

East of Aberline PSP

Landowner Consultation

9th April 2019



WARRNAMBOOL
CITY COUNCIL



Victorian Planning Authority

Your partner in planning great places for a growing Victoria

Welcome and Introduction



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Introduction – Agenda

Session	Description	Who	Time
1	Welcome	WCC	3:00pm
2	Introduction - Who are the VPA, what do we do?	VPA	3:05pm
3	Overview of East of Aberline PSP - Background & Overview - Context and need for PSP	VPA	3:15pm
4	Overview of the site - Key Issues and Opportunities	VPA	3:30pm
5	Green Warrnambool - Principles for the plan - Green Warrnambool - Low Carbon PSP: Relevant State Government Policy - Examples of similar developments	WCC / VPA	3:50pm
6	PSP Vision - Creating a Vision (discussion) - What do we want to see on the site in 30 years - How do we get there - What are the barriers	All	4:10pm
7	Summary, Conclusion and next steps	VPA	4:40pm
	Workshop Close		5:00pm

Introduction – Who are we



OUR PURPOSE

- Deliver spatial planning for urban growth
- Undertake place-based planning
- Translate policy into place



OUR CORE EXPERTISE

Land use planning and infrastructure charging and co-ordination for designated areas in:

- Melbourne's greenfields
- established Melbourne
- regional cities & peri-urban towns



OUR APPROACH

Partnering with the Department and a wide range of stakeholders, including communities, councils and industry, to set plans that enable others to build future communities

- Key role in delivering Government's urban growth management agenda for Melbourne and the regions
- Reporting to the Minister for Planning via the VPA board

