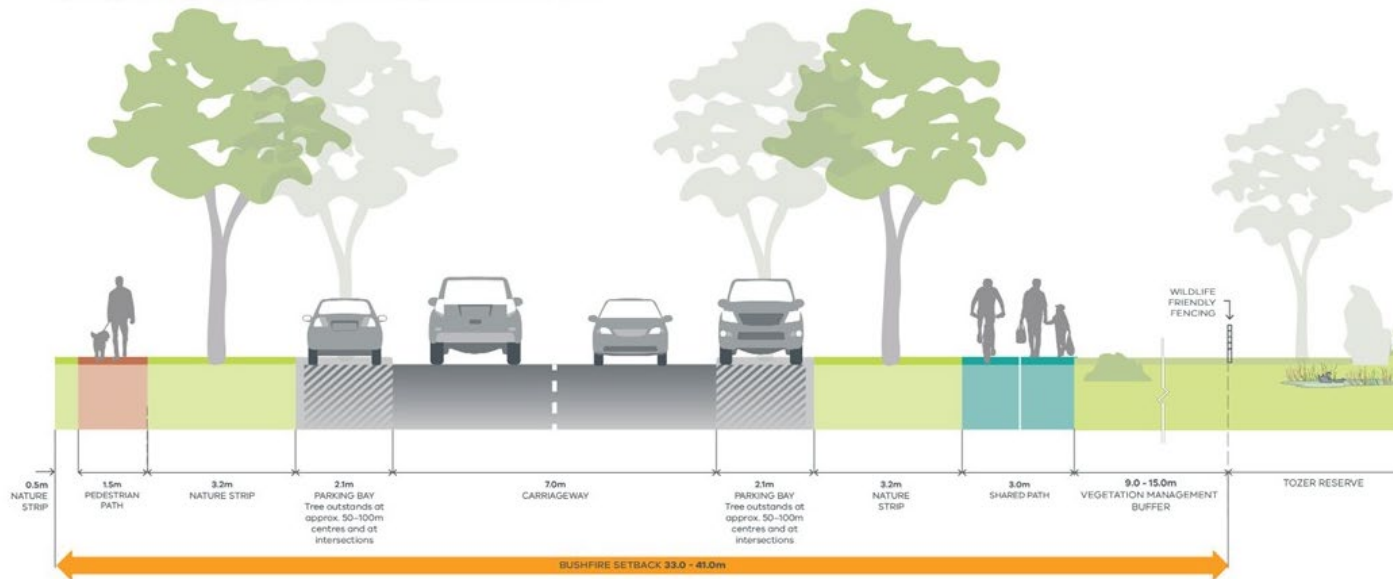
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Cross section 15 Connector Street – Tozer Reserve Perimeter Road Western side



Streetscape Cross Section 15

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.

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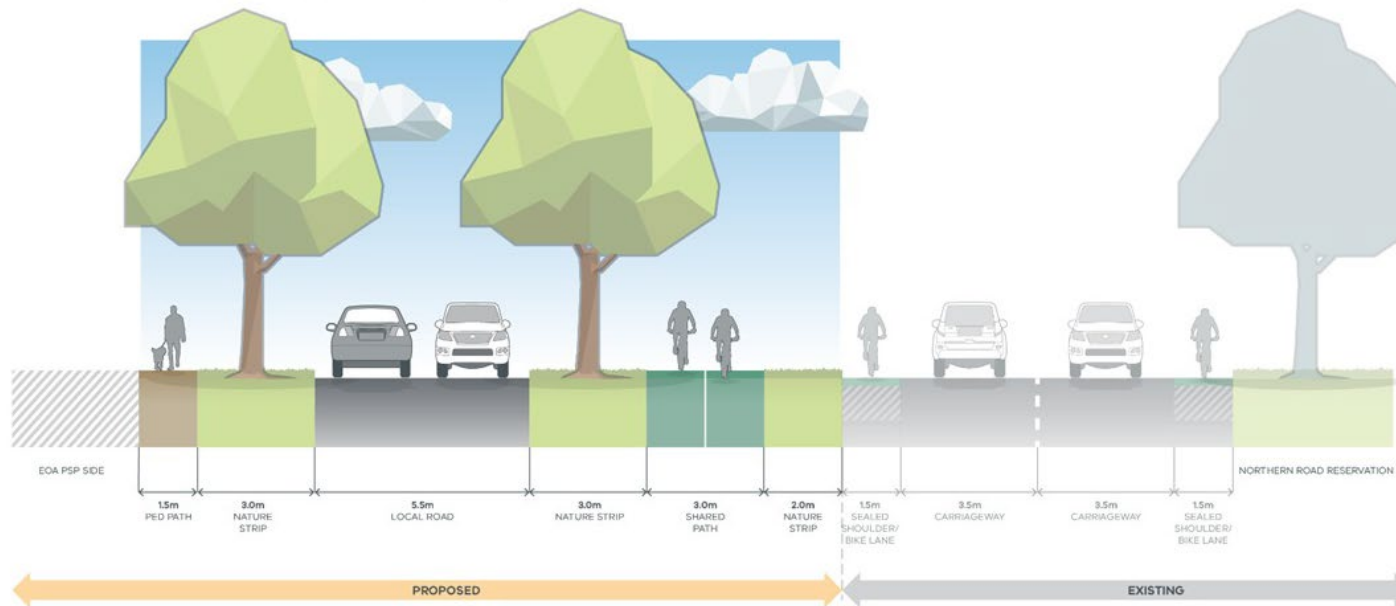
Cross section 16 Wangoom Road



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and Planning

Streetscape Cross Section 16

Limited Access Council Arterial Road Wangoom Road



NOTES:

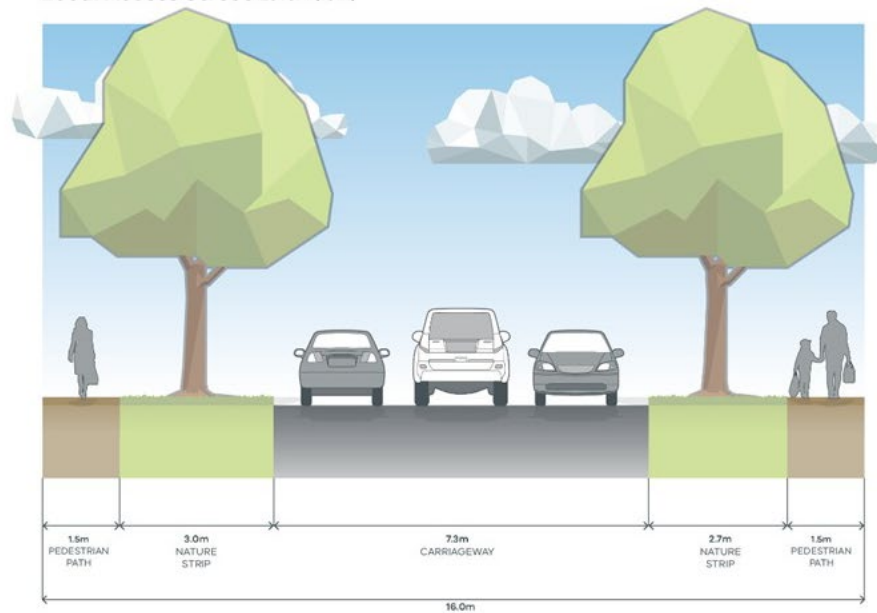
- No direct lot access, limited number of intersections.

Cross section 17 Local Access Street Level 1



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and Planning

Streetscape Cross Section 17
Local Access Street Level 1 (16m)



NOTES:

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

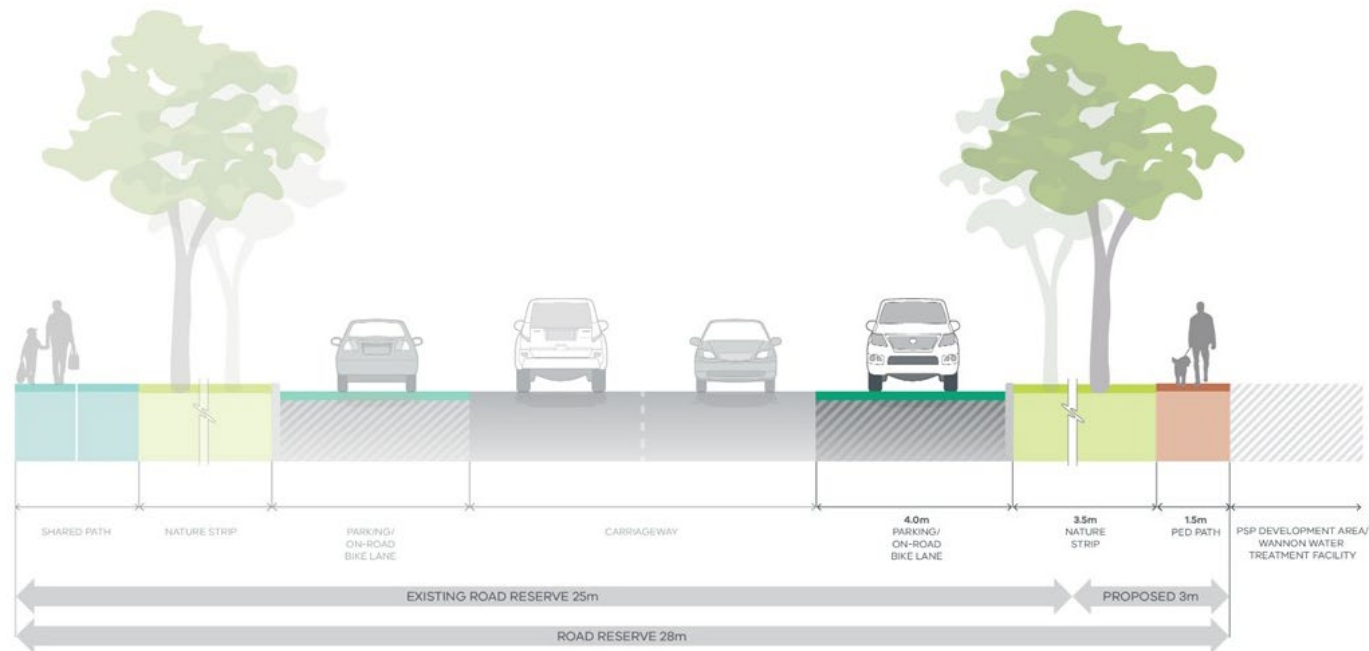
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Cross section 18 Dales Road



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Streetscape Cross Section 18
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.

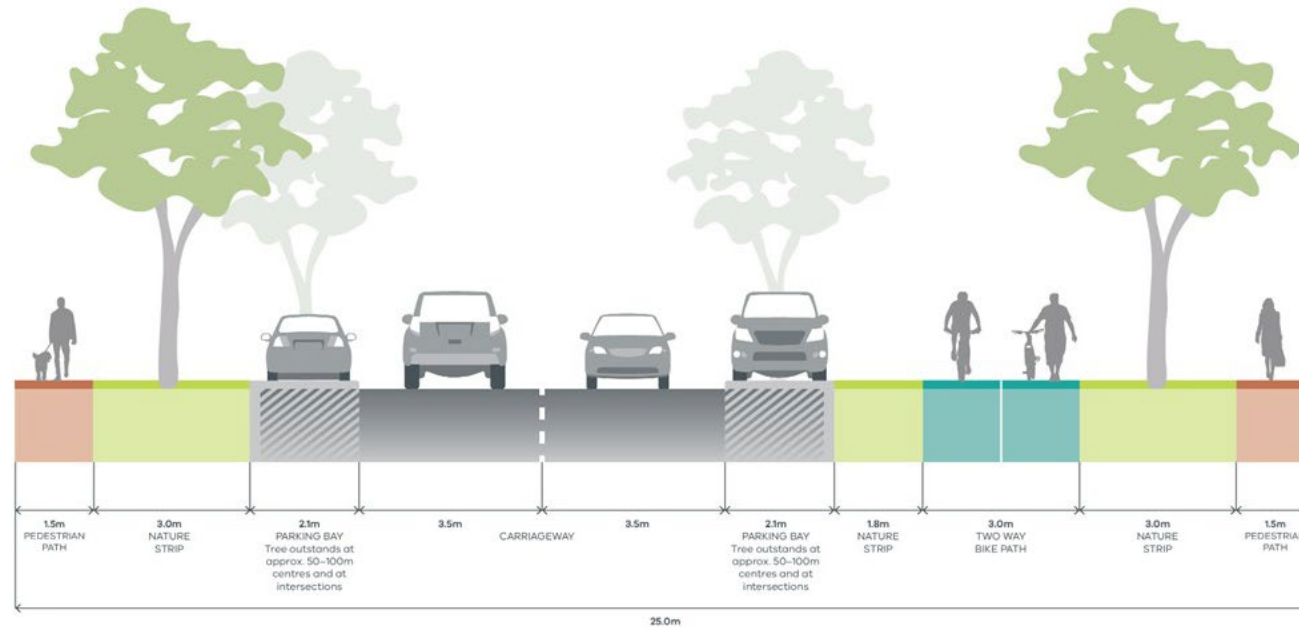
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Cross section 19 Connector Road (25m)



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and Planning

Streetscape Cross Section 19
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 faces.
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 space	open	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>Principle Public Transport Network 2017</i> (Victorian Government, 2017), and <i>Principle Public Transport Network Area Maps</i> (Victorian Government, August 2018).
Public space	open	Land that is set aside in the precinct structure plan for public recreation that incorporates active and passive open space.
Roof Water Harvesting (RWH)		<u>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 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 which is constructed under the direction of Wannon Water and each connection is inspected by Wannon Water. The system includes RWH Reticulation Infrastructure and RWH Trunk Infrastructure.</u>

<u>RWH buffer tanks</u>	<u>Tanks or equivalent structures, and infrastructure related to the buffer tanks, forming part of the RWH System that are designed to temporarily store harvested roof water from multiple lots prior to discharge into the RWH Trunk Infrastructure.</u>
<u>RWH reticulation infrastructure</u>	<u>That part of the RWH System between the roof water harvesting connection point for a lot and the connection to RWH Trunk Infrastructure, including any RWH Buffer Tank(s) and piping to connect the RWH Buffer Tank to RWH Trunk Infrastructure.</u>
<u>RWH trunk infrastructure</u>	<u>Pipes and other infrastructure forming part of the RWH System, downstream of a RWH Buffer Tank, pump system or other similar device that are designed to transfer bulk water from a part of the precinct -to the Brierly Basin.</u>
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	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.

