

Fast-tracking housing development

We are seeking

Council is looking to upgrade Wollaston Road, a vital gateway to a rapidly growing residential precinct in North Warrnambool. Project requires additional funding in the order of \$4 million.

Space to call home

The North of the Merri precinct in Warrnambool's north is currently the largest active development area in the municipality.

Covering 249ha which includes 67ha of floodplain and wetland and up to 2,200 developable lots, it also has provision for open space and school sites.

The number of developable lots is based on an average yield of 12 lots per hectare but with modern density limits applied this figure could increase by around 10 per cent.

Wollaston Road is the existing collector road, built to a rural standard before the creation of the structure plan that guides the various Wollaston Road developments.

The extent of the upgrade stretches from Caramut Road to the west and the Hopkins Highway (Mortlake Road) at the eastern edge of the development. The eastern-most section travels through an established estate (Ponting Estate), which is outside the North of the Merri development area.

It is anticipated that vehicle movements will increase from approximately 3,000 per day to 14,500 per day once the area is completely developed.

With one school operating in the growth area now and a second school planned, pedestrian infrastructure including footpaths, formal supervised crossings and school zone speed limits will feature in the upgrade.

Construction of the upgrade is subject to a developer

contribution and will be delivered through a variety of works in-kind and cash contributions, which are included within the North of the Merri Growth Area Structure Plan.

With the cost of construction escalating, a funding shortfall of about \$4m is predicted for the upgrade of Wollaston Road. The road upgrade is one of several key works required to effectively service the fast-growing area with others to include drainage, passive open space, active recreation, power and other pedestrian projects which are contained in the Structure Plan.



Crown land

A number of unused Crown land parcels exist in Warrnambool that could be considered for social housing projects.

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