VPA project roles

Authority ■■■■

Leads the project from conception to finalisation

Provider ■■■■

Prepares a draft plan or report to submit to the planning authority

Advisor ■■■■

Provides planning policy, financial or technical advice

Facilitator ■■■■

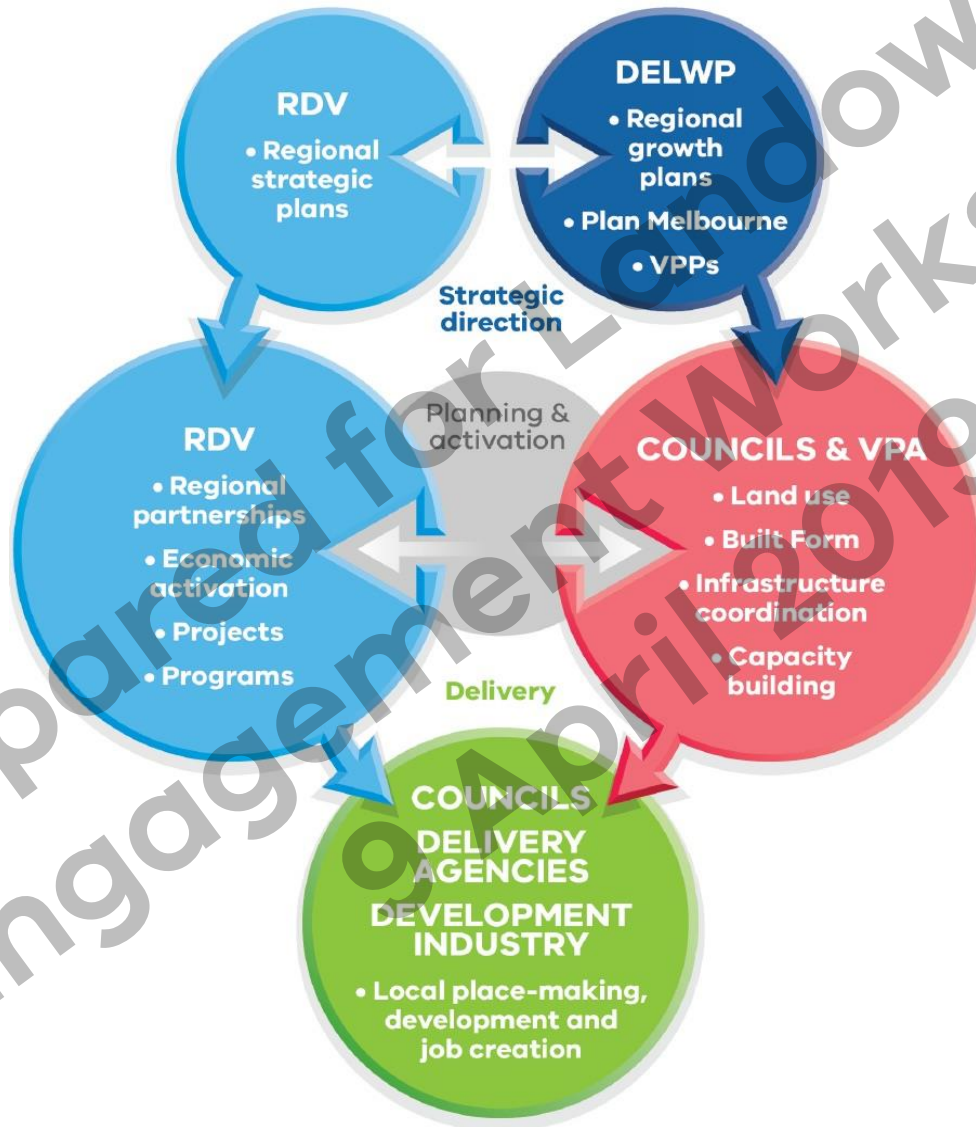
Provides a grant or general advice



VPA in the Regions

Economic

Spatial



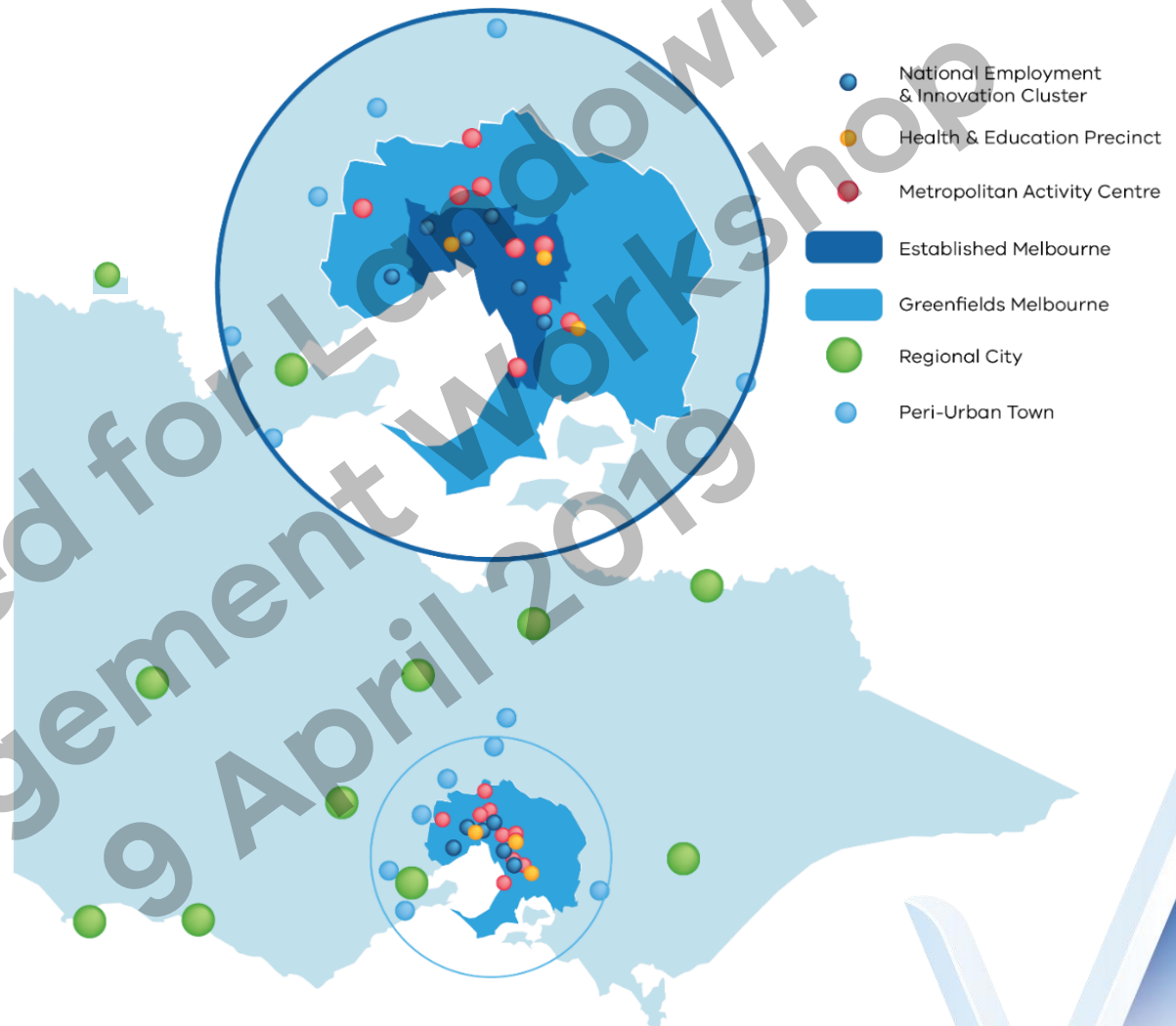
Shaping Victorian's urban future

What is the VPA's offer?

'Enabling Government to deliver on its growth agenda by unlocking designated priority areas for urban growth'

What outcomes will the VPA help Government achieve?

- Unlocking targeted and balanced growth
- Leveraging major transport investments
- Boosting access to jobs and services
- Improving affordability by boosting land supply
- Aligning growth and infrastructure
- Building council capacity
- Taking the pressure off character areas



Our toolbox – how we plan for growth

OUTPUT	DESCRIPTION
PRECINCT STRUCTURE PLAN	Sets the future structure and zoning for areas, consistent with Framework Plan recommendations and provides detail on housing and employment yields. Land provision, transport networks, open space, community facilities and schools. Best suited for higher growth areas in regional and peri-urban cities, modelled on outer Melbourne.
DEVELOPMENT OR INFRASTRUCTURE CONTRIBUTIONS PLAN	A mechanism to levy new development for contributions to planned infrastructure needed by the future community.