Appendix G Committee recommended East of Aberline Development Contributions Plan

The Committee recommended changes are based on the Planning Authority's drafting final version of the DCP with all tracked changes accepted (Document 163) and are shown as:

Tracked Added

~~Tracked Deleted~~

PSP2.0

East of Aberline

EASTERN MAAR COUNTRY

Development Contributions Plan

SEPTEMBER 2025

Committee recommended
version



Department
of Transport
and Planning



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1 Summary of Charges

Table 1 provides an overview of the project categories and charges included within this Development Contributions Plan (DCP). A more detailed explanation of apportionment, methods of calculation, and the description and costs of individual projects is included within the document.

Table 23 Summary of charges – Please refer to closing day DCP DIL memo

Summary - Net Developable Area (NDA) by charge area		
Charge area	Total Cost of Infrastructure	Contribution per Net Developable Hectare (NDHa)
Residential		

Summary - Development infrastructure levy		
Projects	Total cost of projects	Contribution per Net Developable Hectare (NDHa)
Transport		
Drainage		
Recreation		
Community		
Public Purpose Land		
Plan Preparation		
Total		

Summary - Breakdown of Development Infrastructure Levy		
Projects	Total cost of projects	Contribution per Net Developable Hectare (NDHa)
Public Purpose Land		
Construction		
Plan Preparation		
Total		

Summary - Community infrastructure levy		
Levy per dwelling	Estimated dwellings	Estimated total contribution

Note: All costs are rounded to the nearest dollar.

Plan 1 Main Catchment Area



Plan 1 Main Catchment Area East of Aberline Development Contributions Plan

1:15,000 @ A4



main catchment area



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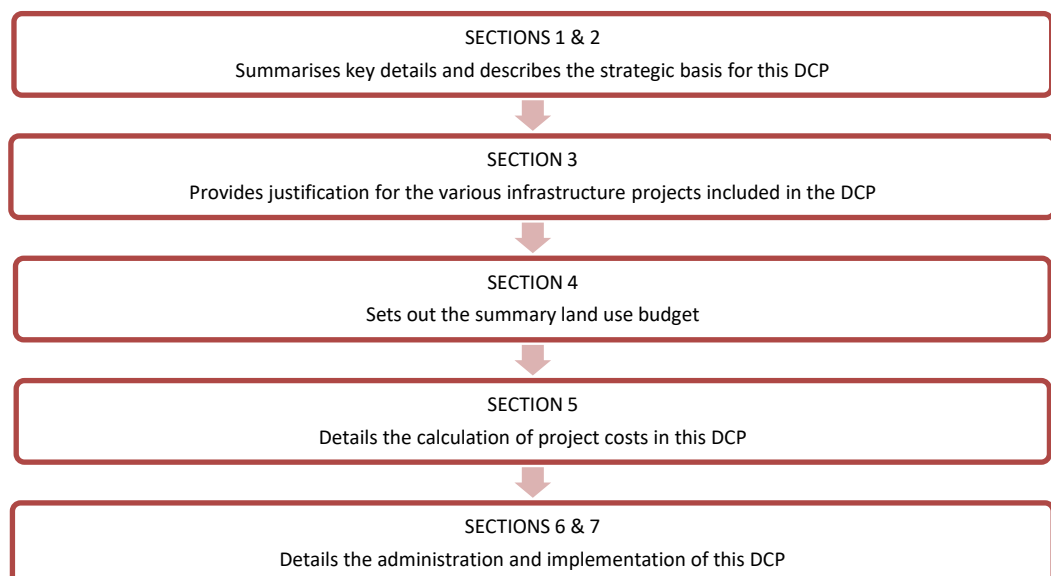
2 Introduction

The East of Aberline Development Contributions Plan (DCP) has been prepared by the Victorian Planning Authority (VPA) in partnership with Warrnambool City Council and with the assistance of government agencies, service authorities and stakeholders.

The DCP:

- Outlines projects required to ensure that future residents, visitors and workers in the precinct can be provided with timely access to infrastructure and services necessary to support a quality and affordable lifestyle;
- Establishes a framework for development proponents to make a financial contribution towards the cost of identified infrastructure projects;
- Ensures the cost of providing new infrastructure and services is shared equitably between various development proponents and the wider community;
- Provides the details of the calculation of financial contributions that must be made by future developments towards the nominated projects;
- Provides development proponents, investors and the local community with certainty about development contribution requirements and how these will be administered.

The DCP document comprises the following sections:



The strategic basis for the DCP is informed by:

- Planning Policy Framework as set out in the Warrnambool Planning Scheme;
- Precinct Structure Planning Guidelines; New Communities in Victoria (Victorian Planning Authority, 2021);
- *Infrastructure Design Manual* (Local Government Infrastructure Design Association);
- East of Aberline Precinct Structure Plan and supporting documents.

These documents set out a broad, long-term vision for the sustainable development of the precinct and its surrounds.

2.1 Planning and Environment Act 1987

The DCP has been prepared in accordance with Part 3B of the *Planning and Environment Act 1987* (the Act) as well as other relevant legislation and has been developed in line with the Planning Policy Framework of the Warrnambool Planning Scheme. It is consistent with the Ministerial Direction on the Preparation and Content of Development Contributions Plans made under section 46M(1) of the Act and has regard to the Victorian Government's Development Contributions Plan Guidelines.

The DCP provides for the charging of a Development Infrastructure Levy (DIL) pursuant to section 46J(a) of the Act towards works, services and facilities. The DCP also sets out the collection of funds under the Community Infrastructure Levy (CIL) for the construction of community and sporting facilities. Section 46L (1)(a) and (1)(b) of the Planning and Environment Act sets a maximum levy for community infrastructure.

The DCP forms part of the Warrnambool Planning Scheme pursuant to section 46I of the Act and is an incorporated document under the Schedule to Clause 72.04 of the Warrnambool Planning Scheme. The DCP is implemented into the Warrnambool Planning Scheme through Schedule 1 to the Development Contributions Plan Overlay (DCPO3) that applies to the 'main catchment area' illustrated on Plan [1](#).

2.2 Subdivision Act 1988

Under Section 18A of the Subdivision Act 1988 the owner of land proposed to be subdivided is required, as a condition of permit, to make a public open space contribution in accordance with this DCP in one of the following forms:

- The transfer of land, not exceeding the area of local park(s) as specified in **Appendix A** and designated in **Plan 6**, for public open space purposes;
- The payment of an amount equivalent to not more than [3.24%](#) of the site value of the net developable area; or
- A combination of land and monetary contribution, such that the total value does not exceed [3.24%](#) of the value of the net developable area.

This requirement applies to all land within the DCP area. The public open space contribution must comprise, at a minimum, the land designated for local parks as specified in **Appendix A** and required to meet the service catchments of the precinct.

Where the area of designated local parks within a subdivision exceeds [3.24%](#) of the net developable area proposed to be subdivided, the permit applicant shall be required to provide the balance of the public open space contribution, either by way of reimbursement agreement with Council, a monetary contribution, or a combination thereof, to satisfy the total obligation under Section 18A.

2.3 Council may accept the public open space contribution via encumbered lands if the encumbered lands can meet the relevant requirements and/or policies under the planning scheme. East of Aberline Precinct Structure Plan

The East of Aberline Precinct Structure Plan (PSP) is located to the northwest of the existing Warrnambool township and was identified as a priority growth corridor for Warrnambool in the *Warrnambool City-wide Housing Strategy* (2013).

The PSP identifies 269.08 hectares of land for urban development as illustrated on **Table 2**. The PSP sets out the vision for how land should be developed, describes the objectives to be achieved by the future development and outlines projects required to support the future community. The need for the infrastructure set out in the DCP has been determined according to the anticipated development scenario as described in the PSP.

The DCP has a strong relationship to the PSP, as the PSP provides the rationale and justification for infrastructure items that have been included within the DCP. Accordingly, the DCP is an implementation-based planning tool, which identifies the infrastructure items required by the new community based on the baseline assumption of the dwelling number and

population and apportions the cost of the infrastructure items in an equitable manner across the plan area.

2.4 The area to which the Development Contributions Plan applies

In accordance with section 46K(1)(a) of the Act, the DCP applies to land illustrated on Plan 1 and **Appendix A**; this area is known as the main catchment area (MCA). The area is identified as DCPO1 in the Warrnambool Planning Scheme.

In identifying infrastructure items for delivery, consideration has been given to ensure they are not already wholly funded through another contribution mechanism, such as a mandatory infrastructure construction requirement, an existing local DCP, an agreement under Section 173 of the Act, or as a condition on an existing planning permit.

2.5 Infrastructure items included in the Development Contributions Plan

The need for infrastructure included in the DCP has been determined based on the development scenario as described in the PSP and its supporting documents.

Items can be included in a DCP if the proposed development of an area is likely to create the need for infrastructure by its future community. New development does not have to trigger the need for new items in its own right. Furthermore, an item can be included in a DCP regardless of whether it is within or outside the DCP area.

Before inclusion in the DCP, all items have been assessed to ensure they have a relationship or nexus to proposed development in the PSP. The cost apportionment methodology adopted in the DCP relies on the nexus principle. A new development is deemed to have a nexus with an item if it is expected to make use of that item.

The items that have been included in the DCP all have the following characteristics:

- Are essential to the health, safety and wellbeing of the community;
- Will be used by a broad cross-section of the community;
- Reflect the vision and strategic aspirations expressed in the PSP;
- Are not recurrent items;
- Are the basis for the future development of an integrated network;
- Provide for infrastructure delivery due to heavy fragmentation of land.

2.6 Items not included in the Development Contributions Plan (development proponent works)

The following items are not included in the DCP. They must be provided by development proponents as a matter of course and/or pursuant to agreements with servicing agencies in implementing the PSP:

- Connector streets and local streets;
- Intersection works and traffic management measures along arterial roads, connector streets and local streets (except those included in the DCP);
- Local bus stop infrastructure;
- Landscaping (including irrigation) of all existing and future connector roads, including central medians, and local streets;
- Local shared, pedestrian and bicycle paths along local streets, connector streets, utilities easements, waterways and within local parks including bridges, intersections, and barrier crossing points (except those included in the DCP);
- Bicycle parking;
- Appropriately scaled lighting along all roads, major shared and pedestrian paths, and traversing the open space network;
- Overland flow paths as required to divert stormwater flows of existing and new developments;
- Local street or path crossings of Russells Creek and constructed waterways, unless included in the DCP or outlined as the responsibility of an agency in the PSP;
- Local parks, which are different from sports reserves, masterplans and any agreed associated works required by the PSP for local parks. The schedule to clause 53.01 be used by the collecting agency to manage the public open space contributions associated with local parks;
- Any embellishment and landscaping in local parks and sports facilities unless included in the DCP;
- Infrastructure as required by utility services providers, including water, sewerage, electricity, gas and telecommunications;
- Relocation or undergrounding of existing utility services infrastructure;

- Any additional technical studies or assessment required to support a projects delivery including geotechnical studies:
- A signalised intersection at the designated Neighbourhood Activity Centre and Horne Road.
- Interim works, such as fencing, unless included in the DCP or outlined as the responsibility of an agency in the PSP.

The items listed above are normal to the construction of a development and are not considered to warrant cost sharing arrangements beyond those set out in the DCP.

They may be further addressed and defined by an agreement under Section 173 of the Act and/or conditions in planning permits.

Upgrade of the existing adjoining road network to an urban standard will be implemented through subdivision permit conditions to the satisfaction of the responsible authority, except where specified as a DCP project.

2.7 Related infrastructure agreements

A number of additional infrastructure agreements may relate to the precinct area. These includes the Section 173 agreements of The Act that have been entered into and relevant capital works programs.

3 Infrastructure Project Justification

3.1 Project identification

The DCP uses a project identification system of project category and sequential number in its tables and plans.

The following types of projects are included in the DCP:

- Transport projects
 - IN – Intersection projects
 - BR – Bridge and culvert projects
 - [SUP – Shared User Path Crossing](#)
- Community projects
 - CI – Community centre projects
 - SR – Sports reserve projects
- Drainage projects
 - WW – Waterway projects
 - RBWL – Retarding basin projects
 - DP – Drainage pipe projects
- Planning preparation costs
 - PP – Plan Preparation costs

3.2 Project timing

Each item in the DCP has an assumed indicative provision trigger specified in **Appendix B**. The timing of the provision and the items in the DCP are consistent with information available at the time the DCP was prepared.

Warrnambool City Council is the development agency as well as the collecting agency and will monitor and assess the required timing for individual items and have regard to its capital works program.

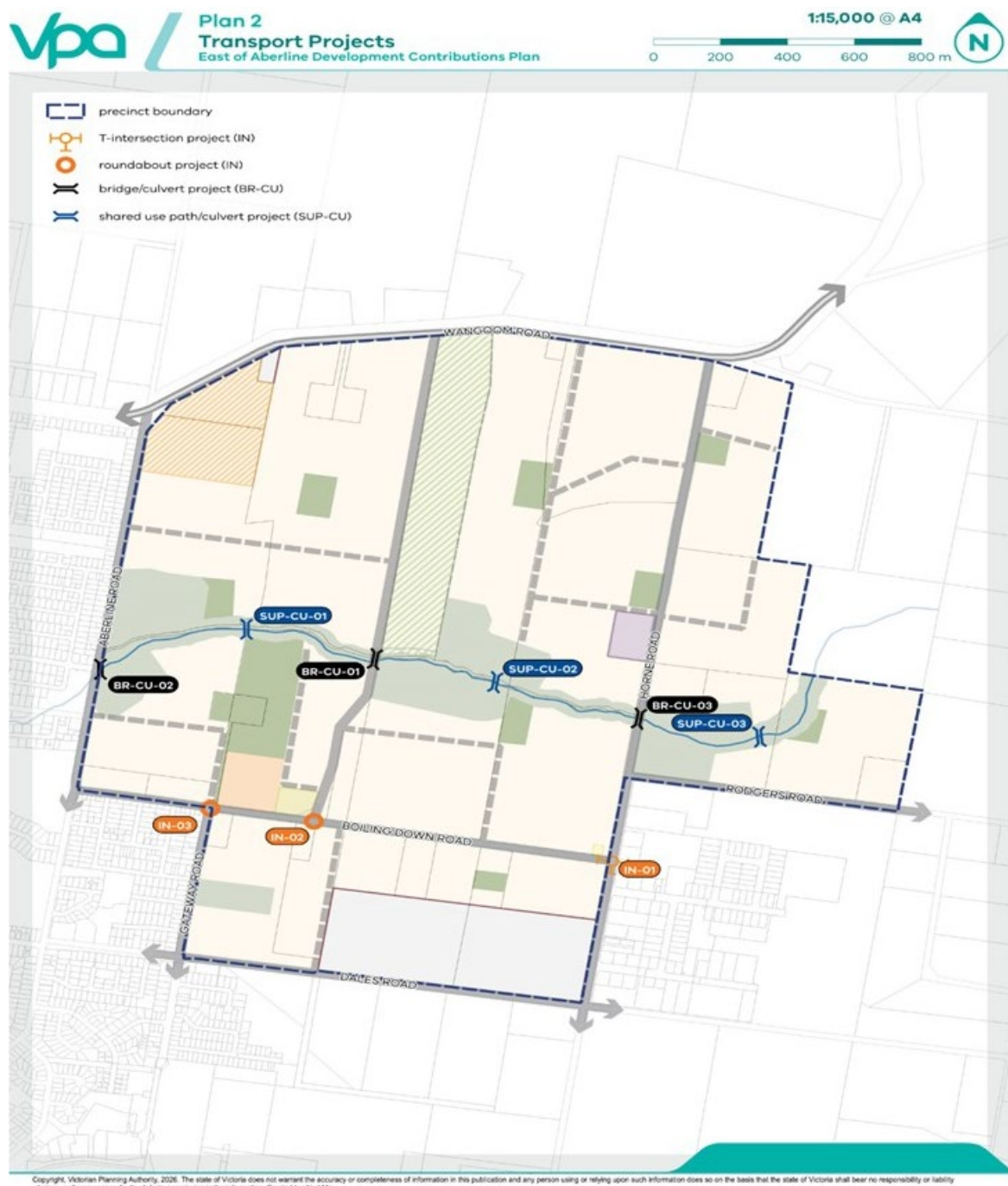
The collecting agency may consider alternatives to the priority delivery of works or land where:

- Infrastructure is to be constructed / provided by development proponents as works or land in kind, as agreed by the collecting agency.