PSP Overview



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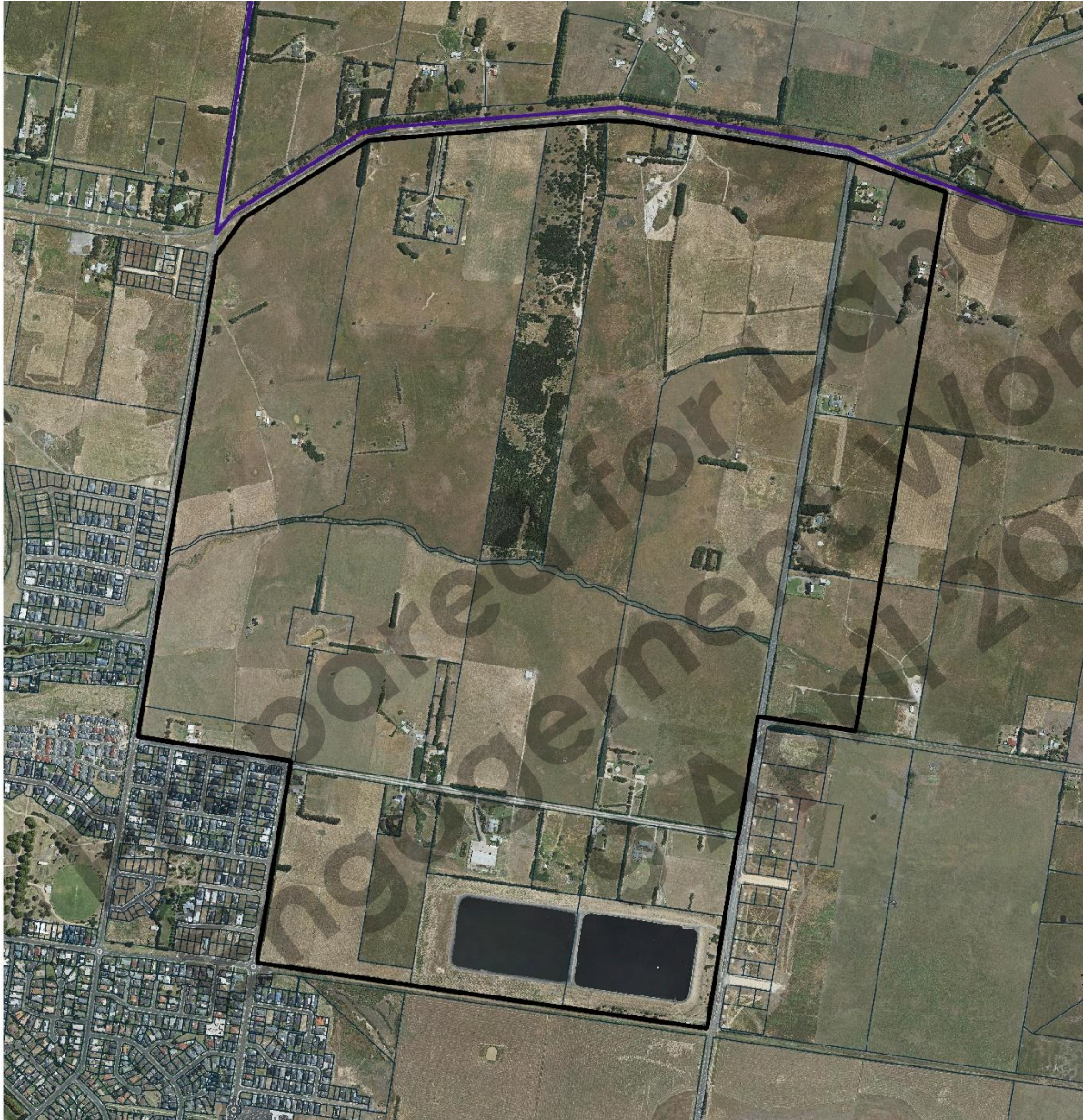
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PSP Overview – Aims for the PSP

The following aims have been identified for consideration in the PSP:

- Develop a **concise vision** to guide the future land use, development and servicing of the precinct;
- Define the **urban settlement boundary** for Warrnambool, and to create an appropriate interface between residential settlements and rural land use;
- Identify requirements for **physical infrastructure, social and community services open space** and other facilities;
- Incorporate the principles and goals outlined in Council's **Green Warrnambool Plan 2018** to demonstrate innovative, smart solutions for a renewable, low energy and low waste future community; and

Introduction – The Site



Introduction - Purpose of the workshop

Set the Scene

- Establish a vision and evidence base for the Precinct Structure Plan:
- Develop an initial vision for the precinct reflecting its unique character and identity
- Appreciate the context of the precinct to be planned
- Incorporate identified issues, opportunities and constraints

Create the Structure

- Determine the location of key structural features:
- Respond to the precinct's local and regional context and opportunities
- Identify transport, activity centre, employment, social infrastructure, natural and open space networks

Project Overview – Indicative Timeline*



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Jan – March 2019

February – August 2019

August – November 2019

December 2019 – February 2020

February – May 2020

May – July 2020

July – September 2020

September – November 2020

November – December 2020

* As of April 2019, assuming no unforeseen delays

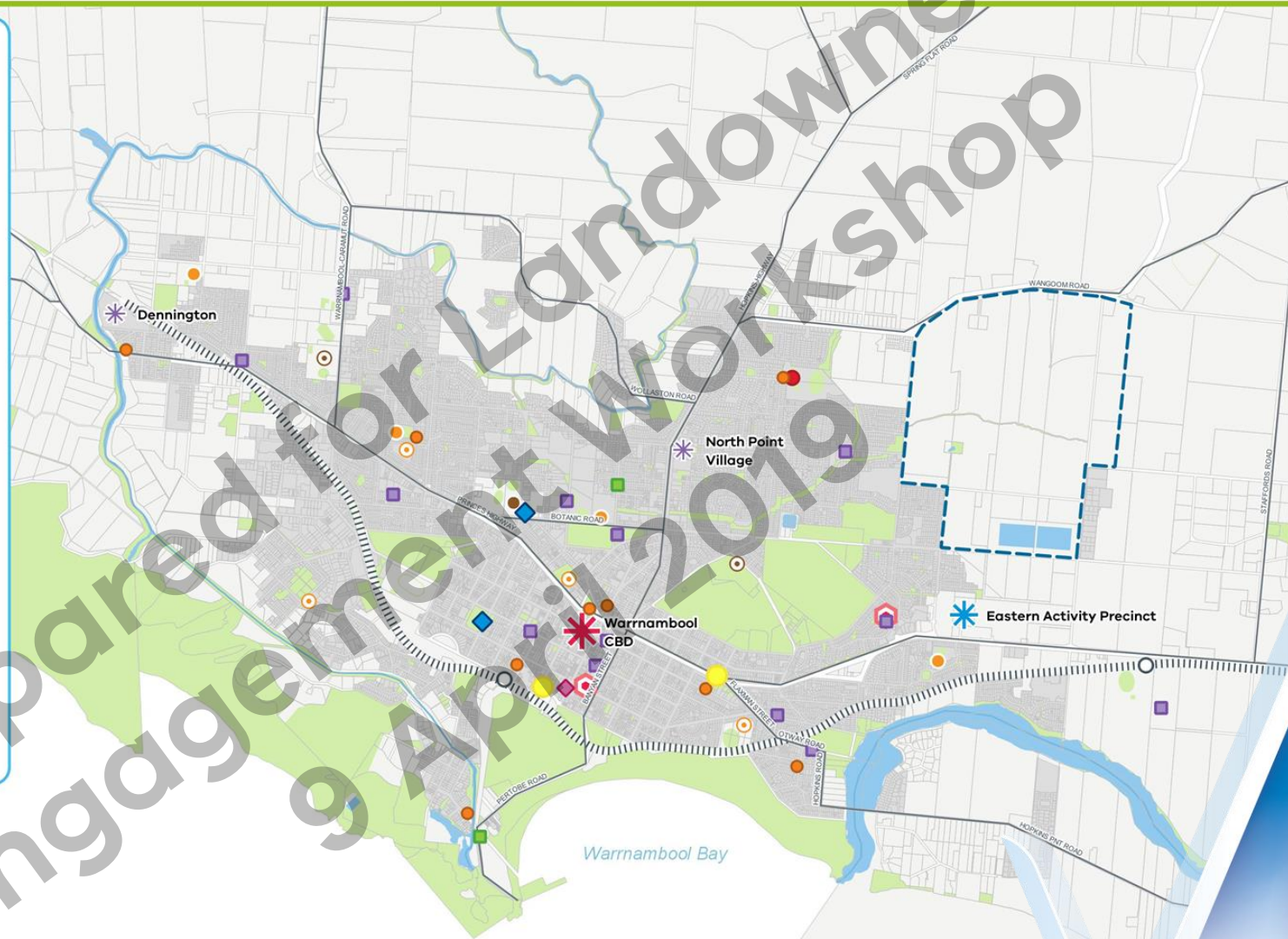
Local Context

East of Aberline Key Issues Paper

0 0.5 1 1.5 2 2.5 km

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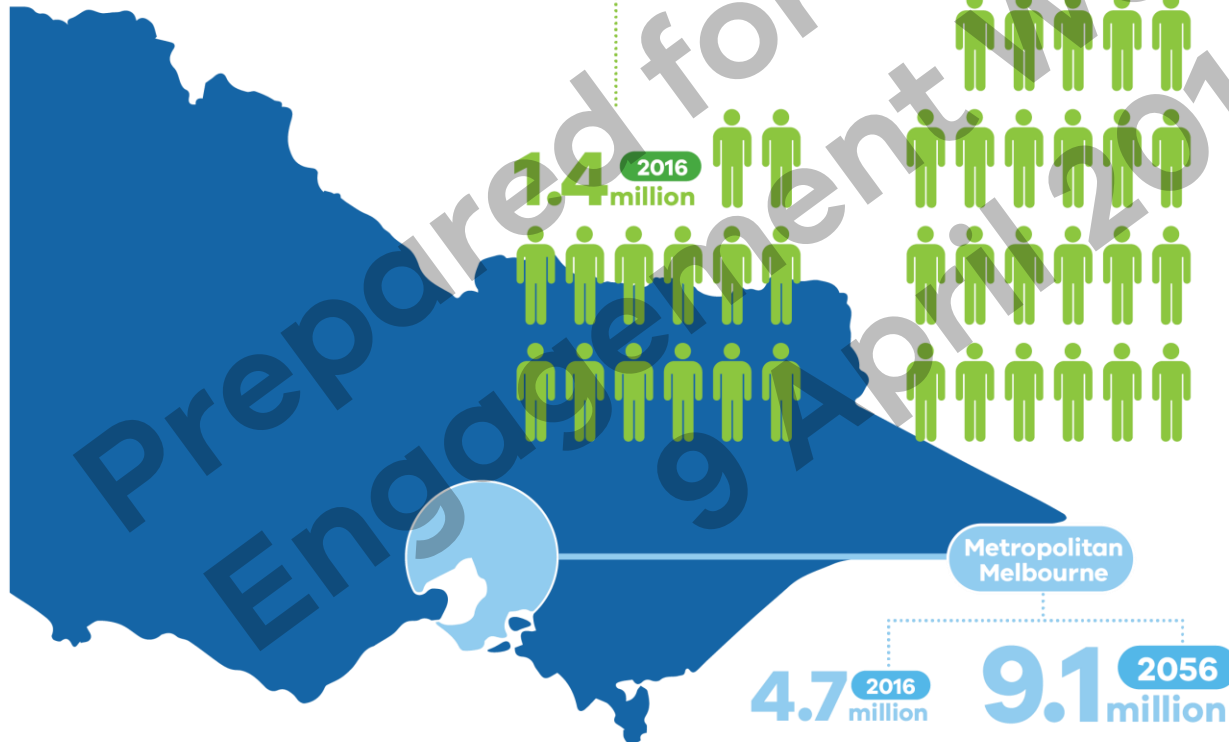
-  precinct boundary
-  open space
-  principal activity centre
-  major activity centre
-  neighbourhood activity centre
-  community centre
-  hospital
-  library
-  public recreation
-  child care
-  kinder
-  tertiary education
-  government school - primary
-  government school - secondary
-  catholic school - primary
-  catholic school - secondary
-  independent school
-  arterial road
-  railway line
-  train station