- Network priorities require the delivery of works or land to facilitate broader road network connections.
- Community needs determine the delivery of works or land for community facilities, sports reserves and open space.

All items in the DCP will be provided as soon as is practicable and as soon as sufficient contributions are available, consistent with **Appendix B** and acknowledging the development agency's capacities to provide the balance of funds not recovered by the DCP.

Plan 2 Transport Projects



3.3 Transport projects

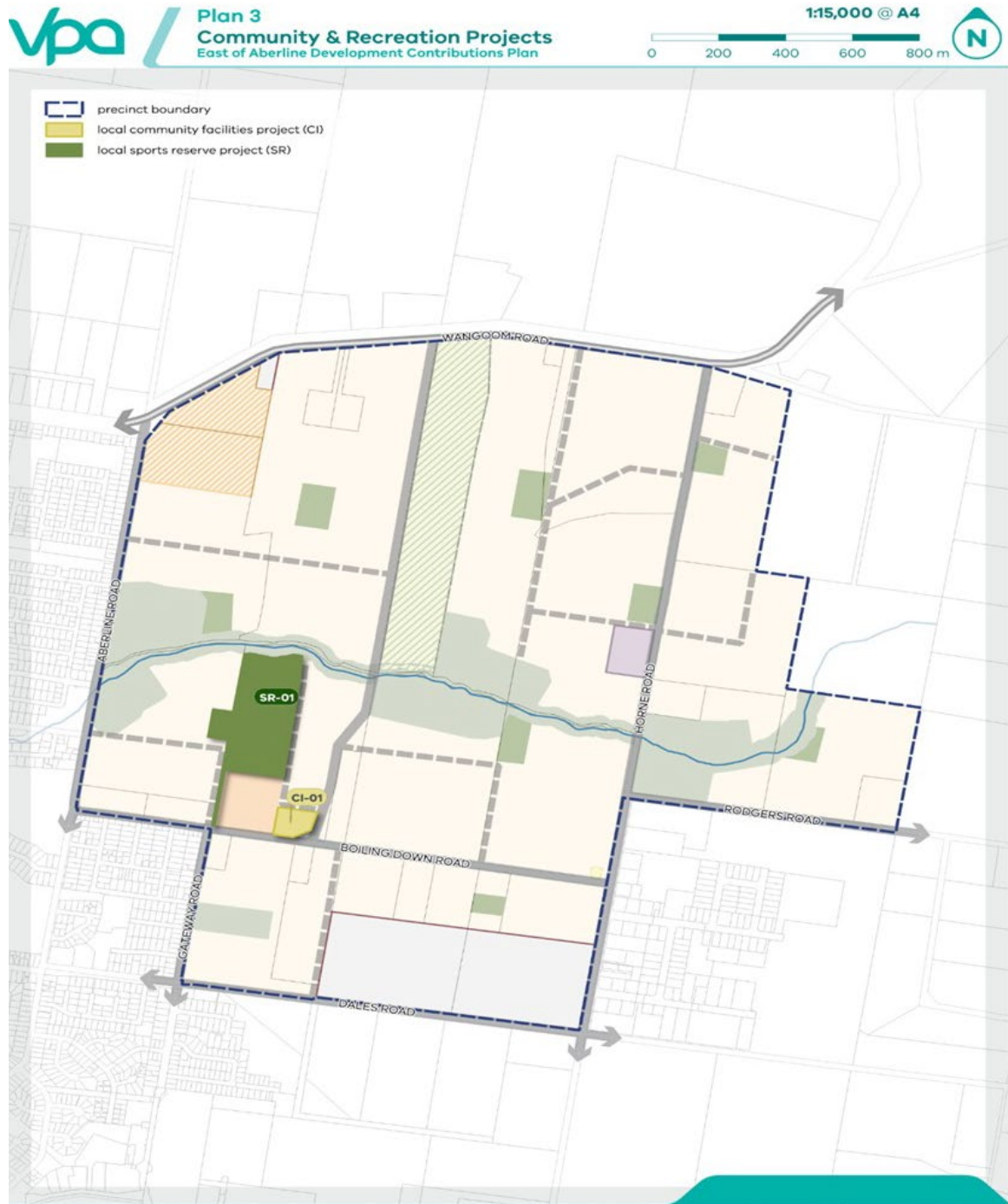
The PSP outlines an expanded urban structure intended to support the future residential growth of the Precinct, including new north-south road connection, connector streets, and local streets adjusted to meet the existing constraints of the area.

Transport projects are based on the transport network illustrated in Plan 2 and include a combination of:

- Construction of controlled intersection at Boiling Down Road and Horne Road;
- Construction of new roundabout intersection at Boiling Down Road and the new north-south connector road;
- Upgrade to existing roundabout intersections at Boiling Down Road and Gateway Road; and
- Construction of a new connector road culvert crossing and culvert/pavement upgrades over Russells Creek at Aberline Road, and Horne Road.
- Construction of three shared path crossings over Russells Creek.

The above projects are shown on Plan 2 and described in **Appendix B**.

Plan 3 Community Projects



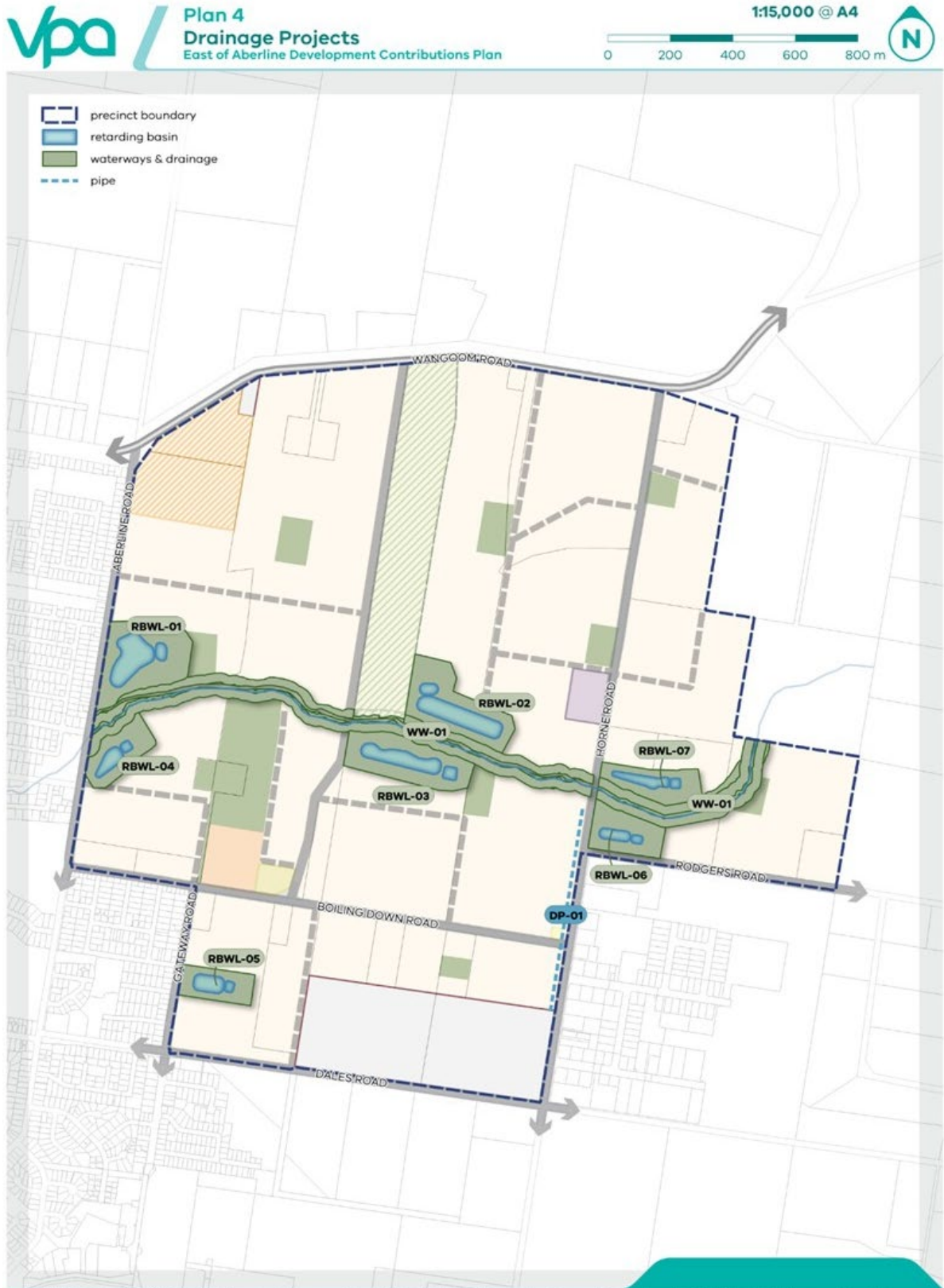
3.4 Community and recreation projects

Community projects include a contribution towards land required and for the construction of community facilities, active recreational reserves and indoor recreation.

Community projects have been identified based upon recommendations of the *East of Aberline Community Infrastructure Needs Assessment* (ASR, 2025).

In determining the final scope of DCP funded recreation projects within each sporting reserve, Council in its capacity as Development Agency will have regard to matters such as changing provision standards and models, the immediate needs of the community, current regulations and best practice and may seek to adjust and refine the scope of the projects to respond to these matters. The community projects funded by the DCP are shown on Plan 3 and described in **Appendix B**.

Plan 4 Drainage Projects



3.5 Drainage projects

The DCP makes funding available for the construction of all necessary drainage infrastructure. Waterway corridors and land required for flood mitigation, as designated in the DCP, are encumbered flood-prone land and represent the minimum width when a suitable frontage road is provided.

The drainage infrastructure has been identified through hydraulic modelling undertaken as part of the *East of Aberline Precinct Structure Plan Functional Design Report* (SMEC, March 06 2026).

The stormwater drainage infrastructure is required to appropriately retard and treat stormwater flows from new urban development, in accordance with best practice principles and prior to discharge into Russells Creek and existing urban drainage system to the satisfaction of the Warrnambool City Council and Glenelg Hopkins Catchment Management Authority.

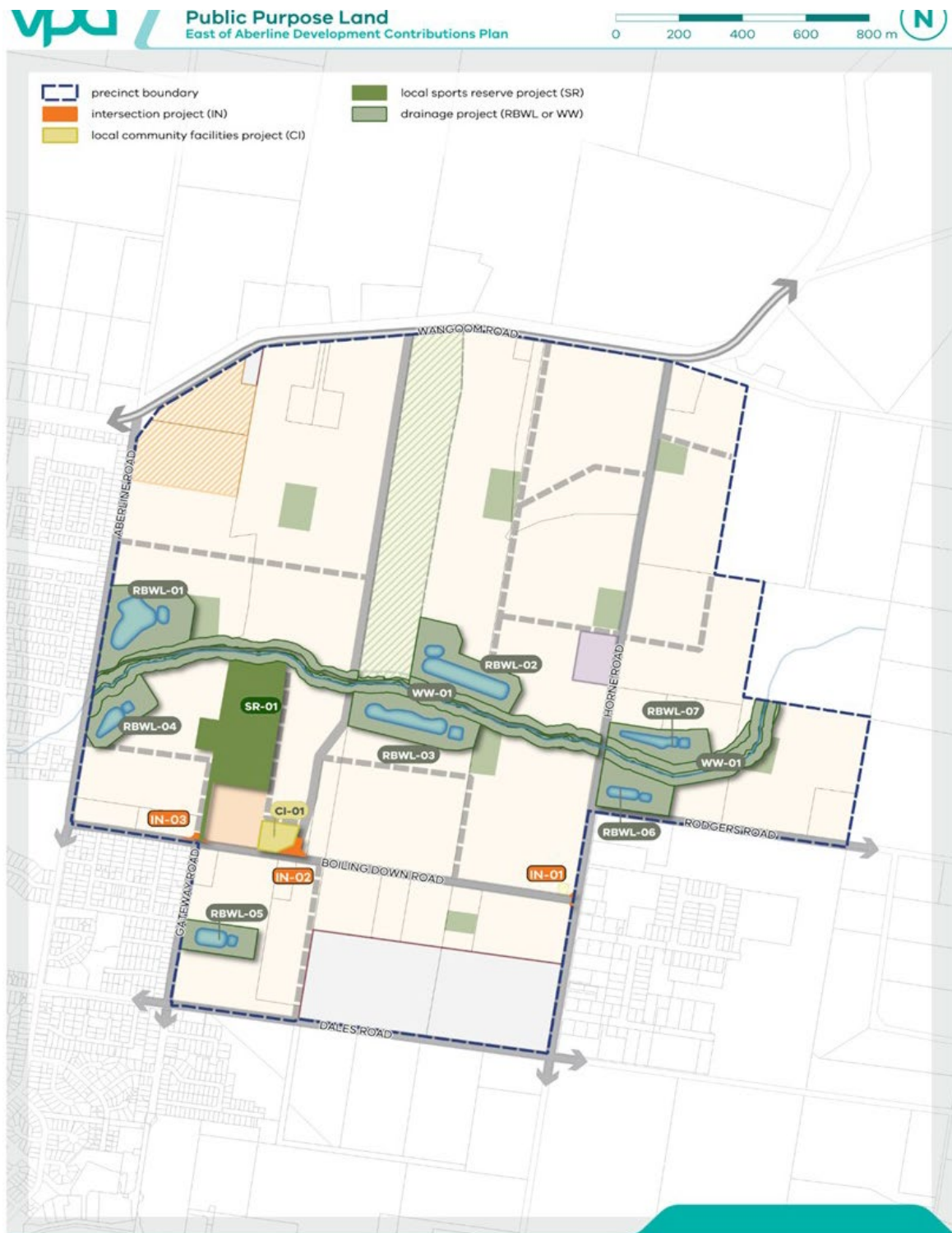
The upgrade to the existing culvert of Russells Creek underneath Aberline and Horne Road are included in the DCP to accommodate the floodway requirement under a 1% Annual Exceedance Probability (AEP) flood event.

A waterway restoration project has been included to deliver reconstruction works to the Russells Creek in addition to revegetation works to enhance the biodiversity outcomes for the Creek.

The drainage projects include land and construction of stormwater drainage projects. The drainage infrastructure projects funded by the DCP are shown on Plan 4 and described in **Appendix B**.

Temporary and interim drainage works are not the infrastructure projects funded by the DCP.

Plan 5 Public Purpose Land Projects



3.6 Public purpose land projects

Public purpose land projects are illustrated in **Plan 5** to support the delivery of transport, drainage, and community infrastructure.

Public purpose land may be transferred into public ownership by one of two primary mechanisms:

- Public acquisition or
- Vesting in council via subdivision.

These processes differ in their legal basis, compensation rights, and financial implications.

3.6.1 Public Acquisition

Public acquisition is governed by the *Planning and Environment Act 1987* and the *Land Acquisition and Compensation Act 1986*. It involves the compulsory acquisition of land from a private owner by an acquiring authority for a public purpose.

Where a Public Acquisition Overlay (PAO) applies, the affected land remains in private ownership until the acquisition process is initiated (unless the land is vested to the Council earlier, for instance through the development process). Once the land is compulsorily acquired, the landowner becomes entitled to compensation in accordance with the process set by the Land Acquisition and Compensation Act 1986.

If land is identified as a public purpose land project under **Appendix B**, the public acquisition, acted on by the acquiring authority, on the land is funded by the DCP. If the compensation determined through the acquisition process exceeds the estimate of value assumed in the DCP, any funding shortfall must be met outside this DCP, unless otherwise resolved through agreement or amendment.

3.6.2 Vesting Land

Land vested in council occurs under the Subdivision Act 1988, whereby land is transferred to a public authority as a condition of subdivision permit. Unless **Appendix B** designates a land credit for a public purpose land project this transfer is effected without compensation and is treated as a development cost borne by the development proponent. Vesting takes effect upon registration of the plan of subdivision, at which point legal title is transferred to the relevant authority.

4 Summary Land Use Budget

The land use budget in Table 2 provides a summary of the land required for transport, community facilities, education facilities, and open space and identifies the total amount of land available for development in the PSP.

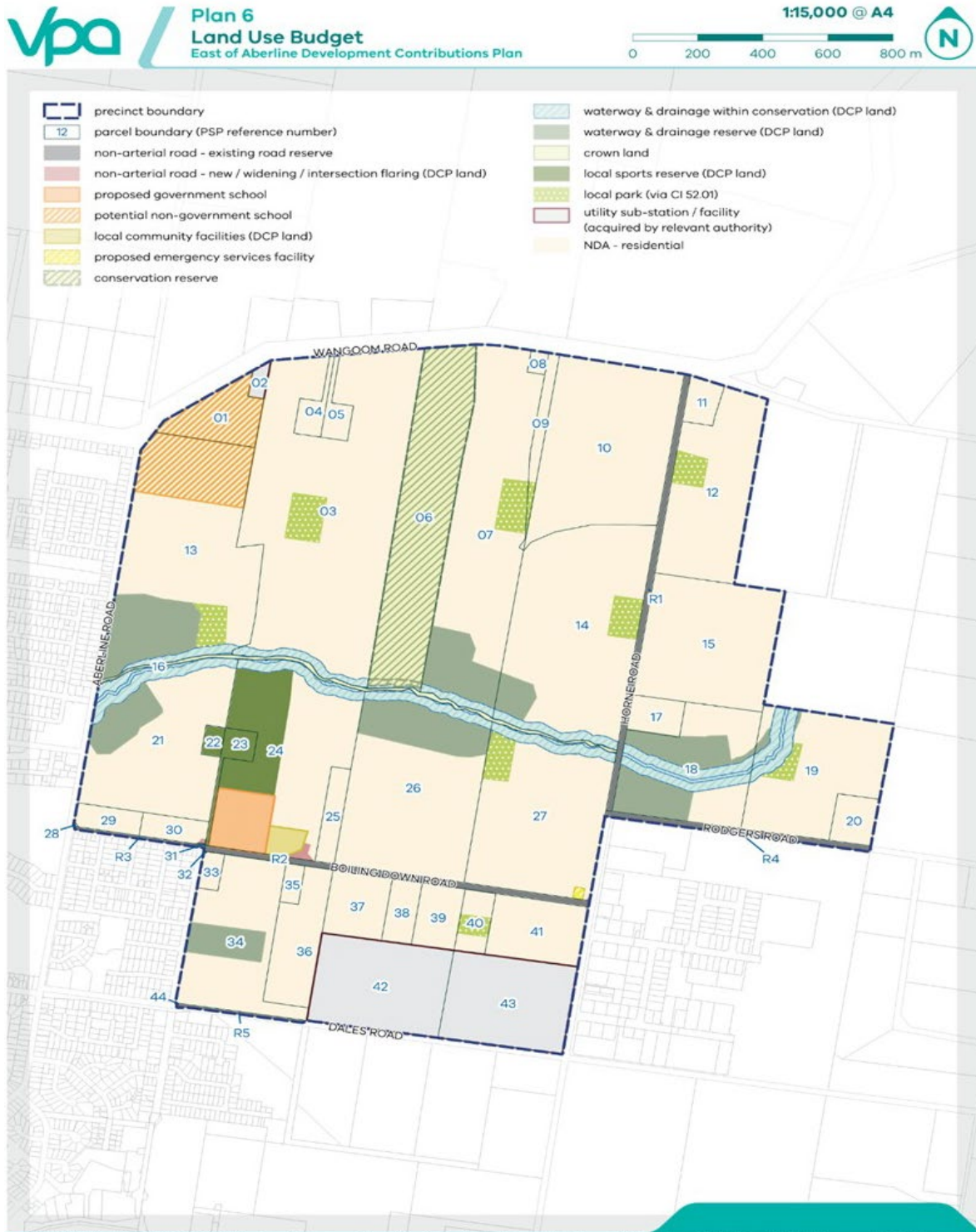
The Net Developable Area (NDA) is established by deducting the land requirements for transport, community facilities, public and private education facilities, open space (sports reserves and local parks), drainage corridors, conservation areas and other encumbered land from the Gross Developable Area (GDA). The GDA for East of Aberline PSP is 410.41 hectares while the NDA is 282.16 hectares. This equates to 68.75% of the land within the East of Aberline PSP area being available for development.

Table 24 Summary land use budget

Description	PSP East of Aberline PSP		
	HECTARES	% OF TOTAL	% OF NDA
TOTAL PRECINCT AREA (ha)	410.41		
Transport			
Non-Arterial Road - Existing Road Reserve			
Non-Arterial Road - New / Widening / Intersection Flaring (DCP land)			
Sub-total Transport			
Community & Education			
Proposed Government School			
Potential Non-Government School			
Local Community Facility (DCP land)			
Government Services			
Sub-total Education			
Open Space			
Uncredited Open Space			
Conservation Reserve			
Waterway and Drainage Within Conservation			
Waterway and Drainage Reserve			
Crown Land			
Sub-total Service Open Space			
Credited Open Space			
Local Sports Reserve (DCP land)			
Local Network Park (via Clause 53.01)			
Sub-total Credited Open Space			

Total All Open Space			
Other			
Utilities Sub-station / facility (acquired by relevant authority)			
Sub-total			
TOTAL NET DEVELOPABLE AREA – (NDA) Ha			

Plan 6 Land Use Budget



5 Calculation of Contributions

The following section sets out how the net developable area (NDA) is calculated and outlines the development projections anticipated in the precinct.

5.1 Net developable area

In the DCP, all development infrastructure contributions are payable on the net developable area of land on any given development site. Calculations of NDA for each individual property are outlined in the property-specific land budget included at **Appendix A**.

For the purposes of the DCP, the NDA is defined as the total amount of land within the precinct that is made available for development. It is the total precinct area minus community facilities, educational facilities, open space and encumbered land. NDA includes any land for lots, housing and employment buildings, all local streets (including some connector streets), and any small parks defined at subdivision stage that are in addition to those outlined in the PSP.

The NDA for the DCP is outlined in Table 2. The contributions 'per net developable hectare' must not and will not be amended to respond to minor changes to the land budget that may result from the subdivision process. In other words, the DCP is permanently linked to the calculation of the NDA set out in **Appendix A**.

The NDA may only change if the collecting agency agrees to a variation to the summary land use budget (Table 2) and the detailed property-specific land budget (**Appendix A**) and associated tables.

If the NDA for any specific parcel ID as set out in **Appendix A** is increased as a result of changes to the PSP design and/or land use variation – the responsible authority may require the land owner to enter into an agreement under section 173 of the Planning and Environment Act 1987 for payment for the additional net developable area at the contributions 'per net developable hectare' applicable at the time of any permit application.

5.2 Demand units and residential land budget

There are two types of demand units enforced in this DCP:

- Net developable hectare (NDHa) is the demand unit used for the Development Infrastructure Levy (DIL).
- Number of dwellings is the demand unit for the Community Infrastructure Levy (CIL).

'Residential' development is defined broadly to include forms of development that support a residential land use, including residential subdivision and development within the ~~local~~-[neighbourhood](#) activity centre.

'Residential' development also includes any non-residential uses within the residential area such as a place of worship, education centre, retirement village, nursing home, childcare centre, medical centre, convenience store or any other approved use.

The DCP contains a total of 280.10 NDHa and 4,482 dwellings.

5.3 Calculation of contributions charges

5.3.1 Calculation of charges - Construction cost

Each infrastructure project has been assigned a land and/or construction cost, as listed in **Appendix B**. The costs are expressed in 2025/26 dollars and will be adjusted annually in accordance with the method specified in [Section 6.2](#).

Transport, drainage and most community infrastructure costings have been determined through individual design and costing process (adopting rates derived from the Benchmark Costings) while the costs of the community centres utilise high benchmarks based on *Benchmark Infrastructure Report (Cardno) April 2019* and will be refined at a later date before finalisation of the PSP and DCP documents. The design and costings are provided in **Appendix C**.

5.3.2 Temporary Works

Temporary works are not factored in as a cost in this DCP unless expressly listed in the DCP.

5.3.3 Estimate of land value

The DCP adopted different assumptions for land valuation according to class:

- Drainage and transport projects.
- Community facility projects.

Both methodologies adopt a site-specific approach.

Transport and Drainage Projects

A site-specific broad hectare assessment applies to intersection and drainage projects.

The estimates of land value are prepared on a 'Before and After' basis where:

- The 'Before' assessment is based on the total area of each property proposed to accommodate an intersection and / or drainage project and ignores the land and infrastructure items to be provided by the DCP. The valuation takes account of the area of unencumbered land within the parcel, the area of land within the LSIO within the parcel, and the area of land within the Floodway Overlay as described in Appendix D to this document.
- The 'After' assessment comprises the remaining portion of each property after the land required by a project is provided. The valuation of each project takes into account the area of unencumbered land within the project, the area of unencumbered land discounted to reflect its location within the LSIO within the project, and the area of land within the Floodway Overlay within the project as described in Appendix D to this document

The following assumptions are applied in determining the value of the land in each scenario:

The valuations are informed by the following assumptions:

- i. The PSP is approved.
- ii. The properties are developable.
- iii. The properties are accessible by road.
- iv. The properties are at the development front.

The valuations adopt a 25% discount on the unencumbered land rate value for land within the LSIO and an encumbered Farming Zone rate to the land within the Floodway Overlay.

Community Projects

Site-specific assessment

A site-specific assessment applies to active open space (SR.01) and community facility (CI.01) projects.

The site-specific assessment for community infrastructure land projects adopts the following assumptions:

- i. The PSP is approved.
- ii. The parcel is developable.
- iii. The parcel is bound by a road on two sides and serviced.
- iv. The properties are at the development front.

All development proponents contribute proportionally to the total cost of public land acquisitions, calculated using the same standardized DIL rate. The area of land to be acquired for each DCP project on each property

will be identified from the property specific land budget prepared for the PSP and Appendix D.

Landowners who are required to provide land for DCP-funded public purposes—such as roads and drainage reserves—are credited at the estimate of value. The transfer and crediting process is set under Section 3.6 of the DCP.

5.3.4 Cost apportionment

The DCP apportions a charge in respect to each infrastructure project to new development according to its projected share of use of identified infrastructure items.

The cost apportionment is expressed as a percentage in **Appendix B**. Projects that are 100% apportioned to the DCP area are wholly required for the future development of the DCP area. Projects that are less than 100% apportioned to the DCP area are shared with other areas outside the precinct and other funding sources.

6 Administration

This section sets out how the DCP will be administered and covers:

- The timing of payment
- Provision of works and land in lieu
- How funds generated by the DCP will be managed in terms of reporting, indexation and review periods.

The development infrastructure levy applies to subdivision and/or development of land.

The community infrastructure levy applies to the construction of dwellings.

Warrnambool City Council is both the collecting agency and the development agency for the purposes of this DCP.

6.1 Payment of contributions and payment timing

6.1.1 Community infrastructure levy

If a community infrastructure levy is payable, it has either been paid, or an agreement has been entered into ~~an agreement~~ with the relevant council to pay the levy at a later stage, prior to issuing of a building permit.

Council may require the owner to enter into a section 173 agreement that obligates the payment of the community infrastructure levy prior to the issues of a Statement of Compliance or otherwise agreed.

Section 24(5) of the Building Act 1993 requires that the relevant building surveyor must not issue a building permit unless they are satisfied that if a CIL is payable, it has either been paid, or an agreement has been entered into with the relevant council to pay the levy at a later stage, prior to issuing of a building permit.

The community infrastructure levy is payable for every new dwelling, so where a lot is further subdivided (into townhouses for example), and additional levy will be payable for each of the extra dwellings created.

6.1.2 Development infrastructure levy

For subdivision of land

A development infrastructure levy must be paid to the collecting agency for the land within the following specified time, namely after certification of the relevant plan of subdivision but not more than 21 days prior to the

issue of a Statement of Compliance in respect of that plan or included in an implementation agreement under Section 173 of the Act.