Regional Population Growth - Dashboard

Source: ABS Cat. 3222.0 – Series B

10.9million
projected Victorian
population in **2056**



Regional Victoria's
current population
is equivalent to...

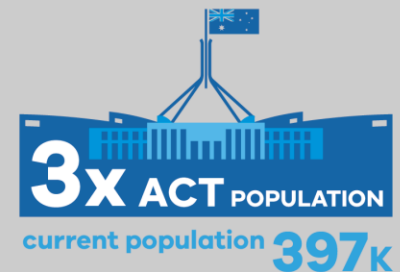
All of
Greater Adelaide

current
population

1.3m

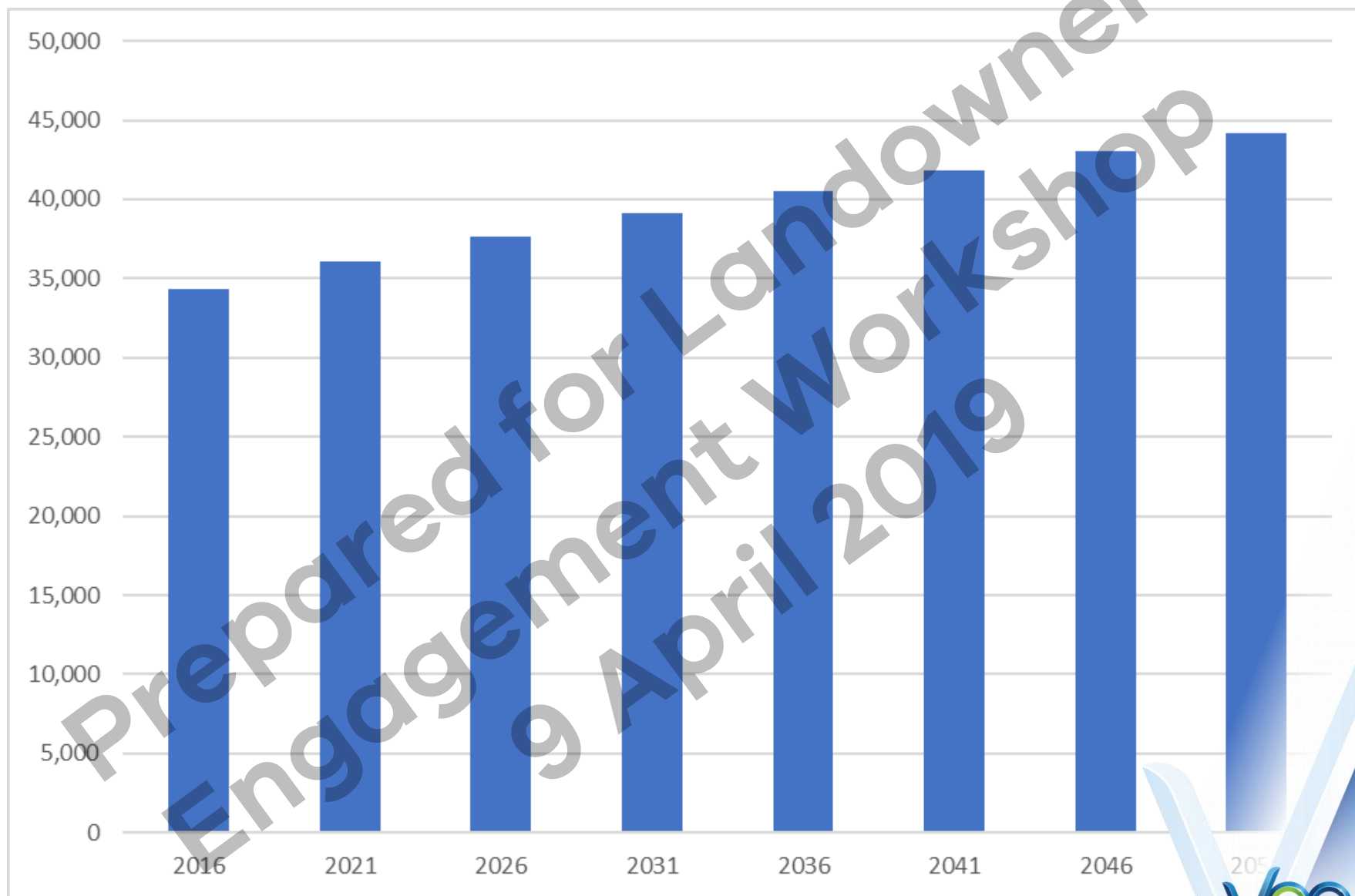


current
population **510k**



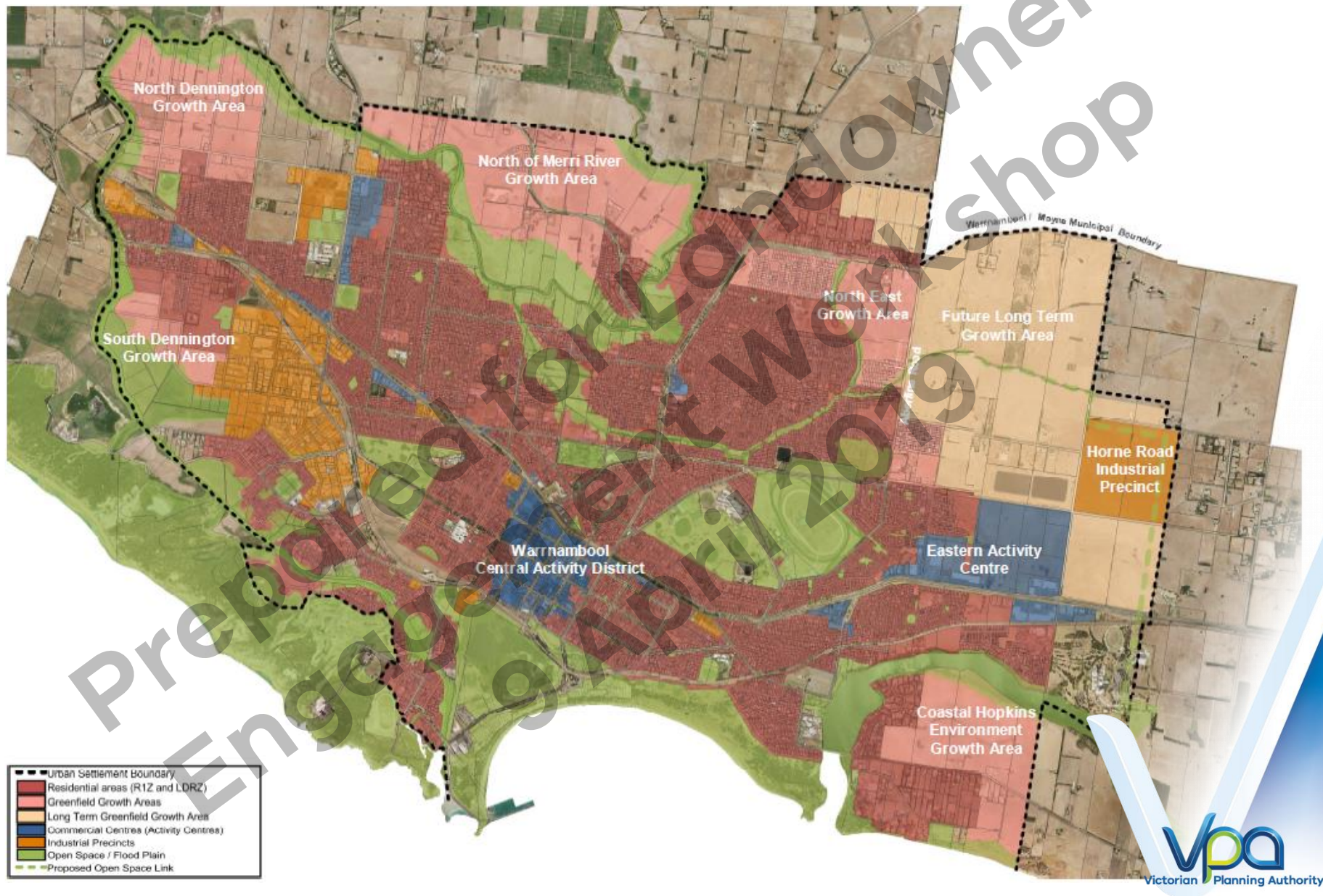
Warrnambool population is growing

Source: VIF 2016



Warrnambool population is growing

Source: Warrnambool City-Wide Housing Strategy 2013



Warrnambool population is ageing

Source: VIF 2016

From 2016 to 2051:

+4,100

residents of
working age

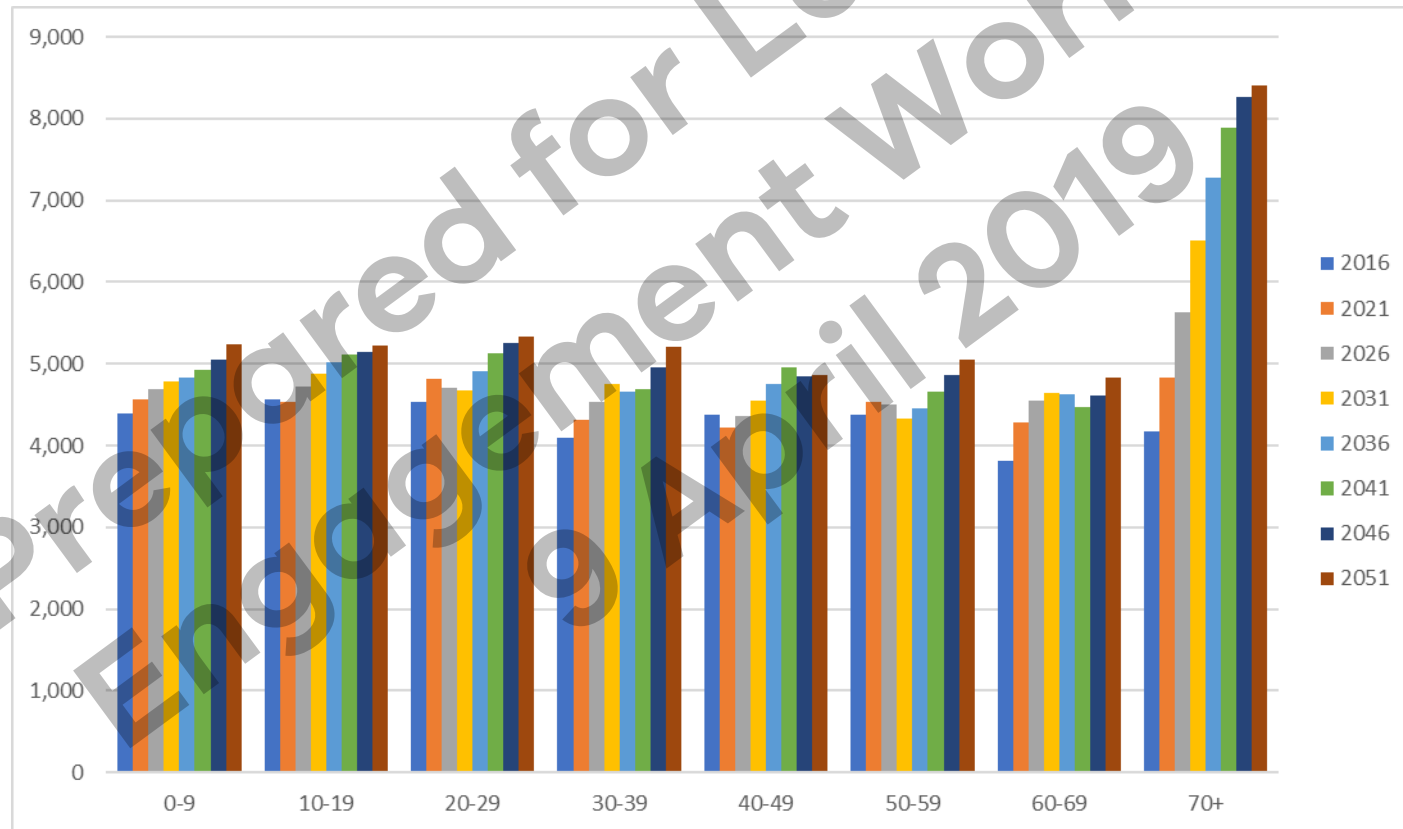
From **5.1** to **3.06**

dependency ratio
(working age per retiree)

+4,200

Persons
aged 70+

Warrnambool - Population by age group, 2016 – 2051



Regional Victoria's future household structure

Source: VIF 2016

From 2016 to 2056:

40%

of growth is couple families without children.

23%

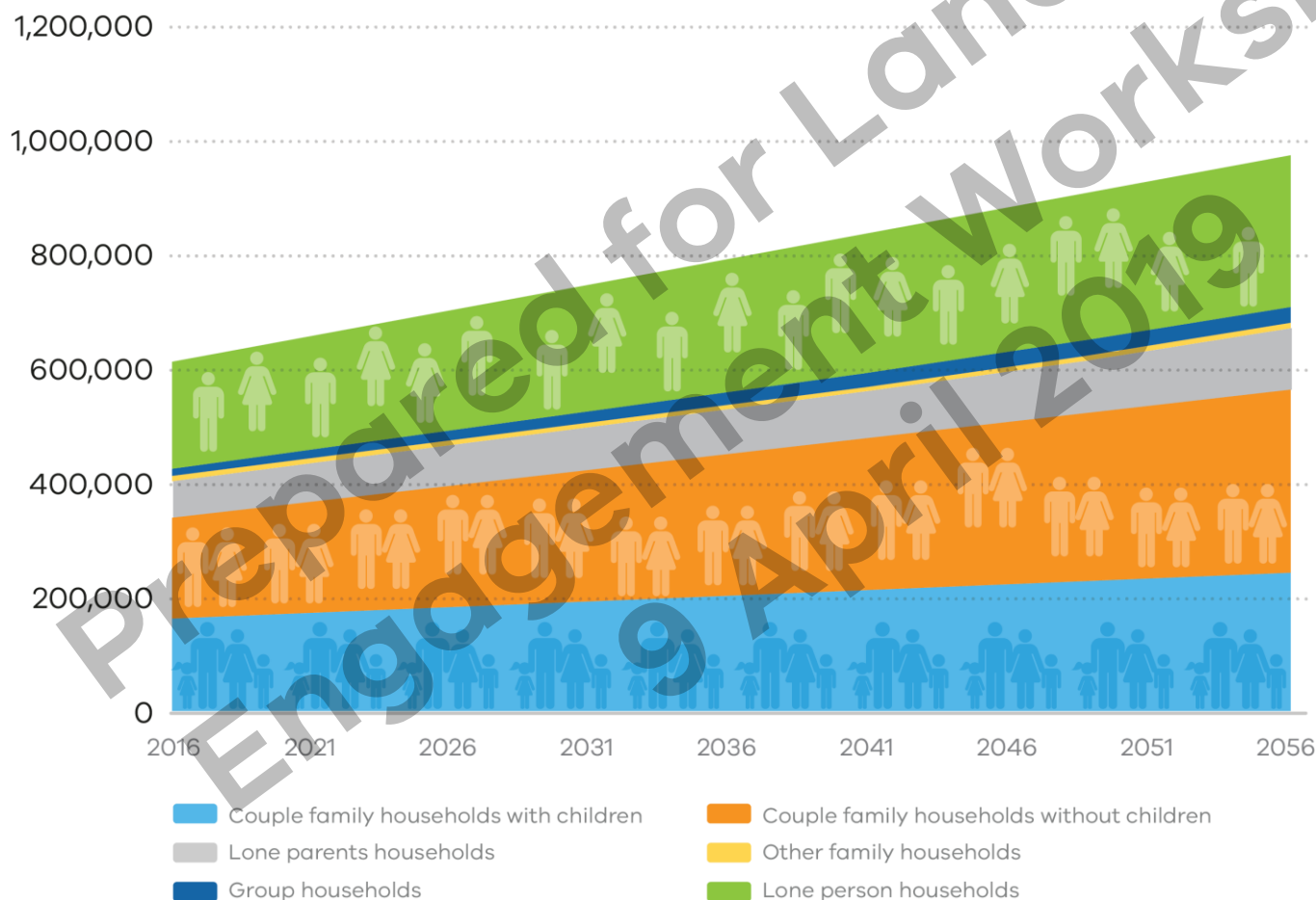
of growth is lone person households.