Where the subdivision is to be developed in stages, the infrastructure levy for the stage to be developed only may be paid to the collecting agency within 21 days prior to the issue of a Statement of Compliance in respect of that stage provided that a Schedule of Development Contributions is submitted with each stage of the plan of subdivision. This schedule must show the amount of the development contributions payable for each stage and value of the contributions in respect of prior stages to the satisfaction of the collecting agency or included in an implementation agreement under Section 173 of the Act.

If the collecting agency agrees to works and/or provision of land in lieu of the payment of the infrastructure levy, the landowner must enter into an agreement under Section 173 of the Act in respect of the proposed works and/or provision of land in kind to specific requirements.

For development of land where no subdivision is proposed

Provided an infrastructure levy has not already been paid on subject land, a levy must be paid to the collecting agency in accordance with the provisions of the approved DCP for each demand unit (net developable hectare) proposed to be developed prior to the commencement of any development (i.e. development includes buildings, car park, access ways, landscaping and ancillary components). The collecting agency may require that development infrastructure levy contributions be made prior to the issue of the permit at either the planning permit or building permit stage.

If the collecting agency agrees to works and/or provision of land in lieu of the payment of the infrastructure levy, the landowner must enter into an agreement under Section 173 of the Act or other arrangement acceptable to the collecting agency proposed in respect of the proposed works and/or land to be provided in kind.

Where no planning permit is required

The following requirement applies where no planning permit is required. The land may only be used and developed subject to the following requirements being met:

- Unless some other arrangement has been agreed to by collecting agency in a Section 173 agreement, prior to the commencement of any development, a development infrastructure levy must be paid to the collecting agency in accordance with the provisions of the DCP for the land.

If the collecting agency agrees to works and/or provision of land in lieu of the payment of the infrastructure levy, the landowner must enter into an agreement under Section 173 of the Act in respect of the proposed works or provision of land, which is proposed to be provided in kind.

6.1.3 Works-in-kind

The collecting agency may permit development proponents to undertake works in lieu of cash payments, providing that:

- The works constitute projects funded by the DCP
- The collecting agency agrees that the timing of the works would be consistent with priorities in the DCP
- The development proponent complies with appropriate tendering, documentation, supervision and related provisions as required by the responsible authority
- Works must be provided to a standard that generally accords with the DCP, unless an alternative is agreed by the collecting agency and the development agency
- Detailed design must be approved by the collecting agency and the development agency and must generally accord with the layout and standards outlined in the PSP and DCP unless an alternative is agreed by the collecting agency and the development agency
- The construction of works must be completed to the satisfaction of the collecting agency and the development agency
- There should be no negative financial impact on the DCP to the satisfaction of the collecting agency.

In particular, the works will only be accepted in lieu of a financial contribution required by the DCP to the extent that they constitute part or all the design of the infrastructure item and reduce the cost to complete that design, to the satisfaction of the collecting agency. Temporary works will not be accepted as works in kind.

Where the collecting agency agrees that works are to be provided by a development proponent in lieu of cash contribution (subject to the arrangements specified above):

- The credit for the works provided shall equal the total cost of the works as identified in the DCP, considering the impact of indexation

- The value of works provided in accordance with the principle outlined above will be offset against the development contributions liable to be paid by the development proponent
- No further DCP financial contributions will be required until the agreed value of any credits are used.

6.1.4 Credit for over-provision

Where the collecting agency agrees that a development proponent can deliver an infrastructure item (either works and/or land), the situation may arise where the development proponent makes a contribution with a value that exceeds that required by the DCP.

The details of credits and reimbursements for construction shall equal the final cost of the works identified in the DCP, considering the impact of indexation. The value of credits and reimbursements for the transfer of land will need to be at the values that are outlined in the DCP, subject to revaluation and indexation of the land as per Section 6.2.

6.1.5 Non-government schools

The development of land for a non-government school is exempt from the requirement to pay a DIL and a CIL under the DCP.

Where land is subdivided or developed for the purpose of a non-government school and the use of that land is subsequently for a purpose other than a non-government school which results in an increased NDA, the owner of that land must pay to the collecting agency development contributions in accordance with Section 4.1 of the DCP. The development infrastructure levy must be paid within 28 days of the date of the commencement of the construction of any buildings or works for that alternative use.

6.1.6 Social and affordable housing

The collecting agency may on an individual basis consider any request for an exemption or discount on the DIL for the development of social and affordable housing.

6.1.7 Funds administration

The administration of the contributions made under the DCP will be transparent and development contributions charges will be held until required for provision of the items in that class. Details of funds received and expenditures will be held by the collecting agency in accordance with the provisions of the *Local Government Act 2020* and the Act.

The administration of contributions made under the DCP will be transparent and demonstrate the:

- Amount and timing of funds collected;
- Source of the funds collected;
- Amount and timing of expenditure on specific projects;
- Project on which the expenditure was made;
- Account balances for individual project classes;
- Details of works in kind arrangements for project provision;
- Pooling or quarantining of funds to deliver specific projects, where applicable.

The collecting agency will provide for regular monitoring, reporting and review of the monies received and expended in accordance with the DCP.

The collecting agency will establish interest bearing accounts and all monies held in these accounts will be used solely for the provision of infrastructure as itemised in the DCP, as required under section 46QA of the Act.

6.2 Construction and land value costs indexation

Capital costs of all infrastructure items, including land, are in 2025/2026 dollars and will be adjusted by the collecting agency annually for inflation.

In relation to the costs associated with infrastructure items other than land, the cost must be adjusted according to the following method:

- **Transport projects** – indexed in line with the Australian Bureau of Statistics Producer Prices Indexes, Road and Bridge Construction Index, Victoria;
- **All other infrastructure items** – indexed in line with the Australian Bureau of Statistics Producer Price Indexes, Non-Residential Building Construction Index, Victoria.

Estimates of land value will be revised annually by a registered valuer based on the methodology described in section 5.3.3 of this DCP and the land areas described in Appendix D; this exercise may be required for each respective land use category within the DCP. Revisions may occur more frequently if market conditions warrant.

The collecting agency will publish the amended contributions on the collecting agency's website within 14 days of the adjustments being made.

6.3 Review period

This DCP adopts a long-term outlook for development. This DCP commenced on the date when it was first incorporated into the Warrnambool Planning Scheme. This DCP will end when development within the DCP area is complete, which is projected to be 25 years after gazettal, or when this DCP is removed from the Warrnambool Planning Scheme.

The DCP is expected to be revised and updated every five years (or more frequently if required). This review may result in minor changes or have no changes at all. Alternatively, this may require an amendment to the Warrnambool Planning Scheme to replace this document with a revised document.

6.4 Adjustment to the scope of projects

The infrastructure projects in the DCP have been costed to a sufficient level of detail; however, all the projects will require a detailed design process prior to construction.

As part of detailed design, Council or a development proponent with the consent of Council may amend or modify some aspects of projects and propose alternative designs, so long as they are still generally in accordance with the PSP and any direction regarding the scope outlined in the DCP.

A development proponent may also propose increased densities or material changes to the use and development of land from that contemplated in the PSP, leading to an increased requirement for infrastructure. In such cases, the development proponent must bear any additional costs for infrastructure that exceed the standard provision assumed in the DCP, to ensure there is no adverse financial impact on the DCP or other contributors.

Where Council or another agency seeks to change the scope of a DCP infrastructure item to meet changing standards imposed by adopted policy or a public regulatory agency, such changes of standards and the resulting cost changes should normally be made through a change to the DCP at the time of a regular review of the DCP.

Where, after the DCP has been approved, Council or other agency proposes changes to the scope of a DCP infrastructure item for reasons other than changes in standards imposed by policy or regulation the net cost increases resulting from the change should normally be met by the agency requesting the change.

6.5 Collecting agency (agency responsible for collecting infrastructure levy)

Council is the collecting agency pursuant to section 46K(1)(fa) of the Act which means that it is the public authority to which all levies are payable. As the collecting agency, Council is responsible for the administration of the DCP and its enforcement pursuant to section 46QC of the Act.

6.6 Development agency (agency responsible for works)

Council is the development agency and is responsible for the provision of the designated infrastructure projects which are funded under the DCP and the timing of all works.

7 Implementation Strategy

This section provides further details regarding how the collecting agency intends to implement the DCP. This section clearly identifies the rationale for the implementation strategy and details the various measures that have been adopted to reduce the risk posed by the DCP to all parties.

7.1 Rationale for the implementation strategy

This implementation strategy has been included to provide certainty to both the collecting agency and development proponents. The implementation strategy recognises the complexities associated with infrastructure provision and funding and seeks to minimise risk to the collecting agency, development agency, development proponent and future community.

This implementation strategy has been formulated by:

- Assessing the PSP
- Having regard to the development context
- Assessing the need for finance requirements including upfront financing and pooling of funds
- Agreeing the land value and indexing it appropriately (where possible)
- Identifying preferred implementation mechanisms to achieve the above outcomes and reducing the risk associated with the DCP to ensure that it will be delivered as intended.

7.2 Implementation mechanism

Under section 46P of the Act, the collecting agency may accept (with the consent of the development agency where the collecting agency is not also the development agency) the provision of land, works, services or facilities by the applicant in part or full satisfaction of the amount of levy payment. This can be by agreement with the collecting agency before or after the application for the permit is made or before the development is carried out.

To coordinate the provision of infrastructure, Schedule 1 to the Urban Growth Zone in the Warrnambool Planning Scheme for the PSP requires an application for subdivision to be accompanied by a public infrastructure plan to the satisfaction of the responsible authority.

The infrastructure plan needs to show the location, type, staging and timing of infrastructure on the land as identified in the PSP or reasonably required because of the subdivision of the land and address the following:

- Stormwater drainage works
- Road works internal or external to the land consistent with any relevant traffic impact assessment
- The reserving or encumbrance of land for infrastructure, including for community facilities, sports reserves and open space
- Any infrastructure works which an applicant proposes to provide in lieu of development contributions in accordance with the DCP
- The effects of the provision of infrastructure on the land or any other land
- Any other relevant matter related to the provision of infrastructure reasonably required by the responsible authority.

Through the approval of these agreements, the collecting agency will consider if and what infrastructure should be provided as works in kind under the DCP in accordance with section 46P of the Act. The agreement must include a list of the DCP infrastructure projects that the collecting agency has agreed in writing to allow to be provided as works and/or land in lieu.

APPENDICES

- Appendix A – Property Specific Land Budget
- Appendix B – Project Cost Calculations and Indicative Timing
- Appendix C – Infrastructure Project Design and Costings
- [Appendix D – Land Valuation Site Specific Areas](#)

APPENDIX A – PROPERTY SPECIFIC LAND BUDGET

Detailed information on the developable area for each property is included in the property-specific land budget with each PSP.

TABLE NOTE: The summary land budget included in this table clearly sets out the NDA for the PSP. The NDA will not be amended to respond to minor changes to land budgets that may result from the subdivision process for any other reason than those stated above, unless the variation is agreed to by the responsible authority.

The land budget has been prepared to reflect current advice from council regarding the public purpose lands for the precinct. The land required for drainage and transport assets and open space may be subject to minor refinement through the subdivision process.

Table 25 Property Specific Land Budget

PARCEL ID	TOTAL AREA (HA)	Transport		COMMUNITY/EDUCATION				Uncredited OPEN SPACE					Credited Open Space		Other	TOTAL CONTRIBUTION LAND (HA)	NET DEVELOPABLE AREA % OF PROPERTY
		NON ARTERIAL ROAD – EXISTING ROAD RESERVE Y	ARTERIAL ROAD – NEW/ WIDENING/ INTERSECTION FLARING (DCP LAND)	PROPOSED GOVERNMENT SCHOOL	POTENTIAL NON- GOVERNMENT SCHOOL	COMMUNITY FACILITIES (DCP LAND)	GOVERNMENT SERVICES	CONSERVATION RESERVE		WATERWAY & DRAINAGE within 1%AEP	WATERWAY & 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	-	-	-	-	-	-	-		1.10	-	-	-	1.60	-	41.47	93.89%
EA-04	1.24	-	-	-	-	-	-	-		-	-	-	-	-	-	1.24	100.00 %
EA-05	1.24	-	-	-	-	-	-	-		-	-	-	-	-	-	1.24	100.00 %
EA-06	19.63	-	-	-	-	-	-	19.48		0.14	-	-	-	-	-	0.00	0.00%
EA-07	26.71	-	-	-	-	-	-	-		0.61	4.03	-	-	1.47	-	20.61	77.14% 77.15%
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	-	-	-	0.83	5.90	-	-	1.20	-	14.73	49.67%
EA-14	27.78	-	-	-	-	-	-	-	1.13	1.36	-	-	1.20	-	24.10	86.73%
EA-15	16.78	-	-	-	-	-	-	-	-	-	-	-	=	-	16.78	100.00%
EA-16	1.76	-	-	-	-	-	-	-	-	-	1.76	-	-	-	0.00	0.00%
EA-17	1.97	-	-	-	-	-	-	-	-	0.03	-	-	-	-	1.94	98.72%
EA-18	14.04	-	-	-	-	-	-	-	2.96	6.01	-	-	-	-	5.08	36.19%
EA-19	14.99	-	-	-	-	-	-	-	1.81	0.24	-	-	0.60	-	12.35	82.35%
EA-20	2.08	-	-	-	-	-	-	-	-	-	-	-	=	-	2.08	100.00%
EA-21	19.89	-	-	-	-	-	-	-	2.35	2.75	-	-	-	-	14.78	74.34%
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	-	-	1.55	0.00	-	6.51	-	-	8.98	40.68%
EA-25	1.94	-	-	-	-	-	-	-	-	-	-	-	-	-	1.94	100.00%
EA-26	23.88	-	-	-	-	-	-	-	1.33	5.06	-	-	-	-	17.79	74.51%
EA-27	20.62	-	0.01	-	-	-	0.12	-	1.39	0.05	-	-	1.17	-	17.87	86.68%
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	-	-	-	-	-	-	-	-	2.36	-	-	-	-	10.99	82.33%
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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.82	100.00 %
EA-40	2.00	-	-	-	-	-	-	-	-	-	-	-	0.60	-	-	1.40	69.99 %
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	0.31	3.50	11.46	1.00	0.12	19.48		15.20	25.71		8.43	9.07	24.39	282.16	70.08 %
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%
TOTALS	410.41	7.81	0.31	3.50	11.46	1.00	0.12	19.48		15.20	25.71	1.76	8.43	9.07	24.39	282.16	70.08%

APPENDIX B – PROJECT COST CALCULATION AND INDICATIVE TIMING

Table 26 Project Cost Calculations and Indicative Timing

DCP PROJECT ID	PROJECT	INFRASTRUCTURE CATEGORY	PROJECT DESCRIPTION	Project Timing	LAND AREA (HA)	ESTIMATED PROJECT COST: LAND	ESTIMATED PROJECT COST: CONSTRUCTION	ESTIMATED PROJECT COST: TOTAL	% APPORTIONMENT	TOTAL COST APPORTIONED TO DCP	RESIDENTIAL - CIL PER DWELLING	RESIDENTIAL - DIL PER NDHA
TRANSPORT PROJECTS												
Intersection Projects												
EA-IN-01	Horne Road & Boiling Down Road	Development	Construction of Signalised T-intersection	S	0.00	\$-	\$3,505,621	\$3,505,621	100%	\$3,505,621		
EA-IN-02	Connector Road & Boiling Down Road	Development	Construction of a Three Leg Roundabout	S	0.00	\$-	\$1,558,184	\$1,558,184	100%	\$1,558,184		
EA-IN-03	Gateway Road & Boiling Down Road	Development	Extension of the northern leg of the existing roundabout	S	0.00	\$-	\$594,014	\$594,014	100%	\$594,014		
Sub-Total Intersections					0.00	\$-	\$5,657,819	\$5,657,819		\$5,657,819		
Bridge Crossing												
EA-BR-CU-01	Russell Creek Culvert Crossing	Development	Construction of Connector Road & Culvert Crossing over Russells Creek	S								
EA-SUP-CU-01	Russell Creek Pedestrian Crossing	Development	Construction of a Shared Path Crossing over Russells Creek	S								
EA-SUP-CU-02	Russell Creek Pedestrian Crossing	Development	Construction of a Shared Path Crossing over Russells Creek	M								
EA-SUP-CU-03	Russell Creek Pedestrian Crossing	Development	Construction of a Shared Path Crossing over Russells Creek	L								
EA-BR-CU-02	Aberline Road Culvert Crossing Upgrade	Development	Construction of a Culvert and Connector Road upgrade at exiting	S								

DCP PROJECT ID	PROJECT	INFRASTRUCTURE CATEGORY	PROJECT DESCRIPTION	Project Timing	LAND AREA (HA)	ESTIMATED PROJECT COST: LAND	ESTIMATED PROJECT COST: CONSTRUCTION	ESTIMATED PROJECT COST: TOTAL	% APPORTIONMENT	TOTAL COST APPORTIONED TO DCP	RESIDENTIAL - CIL PER DWELLING	RESIDENTIAL - DIL PER NDHA
			crossing of Russells Creek									
EA-BR-CU-03	Horne Road Culvert Crossing Upgrade	Development	Construction of a Culvert and Connector Road upgrade at exiting crossing of Russells Creek	M								
Sub-Total Bridge Crossing												
	Total Transport				0.00	\$-						
COMMUNITY PROJECTS												
Community Centres												
EA-CI-01	Level 2 Community Centre	Development	Construction of Level 2 Community Centre including car parking facilities	S	0.00	\$-	\$11,904,344	\$11,904,344	100%	\$11,904,344		
Sub-Total Community Centres						\$-	\$11,904,344	\$11,904,344		\$11,904,344	\$-	
EA-SR-01	Active Open Space - Sports Reserve including fields and outdoor courts	Development	Construction of Sports Reserve and fields (VPA Benchmark 8-10ha Design) and Dam remediation cost for Parcel 22 and 23.	S	0.00	\$-						
EA-SR-01p	Active Open Space - Pavilion (700 sqm)	Community	Construction of pavilions	S	0.00	\$-						
Sub-Total Active Recreation												

DCP PROJECT ID	PROJECT	INFRASTRUCTURE CATEGORY	PROJECT DESCRIPTION	Project Timing	LAND AREA (HA)	ESTIMATED PROJECT COST: LAND	ESTIMATED PROJECT COST: CONSTRUCTION	ESTIMATED PROJECT COST: TOTAL	% APPORTIONMENT	TOTAL COST APPORTIONED TO DCP	RESIDENTIAL - CIL PER DWELLING	RESIDENTIAL - DIL PER NDHA
	Total Community and Rec				0.00							
DRAINAGE PROJECTS												
Stormwater Drainage												
EA-RBWL-01c	Retarding Basin/Wetland & Sedimentation Pond - Catchment A	Development	Construction of Combined Retarding Basin/Wetland & Sedimentation Pond in Aberline Road (North) - Catchment A	S	0.00	\$-						
EA-RBWL-02c	Retarding Basin/Wetland & Sedimentation Pond - Catchment B	Development	Construction of Combined Retarding Basin/Wetland & Sedimentation Pond to west of Tozer Reserve - Catchment B	M	0.00	\$-						
EA-RBWL-03c	Retarding Basin/Wetland & Sedimentation Pond - Catchment C	Development	Construction of Combined Retarding Basin/Wetland & Sedimentation Pond to south of Tozer Reserve - Catchment C	S	0.00	\$-						
EA-RBWL-04c	Retarding Basin/Wetland & Sedimentation Pond - Catchment D	Development	Construction of Combined Retarding Basin/Wetland & Sedimentation Pond in Aberline Road (South) - Catchment D	S	0.00	\$-						
EA-RBWL-05c	Retarding Basin/Wetland &	Development	Construction of Combined Retarding	S	0.00	\$-						

DCP PROJECT ID	PROJECT	INFRASTRUCTURE CATEGORY	PROJECT DESCRIPTION	Project Timing	LAND AREA (HA)	ESTIMATED PROJECT COST: LAND	ESTIMATED PROJECT COST: CONSTRUCTION	ESTIMATED PROJECT COST: TOTAL	% APPORTIONMENT	TOTAL COST APPORTIONED TO DCP	RESIDENTIAL - CIL PER DWELLING	RESIDENTIAL - DIL PER NDHA
	Sedimentation Pond - Catchment E		Basin/Wetland & Sedimentation Pond in Gateway Road - Catchment E									
EA-RBWL-06c	Retarding Basin/Wetland & Sedimentation Pond - Catchment F	Development	Construction of Combined Retarding Basin/Wetland & Sedimentation Pond in Rodgers Road - Catchment F	L	0.00	\$-						
EA-RBWL-07c	Retarding Basin/Wetland & Sedimentation Pond - Catchment G	Development	Construction of Combined Retarding Basin/Wetland & Sedimentation Pond in Horne Road (North) - Catchment G	L								
EA-DP-01c	Drainage piping (Catchment C) and Grassed swales along Russells Creek corridor	Development	Construction of Q100 pipe in Horne Road connecting to Catchment C and grassed swales along Russells	S								
EA-WW-01c	Russells Creek Waterway and Restoration Works	Development	Constructed of waterway and revegetation works along the Russells Creek Corridor	S								
	Sub-Total Drainage											
	Total Drainage and Flooding											
PUBLIC PURPOSE LAND PROJECTS												
Public Land												
EA-WW-01	Russells Creek Waterway & Conservation Corridor	Development - Land	PAO acquisition cost for the establishment of the Russells Creek waterway including natural waterway	S								

DCP PROJECT ID	PROJECT	INFRASTRUCTURE CATEGORY	PROJECT DESCRIPTION	Project Timing	LAND AREA (HA)	ESTIMATED PROJECT COST: LAND	ESTIMATED PROJECT COST: CONSTRUCTION	ESTIMATED PROJECT COST: TOTAL	% APPORTIONMENT	TOTAL COST APPORTIONED TO DCP	RESIDENTIAL - CIL PER DWELLING	RESIDENTIAL - DIL PER NDHA
			functions and 1% AEP floodplain storage.									
EA-RBWL-01	Combined retarding basin, wetland, and sedimentation pond - South-West corner of Catchment A at Russell Creek	Development - Land	PAO acquisition / land credit cost for the construction of a combined retarding basin, wetland, and sedimentation pond S									
EA-RBWL-02	Combined retarding basin, wetland, and sedimentation pond - South-West corner of Catchment B at Russell Creek	Development - Land	PAO acquisition / land credit cost for the construction of a combined retarding basin, wetland, and sedimentation pond M									
EA-RBWL-03	Combined retarding basin, wetland, and sedimentation pond - North-West corner of Catchment C at Russell Creek	Development - Land	PAO acquisition / land credit cost for the construction of a combined retarding basin, wetland, and sedimentation pond S									
EA-RBWL-04	Combined retarding basin, wetland, and sedimentation pond - North-West corner of Catchment D at Russell Creek	Development - Land	PAO acquisition / land credit cost for the construction of a combined retarding basin, wetland, and sedimentation pond S									
EA-RBWL-05	Combined retarding basin, wetland, and sedimentation pond - Western Boundary of Catchment E at Gateway Road	Development - Land	PAO acquisition / land credit cost for the construction of a combined retarding basin, wetland, and sedimentation pond S									
EA-RBWL-06	Combined retarding basin, wetland, and sedimentation pond - South-West corner of Catchment Fat Russell Creek	Development - Land	PAO acquisition / land credit cost for the construction of a combined retarding basin, wetland, and sedimentation pond L									
EA-RBWL-07	Combined retarding basin, wetland, and	Development - Land	PAO acquisition / land credit cost for L									

DCP PROJECT ID	PROJECT	INFRASTRUCTURE CATEGORY	PROJECT DESCRIPTION	Project Timing	LAND AREA (HA)	ESTIMATED PROJECT COST: LAND	ESTIMATED PROJECT COST: CONSTRUCTION	ESTIMATED PROJECT COST: TOTAL	% APPORTIONMENT	TOTAL COST APPORTIONED TO DCP	RESIDENTIAL - CIL PER DWELLING	RESIDENTIAL - DIL PER NDHA
	sedimentation pond - South-West corner of Catchment G at Russell Creek		the construction of a combined retarding basin, wetland, and sedimentation pond									
EA-IN-01	Horne Road & Boiling Down Road Boulevard	Development - Land	PAO acquisition / land credit cost for the construction of Signalised T-intersection	S								
EA-IN-02	Connector Road & Boiling Down Road Boulevard	Development - Land	PAO acquisition / land credit cost for the construction of three-leg roundabout	S								
EA-IN-03	Gateway Road & Boiling Down Connector Road	Development - Land	PAO acquisition / land credit cost for the extension of the northern leg of the existing roundabout	S								
EA-CI-01	Level 2 Community Centre	Development - Land	Land credit cost for the construction of Level 2 Community Centre	S								
EA-SR-01	Active Open Space - Sports Reserve	Development - Land	Land credit cost for the construction of a sports reserve and fields.	S								
	Sub-Total Public Land											
	Total Public Land											
STRATEGIC PLANNING												
EA-PP-01	Plan Preparation Costs	Development	Plan Preparation Costs									
Sub total Planning Costs												

	Total Planning Cost											
	TOTALS											

APPENDIX C – INFRASTRUCTURE DESIGN & COSTINGS

- Appendix C1 – Transport Infrastructure Projects
- Appendix C2 – Community Infrastructure Projects
- Appendix C3 – Drainage Infrastructure Projects

APPENDIX D - LAND VALUATION SITE SPECIFIC LAND AREAS

Appendix H Committee recommended Schedule 1 to the Urban Growth Zone

The Committee recommended changes are based on the Planning Authority's closing version of the provisions with all tracked changes accepted (Document 147) and are shown as:

Tracked Added

~~Tracked Deleted~~

SCHEDULE 1 TO CLAUSE 37.07 URBAN GROWTH ZONE

xx/xx/xxxx
Proposed
Amendment
C217warr

Shown on the planning scheme map as **UGZ1**.

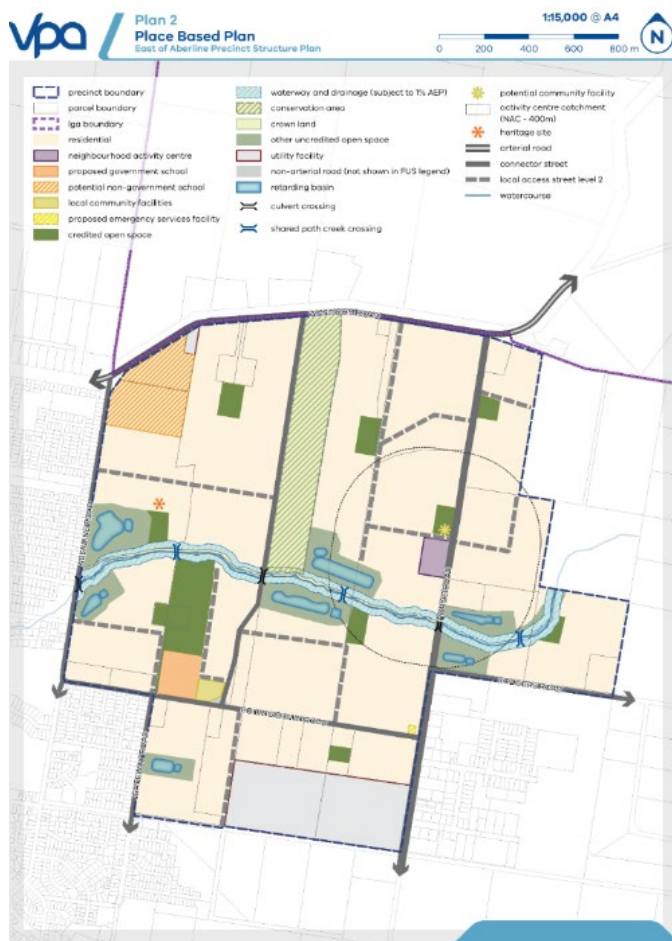
EAST OF ABERLINE PRECINCT STRUCTURE PLAN

1.0 The Plan

xx/xx/xxxx
Proposed
Amendment
C217warr

Plan 1 shows the future urban structure proposed in the *East of Aberline Precinct Structure Plan*. It is a reproduction of Plan 2 in the *East of Aberline Precinct Structure Plan*.

Plan 1 to Schedule 1 of Clause 37.07



2.0 Use and development

2.1 The Land

xx/xx/xxxx
Proposed
Amendment
C217warr

The use and development provisions specified in this schedule apply to the land within the 'precinct boundary' on Plan 1 and shown as UGZ1 on the planning scheme maps.

Note: If land shown on Plan 1 is not zoned UGZ1, the provisions of this schedule do not apply

2.2 Applied zone provisions

xx/xx/xxxx
Proposed
Amendment
C217warr

Table 1 allocates the land use/development shown on Plan 1 of this schedule with a corresponding zone from this scheme.

Where the use/development in the left column is carried out or proposed generally in accordance with the incorporated *East of Aberline Precinct Structure Plan*, the use, subdivision, construction of a building and construction and carrying out of works provisions of the corresponding zone in the right column apply.

A reference to a planning scheme zone in an applied zone must be read as if it were a reference to an applied zone under this schedule.

Note: e.g. The General Residential Zone specifies 'Place of worship' as a Section 1 Use with the condition, 'The site must adjoin, or have access to, a road in a Transport Zone.' In this instance the condition should be read as, 'The site must adjoin, or have access to, a road in a Transport Zone or an applied Transport Zone in the Urban Growth Zone schedule applying to the land'.

Table 1: Applied zone provisions

Land shown on plan 1 of this schedule Neighbourhood Activity Centre	Applied zone provisions Clause 34.01 – Commercial 1 Zone
Land shown on plan 1 of this schedule Crown land	Applied zone provisions Clause 36.02 – Public Park and Recreation Zone
Land shown on plan 1 of this schedule Arterial Road	Applied zone provisions Clause 36.04 – Transport Zone 2
Land shown on plan 1 of this schedule All other land	Applied zone provisions Clause 32.08 – General Residential Zone

2.3 Specific provisions – Use of land

xx/xx/xxxx
Proposed
Amendment
C217warr

Section 1 - Permit not required

Use	Condition
Child care centre Hall Indoor recreation facility Library Medical Centre	Must be generally in accordance with the location shown as 'local community facilities' in Plan 1 of this schedule and with the prior written consent of Warrnambool City Council.
Emergency services facility	Must be generally in accordance with the location shown as land shown as 'proposed emergency services facility' in Plan 1 of this schedule.
Primary school Secondary school	Must be generally in accordance with the location shown as 'potential non-government school' in Plan 1 of this schedule.

Shop (other than adult sex product shop) where the applied zone is Commercial 1 Zone	The combined leasable floor area of all shops must not exceed 7,700 square metres.
Any use listed in Clause 62.01	Must meet requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
None specified

2.4

xx/xx/xxxx
Proposed
Amendment
C217warr

Specific provisions - Subdivision

None specified.

2.5

xx/xx/xxxx
Proposed
Amendment
C217warr

Specific provisions - Buildings and works

Buildings and works for future local parks and community facilities

A permit is not required to construct a building or carry out works on land shown in the *East of Aberline Precinct Structure Plan* as a local park or community facility provided the development is carried out generally in accordance with the incorporated *East of Aberline Precinct Structure Plan* and with the prior written consent of the responsible authority.

Bulk Earthworks

A permit is required for bulk earthworks, unless a report has been prepared to the satisfaction of the responsible authority demonstrating that sodic and/or dispersive soils are not present in the works area.

Buildings and works for a school

A permit is required to construct a building or construct or carry out works associated with a Primary or Secondary school on land generally in accordance with the location shown as a ‘potential non-government school’ on Plan 1 of this schedule, unless exempt under Clauses 62.02-1 and 62.02-2.

Dwellings on a lot less than 300 square metres

A permit is not required to construct or extend one dwelling on a lot of less than 300 square metres, if either of the following apply:

- There is a restriction registered on the plan of subdivision identifying the lot as a lot to which the *Small Lot Housing Code* (Victorian Planning Authority, November 2019) applies, and the development complies with the *Small Lot Housing Code* (Victorian Planning Authority, November 2019) incorporated into this planning scheme.
- There is a restriction registered on the plan of subdivision identifying the lot as a lot to which the *Small Lot Housing Code* (Victorian Planning Authority, November 2024) applies, and the development complies with the *Small Lot Housing Code* (Victorian Planning Authority, November 2024) incorporated into this planning scheme.

3.0xx/xx/xxxx
Proposed
Amendment
C217warr**Application requirements**

The following application requirements apply to an application for a permit under Clause 37.07, in addition to those specified in Clause 37.07 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority.

If in the opinion of the responsible authority an application requirement listed below is not relevant to the assessment of an application (except for a Preliminary Risk Screen Assessment), the responsible authority may waive or reduce the requirement.

Subdivision – residential development

In addition to any requirement in Clause 56.01-2, a subdivision design response must include:

- A written statement that sets out how the application implements the *East of Aberline Precinct Structure Plan*.
- A land budget table in the same format and methodology as those within the *East of Aberline Precinct Structure Plan* applying to the land, setting out the amount of land allocated to the proposed uses and expected population and dwelling yields.
- A demonstration of how the subdivision will contribute to the delivery of a diversity of housing.
- A demonstration of how the subdivision will contribute to the achievement of the residential density outcomes in the *East of Aberline Precinct Structure Plan* applying to the land.
- A plan that demonstrates how the local street and movement network integrates, or is capable of integrating, with existing or likely development of adjacent land parcels.
- Where a parcel is proposed to be subdivided or developed in stages, an overall masterplan for the parcel must be provided showing the proposed staging and lot size diversity.
- A hydrogeological assessment of the groundwater conditions on the site and the potential impacts on the proposed development including any measures required to mitigate the impacts of groundwater on the development and the impact of the development on groundwater.
- An integrated water management plan demonstrating how the proposal contributes towards the following:
 - Strategic outcomes for integrated water management identified in the current DEECA *Great South Coast Directions Statement*.
 - Actions identified in Wannon Water's most current *Urban Water Strategy*.
 - Outcomes identified in the *Glenelg Hopkins Catchment Strategy*.
 - Waterway and integrated water management outcomes which enable land to be used for multiple recreation and environmental purposes.
- A landscape master plan prepared by a suitably qualified professional that:
 - Shows natural features including trees and other significant vegetation, habitat for protected species, drainage lines, water courses, ridgelines, hill tops and features of geomorphic significance;
 - Recognises and responds to sodic or dispersive soils;
 - Shows recreation facilities to be provided within public open space (with the exception of the active open space);
 - Identifies how it is proposed to retain the existing native vegetation identified in Plan 5 Public Realm of the *East of Aberline Precinct Structure Plan*;
 - Shows storm water facilities that are compliant with the relevant approved drainage strategy; and
 - Identifies any re-vegetation proposed.
- A written statement outlining if the proposal will contribute to the voluntary delivery of affordable housing in the precinct, and if affordable housing is to be provided, the proposed delivery mechanism.

Environmentally sustainable development

An application to construct a building or carry out works must be accompanied by a Sustainable Design Assessment (SDA) report or a Sustainability Management Plan (SMP), whichever is specified below.

The SDA or SMP must be prepared by a suitably qualified professional that demonstrates how the development will achieve best practice sustainable design. This includes encouraging energy performance, integrated water management, indoor environment quality, transport, waste management and urban ecology. Best practice environmental design for the development can use the Built Environment Sustainability Scorecard (BESS) or other comparable sustainable design tool.

A SDA (including an assessment using BESS, STORM or other methods) is required for development in the following categories of development

Category - Residential

- 2-9 dwellings
- A building used for accommodation other than dwellings with a gross floor area between 100 square metres and 999 square metres.

Category - Non-residential

- A non-residential building with a gross floor area of 300 square metres to 999 square metres.
- An extension to an existing non-residential building creating between 300 square metres to 999 square metres of additional gross floor area (excluding outbuildings).

A SMP (including an assessment using BESS/Green star, STORM/MUSIC or other methods) and a Green Travel Plan are required for the following categories of development:

Category - Residential

- 10 or more dwellings
- A building used for accommodation other than dwellings with a gross floor area equal to or more than 1000 square metres.

Category - Non-residential

- A non-residential building with a gross floor area equal to or more than 1000 square metres (excluding outbuilding).
- An extension to an existing non-residential building equal to or creating more than 1000 square metres of additional gross floor area (excluding outbuildings).

Category - Mixed use

- Applicable assessments for the residential and non-residential components of the development.

In determining an application, the responsible authority must consider as appropriate:

- Whether an ESD plan or framework has previously been approved by the responsible authority

Public Infrastructure Plan

An application to subdivide land, or to construct a building or construct and carry out works must be accompanied by a public infrastructure plan which addresses the following:

- A stormwater management strategy that makes provision for the staging and timing of stormwater drainage works, [including temporary outfall provisions to service stormwater](#)

and/or any interim discharge arrangements from roof water harvesting, to the satisfaction of the relevant water authority;

- What land may be affected or required for the provision of infrastructure works;
- ~~The provision, staging and timing of stormwater drainage works;~~ The provision, staging and timing of stormwater drainage works and roof water harvesting works, including any proposed interim drainage works and/or interim works required to accommodate flows from a part of the Roof Water Harvesting System prior to connection to RWH Trunk Infrastructure.
- The provision, staging and timing of road works internal and external to the land consistent with any relevant traffic report or assessment;
- The landscaping of any land;
- What, if any, infrastructure set out in the *East of Aberline Development Contributions Plan* applying to the land is sought to be provided as "works in kind" subject to the consent of the collecting agency;
- The provision of public open space and land for any community facilities; and
- Any other matter relevant to the provision of public infrastructure required by the responsible authority.

Traffic impact assessment

An application that proposes to create or change access to a primary or secondary arterial road must be accompanied by a Traffic Impact Assessment Report (TIAR). The TIAR, including functional layout plans and a feasibility and/or concept road safety audit, must be to the satisfaction of Head, Transport for Victoria or Warrnambool City Council, as required.

Stormwater and Flood Management

An application to subdivide land must be accompanied by a Stormwater Management Strategy and / or Flood Management Strategy to the satisfaction of the responsible authority and the Glenelg Hopkins Catchment Management Authority, and must include the following:

- Demonstration of how the proposed subdivision will satisfy the requirements of Clause 56.07, relevant stormwater drainage policies, strategies and guidelines.
- Demonstration of how the proposed subdivision mitigates the impact of predicted climate change.
- Demonstration of how the proposed subdivision will contribute to the delivery of the ultimate drainage management strategy for the *East of Aberline Precinct Structure Plan*.
- Demonstration of how stormwater management for any stage of the proposed development will:
 - Drain the subject development stage.
 - Protect adjoining land outside of the development or stage from any adverse drainage and flooding impacts.
- Details of any site cut and fill for the subdivision or stage, which facilitates drainage for the development while ensuring the delivery of the ultimate drainage strategy for the *East of Aberline Precinct Structure Plan*.
- Details of any interim drainage works, including any interim works required to accommodate flows from a part of the Roof Water Harvesting System prior to connection to RWH Trunk Infrastructure.
- Flood modelling where required to demonstrate the impacts of the proposed development on flooding behaviour within and outside of the development.

Retail impact assessment

An application to use land for a Shop on land in the Neighbourhood Activity Centre shown on Plan 1 of this schedule must be accompanied by a retail economic impact assessment prepared by

a suitably qualified professional if the combined leasable floor area of all shops exceeds the figure shown in the land use table at 2.3 of this schedule.

Bushfire Management Plan

An application to subdivide land adjacent to a Bushfire Hazard Area shown on Plan 7 Bushfire Management of the *East of Aberline Precinct Structure Plan* must be accompanied by a Bushfire Management Plan that demonstrates how the application will address bushfire risk at the site. The plan must be prepared in accordance with the relevant Requirements and Guidelines at Section 3.3.2 of the incorporated *East of Aberline Precinct Structure Plan*, unless otherwise agreed in writing by the Responsible Authority and Country Fire Authority. The plan must include:

- The design and layout of the subdivision, including lot layout, road design and access points, both vehicular and pedestrian;
- The location of any bushfire hazard areas;
- The details of any bushfire protection measures required for individual lots;
- The identification of any areas to form the setback between a bushfire hazard and built form;
- The details of any vegetation management in any area of defendable space including, information on how vegetation will be managed and when the vegetation management will occur i.e. annually, quarterly, during the fire danger period;
- The details of any emergency management procedures; and
- Notation that indicated what authority is responsible for managing vegetation within open space areas.
- A notation that the areas of classified vegetation in the nominated bushfire hazard areas must be managed to a level that will ensure the vegetation classification under *AS3959-2018 (Construction of buildings in bushfire prone areas)* will not be altered.

The responsible authority and fire authority may waive this requirement if a plan has been approved for the land.

Russells Creek Corridor Masterplan

An application to subdivide land identified as a waterway and drainage (subject to 1% AEP) as shown on Plan 2 of the *East of Aberline Precinct Structure Plan* must be accompanied by a Corridor Masterplan prepared by a suitably qualified consultant that demonstrates how the application will address revegetation and management of Russells Creek. The plan must be prepared in accordance with the relevant Requirements and Guidelines at Section 3.3.2 of the incorporated *East of Aberline Precinct Structure Plan* and have regard to any Stormwater Management Strategy and / or Flood Management Strategy prepared pursuant of Clause 3.0 for the relevant land, unless otherwise agreed in writing by the Responsible Authority. The plan must include:

- Consolidated information on the existing conditions of the waterway and adjoining land.
- Identification of all existing wetland features and waterways, and proposed preservation and maintenance strategies.
- A determination of the boundary between the waterway and land suitable for urban development.
- Identification of suitable locations for public access points, walking paths/trails, and passive recreation, if appropriate.
- Identification of suitable locations for water management assets and associated infrastructure, if appropriate.
- Identification of any proposed crossings over the Russells Creek corridor.
- ~~Guidance on protecting and enhancing terrestrial habitats having regard to the *Growing Grass Frog Habitat Design Standards* (DELWP, 2017).~~
- Actions for the rehabilitation of significant habitat, including future land ownership and commitments.

- Advice regarding approvals under the Flora and Fauna Guarantee Act 1988, Wildlife Act 1975 and Environment Protection and Biodiversity Conservation Act 1999 (Cth) and compensatory mechanisms, if required.

Acoustic assessment report

Any application for use or development of land for Accommodation, Education centre (other than Tertiary institution and Employment training centre) or Hospital, on land within a noise influence buffer shown on Appendix 3 Environmental Constraints Plan of the *East of Aberline Precinct Structure Plan* must be accompanied by an acoustic assessment report prepared by a qualified acoustic consultant or other suitably skilled person to the satisfaction of the responsible authority which:

- Applies the following noise objectives:
 - Not greater than 35 dB LAeq,8h when measured within a sleeping area between 10pm and 6am.
 - Not greater than 40 dB LAeq,16h when measured within a living area between 6am and 10pm.
 - For areas other than sleeping and living areas, not greater than the median value of the range of recommended designed sound levels of Australian Standard AS/NZ 2107:2016 (*Acoustics – Recommended design sound level and reverberation times for building interiors*).
- Noise levels should be assessed:
 - Considering the cumulative noise from all sources impacting on the proposal including road traffic noise and industry noise, as well as other potential noise sources; and
 - In unfurnished rooms with a finished floor and the windows closed and be based on average external noise levels measured as part of a noise level assessment.
- Identifies lots and/or buildings requiring mitigation from noise from all sources impacting on the proposal, including road traffic noise and industry noise.
- If lots and/or buildings requiring acoustic mitigation are identified, the report should include recommendations for noise attenuation measures required to meet the applicable noise level objectives, including Clause 13.05-1S and *Environment Reference Standard (Gazette No. S 245, 26 May 2021)*. These recommendations should prioritise measures that benefit both outdoor and indoor spaces, and should address:
 - Noise compatible design for buildings, with siting, orientation, and internal layout, to be considered prior to setting building envelope performance requirements.
 - Potential noise character (tonality, impulsiveness or intermittency);
 - Noise with high energy in the low frequency range;
 - Transient or variable noise; and
 - Vibration.

This requirement does not apply if the permit applicant provides, to the satisfaction of the responsible authority, a statement in writing, supported by verifiable evidence, from a qualified acoustic consultant or other suitably skilled person to the satisfaction of the responsible authority that, having regard to Clause 13.05, the proposed development is not prejudiced and community amenity and human health is not adversely impacted by noise emissions, and that no noise attenuation measures are required.

Sodic and dispersive soils management plan

An application to subdivide land or construct or carry out bulk earthworks, a sodic and dispersive soils management plan must be prepared by a suitably qualified professional, that describes:

- The existing site conditions, including:
 - extent of sodic and dispersive soils based on topsoil and subsoil samples in the works area.

- land gradient.
- erosion risk mapping.
- the extent of any existing erosion, landslip or other land degradation.
- Soils investigation, undertaken by a soil scientist;
- The extent of any proposed earthworks;
- Recommendations for soil management practices (including fill) with consideration of anticipated sodic and dispersive soil exposure;
- The management of drainage during all stages of development (including run-off);
- The staging of development;
- Any training and supervisions processes proposed for construction contractors to ensure compliance with the sodic and dispersive soils management plan;
- Proposed document monitoring and reporting processes that ensure works are undertaken in accordance with the sodic and dispersive soils management plan;
- Any treatment of soil proposed to be removed from the site;
- Any post-construction monitoring and/or management requirements; and
- Recommendations that inform a site management plan including:
 - The management, volume and location of any stockpiles.
 - Vehicle access and movement within the site area.
 - Any treatment to manage the soil while works are undertaken.
 - Treatments to rehabilitate areas that are disturbed during site works.
 - Any soil treatment to manage the soil to reduce risk to existing or current infrastructure and dwellings.

The recommendations that inform the site management plan may be incorporated into a construction environmental management plan to the satisfaction of the responsible authority.

Preliminary Risk Screen Assessment

An application to subdivide land or to use land for a sensitive use (residential use, childcare centre, kindergarten, pre-school centre, primary school, even if ancillary to another use) or children's playground or secondary school, or construct or carry out buildings and works associated with these uses, and where identified as having a medium potential for contamination on land described in Table 2 and Appendix 3 Environmental Constraints Plan must be accompanied by either:

- A preliminary risk screen assessment statement issued in accordance with the *Environment Protection Act 2017* stating that an environmental audit is not required for the proposal; or
- An environmental audit statement issued under Part 8.3 of the *Environment Protection Act 2017* stating that the land is suitable for the proposal; or
- A certificate of environmental audit for the land issued in accordance with Part IXD of the *Environment Protection Act 1970*; or
- A statement of environmental audit for the land issued in accordance with Part IXD of the *Environment Protection Act 1970* stating that the environmental conditions of the land are suitable for the proposal.

If an environmental audit statement under Part 8.3 of the *Environment Protection Act 2017* has been issued stating that the land is suitable for the proposal, a condition must be included on the planning permit consistent with section 4.0 of this schedule.

Where a preliminary risk screen assessment (or environmental audit) has already been undertaken for the land, a further preliminary risk screen assessment (or environmental audit) may not be required, if the previous preliminary risk screen assessment (or environmental audit) has considered the relevant land uses.

This requirement does not apply to the construction or carrying out of buildings and works if:

- The buildings and works are associated with an existing sensitive use, secondary school or children's playground, included in Clause 62.02-1 or 62.02-2, and the soil is not disturbed;
- The buildings and works are required by the Environment Protection Authority Victoria or an environmental auditor appointed under the *Environment Protection Act 2017* to make the site suitable for use; or
- The buildings and works are reasonably required by the environmental auditor appointed under the *Environment Protection Act 2017* or the Environment Protection Act 1970 to undertake a preliminary risk screen assessment or environmental audit.

This application requirement does not apply to buildings and works associated with a residential use established before the approval date of Amendment C217warr or to any lot where the Environmental Audit Overlay applies.

Table 2

Address	Lot number
53 Rodgers Road Warrnambool	Lot 1 PS443644
79-81 Boiling Down Road Warrnambool	Lot 1 LP116579
15 Boiling Down Road Warrnambool	Lot 1 PS902658
246 Horne Road Warrnambool	Lot 2 PS510707

Preliminary Site Investigation

An application to subdivide land or to use land for a Minor sports and recreation facility, Retail premises, Office, Agriculture, Informal outdoor recreation, Industry or Warehouse, or construct or carry out buildings and works associated with these uses, and where identified as having a high potential for contamination on land described in Table 3 and Appendix 3 Environmental Constraints Plan must be accompanied by a Preliminary Site Investigation (PSI) prepared by a suitably qualified environmental consultant in accordance with the National Environment Protection (Assessment of Site Contamination) Measure (National Environment Protection Council, 1999) to the satisfaction of the responsible authority.

The PSI must make a recommendation as to:

- The likelihood of contamination and its potential to affect the planning proposal.
- Whether a risk-based remediation or management strategy can be derived or further investigation (such as an audit) is recommended.

Table 3

Address	Lot number
174 Aberline Road Warrnambool	Lot 2 PS922576
75 Boiling Down Road Warrnambool	Lot 2 LP116579
76-78 Boiling Down Road Warrnambool	Lot 4 PS433295
94 Boiling Down Road Warrnambool	Lot 1 PS842678
102 Boiling Down Road Warrnambool	Lot 2 PS842678
110 Boiling Down Road Warrnambool	Lot 2 TP21740
135 Boiling Down Road Warrnambool	Allot. 5 Sec. E PP3729
150 Horne Road Warrnambool	Lot 2 PS917052
310 Horne Road Warrnambool	Lot 1 PS510707
270-288 Wangoom Road Warrnambool	Lot 2 PS710426 Lot 1 TP244571 Lot 2 TP244571

4.0 Conditions and requirements for permits

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Conditions – Subdivision permits that allow for the creation of a lot of less than 300 square meters

A permit issued before 31 December 2026 which allows for the subdivision of land to create a lot of less than 300 square metres, must include the following condition:

- Before the plan of subdivision is certified under the Subdivision Act 1988, a plan must be approved and endorsed by the responsible authority, that identifies the lots to which:
 - Type A or Type B of the *Small Lot Housing Code* (Victorian Planning Authority, 2019) applies; or
 - Type A, Type B or Type C of the *Small Lot Housing Code* (Victorian Planning Authority, November 2024) applies.

to the satisfaction of the responsible authority.

A permit issued on or after 31 December 2026, other than an amendment of a permit issued before 31 December 2026 under section 72 of the *Planning and Environment Act 1987*, which allows for the subdivision of land to create a lot of less than 300 square metres, must include the following condition:

- Before the plan of subdivision is certified under the *Subdivision Act 1988*, a plan that identifies the lots to which Type A, Type B or Type C of the *Small Lot Housing Code* (Victorian Planning Authority, 2024).

Conditions – Land required for community facilities, public open space, or road widening

A permit for subdivision or construct a building or construct or carry out works, where land is required for community facilities, public open space or road widening must include the following conditions:

- The costs associated with effecting the transfer or vesting of land required for community facilities, public open space or road widening must be borne by the permit holder.
- Land required for community facilities, public open space or road widening must be transferred to or vested in the relevant public agency with any designation (e.g. road, reserve or lot) nominated by the relevant agency.

The above conditions do not apply where the land is included under a public acquisition overlay identified for community facilities, public open space or road widening purposes.

Conditions – Environmental Audit

A permit to use or subdivide land, or construct a building or construct or carry out works where an environmental audit statement under Part 8.3 of the *Environment Protection Act 2017* has been issued stating that the land is suitable for the use or proposed use subject to recommendations must include the following conditions:

- Any recommendations that relate to the use and development of the land must be complied with to the satisfaction of the responsible authority before the use or development commences; and
- Written confirmation of compliance with any recommendations in the environmental audit statement must be provided by a suitably qualified environmental professional (with the costs borne by the applicant) to the satisfaction of the responsible authority. Compliance sign-off must be in accordance with any requirements in the environmental audit statement recommendations regarding verifications of works.

Where recommendations of the Environmental Audit Statement require significant ongoing maintenance and/or monitoring, the applicant must enter into an agreement with the responsible authority under section 173 of the *Planning and Environment Act 1987*. The section 173 agreement must be executed on the title of the relevant land prior to the grant of a permit to develop the land, unless otherwise agreed to by the responsible authority. The applicant must meet

all costs associated with the drafting and execution of the agreement, including those incurred by the responsible authority.

Condition – Public transport

A permit to subdivide land where, as part of the application bus stop locations have been identified to the satisfaction of the responsible authority in consultation with the Head, Transport for Victoria must contain the following condition:

Unless otherwise agreed by Head, Transport for Victoria, prior to the issue of a Statement of Compliance for any subdivision stage, bus stop hard stands with direct and safe pedestrian access to a pedestrian path must be constructed:

- In accordance with the Public Transport Guidelines for Land Use and Development; and compliant with the Disability Discrimination Act – Disability Standards for accessible Public Transport 2002.
- At locations approved by Public Transport Victoria, at no cost to Public Transport Victoria, and to the satisfaction of Head, Transport for Victoria.

Condition – Road network

A permit to subdivide land or construct a building or construct or carry out works where land is required for road widening must contain the following conditions:

- Before the plan of subdivision is certified under the *Subdivision Act 1988*, the plan of subdivision must show the land affected by the widening of the road reserve which is required to provide road widening and/or right of way flaring for the ultimate design of any adjacent intersection.
- Land required for road widening, including right of way flaring for the ultimate design of any intersection within an existing or proposed arterial road must be transferred to or vested in the acquiring agency at no cost to the acquiring agency unless funded by the *East of Aberline Development Contributions Plan*.

Condition – Public Infrastructure Plan

A permit for subdivision must contain the following conditions:

- Prior to the certification of a plan of subdivision under the *Subdivision Act 1988* or at such other time which is agreed between Council and the owner, if required by the responsible authority or the owner, the owner must enter into an agreement or agreements under section 173 of the *Planning and Environment Act 1987* which provide for:
 - The implementation of the Public Infrastructure Plan approved under this permit.
 - The timing of any payments to be made to a person in respect of any infrastructure project having regard to the availability of funds in the Development Contributions Plan.

Condition – Bushfire Management Plan

A permit to subdivide land adjacent to a Bushfire Hazard Area shown on Plan 7 of the *East of Aberline Precinct Structure Plan*, must include the following condition:

- Unless otherwise agreed by the Responsible Authority and the relevant fire authority, before certification of the plan of subdivision the Bushfire Management Plan must be endorsed by the Responsible Authority.

Condition – Construction environmental management plan

A planning permit to subdivide land, construct a building, or construct or carry out works on land identified as within waterway and drainage (subject to 1% AEP) as shown on Plan 2 of the *East of Aberline Precinct Structure Plan* must include the following condition:

- Before works start, a Construction Environmental Management Plan must be submitted to and approved by the responsible authority, demonstrating how the conservation area will be protected during works.

The construction environmental management plan must be generally in accordance with the CMP and the document titled *DELWP requirements for Construction Environmental Management Plans under the Melbourne Strategic Assessment* (November 2020), or any future revision or superseding document. Once approved the construction environmental management plan will form part of the permit and must be implemented to the satisfaction of the responsible authority.

Condition – Land Management Plan

A permit to subdivide land containing land identified as within a waterway and drainage (subject to 1% AEP) as shown on Plan 2 of the *East of Aberline Precinct Structure Plan* must include the following condition:

Prior to the commencement of development, a land management plan for land shown identified as within, a waterway and drainage (subject to 1% AEP) must be prepared by a suitably qualified consultant and submitted to and approved by the responsible authority. The land management plan must outline how the biodiversity values for the land will be maintained, managed, and improved, including:

- How environmental weeds will be managed up until the securing of the conservation area.
- How any revegetation will be undertaken in coordination with weed management activities to prevent re-colonisation of weed species.
- How rubbish and hazards will be removed, and any contaminated material managed up until the securing of the conservation area.

Once approved the plan will form part of the permit and must be implemented to the satisfaction of the responsible authority.

Condition – section 173 Agreement

Prior to the issue of a statement of compliance or such other time as agreed between the Council, Wannon Water, and the owner, if required by the responsible authority or Wannon Water the owner must enter into an agreement or agreements under section 173 of the Planning and Environment Act 1988 (or such other form of agreement as agreed between the owner and Wannon Water) which provide for Implementation of the roof water harvesting scheme including:

- the provision of roof water harvesting infrastructure through the subdivision;
- Recognising that Wannon Water must contribute to the cost of roof water harvesting as provided within the PSP including reduced New Customer Contributions, reimbursement for the cost of RWH Buffer Tanks, and meeting the cost of RWH Trunk Infrastructure provision.
- future lot owners to connect to the roof water harvesting system.

Unless otherwise agreed between the parties, each party must bear their own costs of the preparation and registration (if applicable) of the agreement.

Requirement – Acoustic Report

A permit to use or subdivide land, or construct a building or construct or carry out works where an acoustic assessment report has identified that mitigation from noise sources is required must implement any recommendations of the acoustic assessment report submitted with the application and include any conditions that are necessary, in the opinion of the responsible authority, to implement noise attenuation measures, all to the satisfaction of the responsible authority.

Requirement – Sodic and dispersive soil site management plan

A permit to subdivide land or to undertake earthworks must include a condition that requires a site management plan be prepared that implements the recommendations identified in the sodic and dispersive soil management plan, to the satisfaction of the responsible authority.

5.0 Exemption from notice and review

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None specified.

6.0

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Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 37.07, in addition to those specified in Clause 37.07 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

Acoustic Attenuation

Before deciding on a permit application under this schedule the responsible authority must consider, as appropriate:

- If Accommodation, a Hospital or Education centre (other than Tertiary institution and Employment training centre) is proposed, whether the proposal minimises the risk of harm from noise exposure (near the transport system and other noise emission sources) to human health and the environment so far as reasonably practicable having regard to:
 - Whether the impact of potential noise sources have been mitigated through siting, orientation design, layout, and location; and whether this reduces the need for acoustic treatment of buildings or compromises the useability of the building by its occupant;
 - Any building façade treatments that are required to mitigate noise impacts; and
 - Any relevant recommendations of an Acoustic Assessment Report for the application.

Affordable Housing

Before deciding on an application which includes the voluntary provision of affordable housing, the responsible authority must consider, as appropriate:

- The Ministerial Notice under 3AA(2) of the Act, as amended from time to time.

Retail impact assessment

Before deciding on an application to create Shop floorspace above the square metres permitted 'as of right' for the Neighbourhood Activity Centre land shown on Plan 1 of this schedule, the responsible authority must consider, as appropriate:

- The local catchment and PSP catchment demand for the additional floor area; and
- The effect on existing nearby centres.

7.0

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Signs

Sign requirements are at Clause 52.05. The sign category for the land is the category specified in the zone applied to the land at Clause 2.2 of this schedule. All other land is in Category 3.