+80,000

lone person and family households

+145,000

couple family without children



Site Overview – Issues and Opportunities



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Discussion 1: Site Context



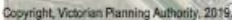
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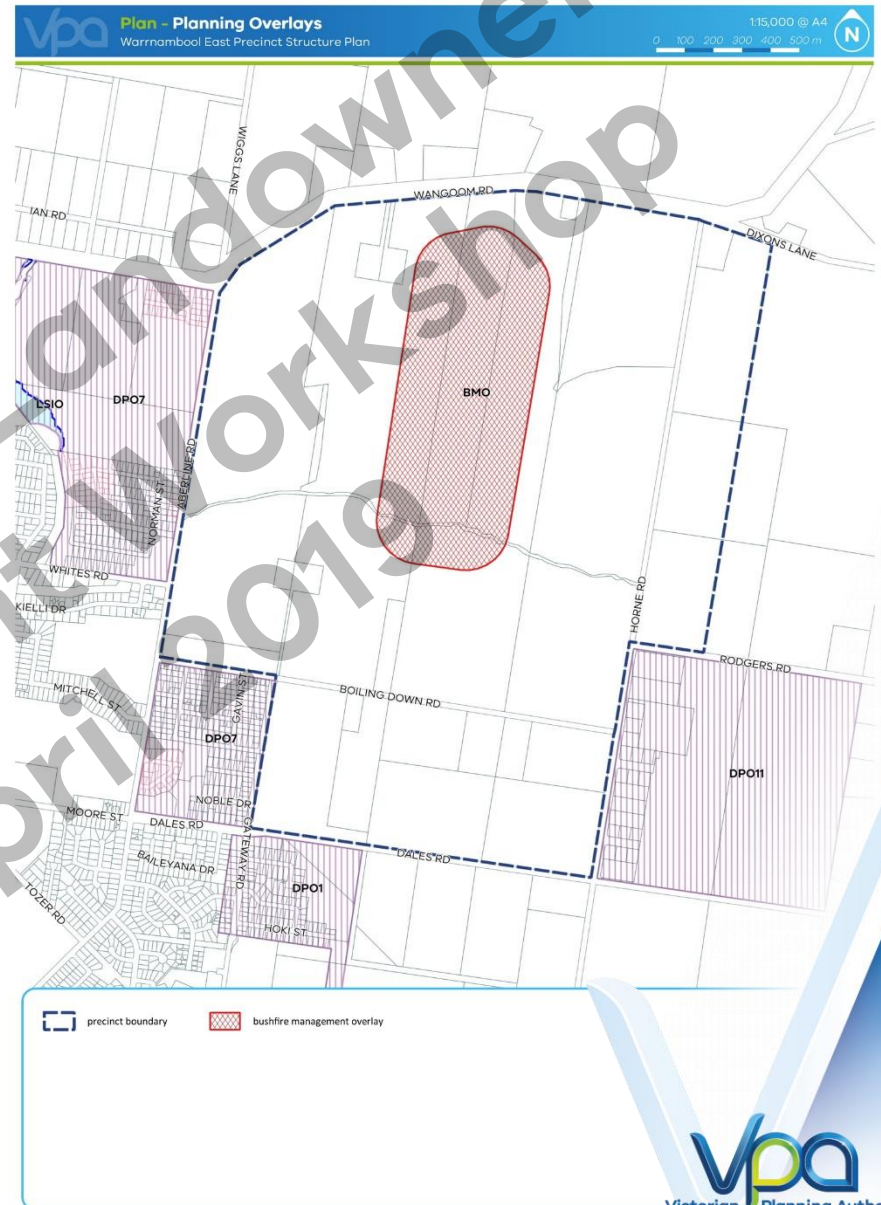
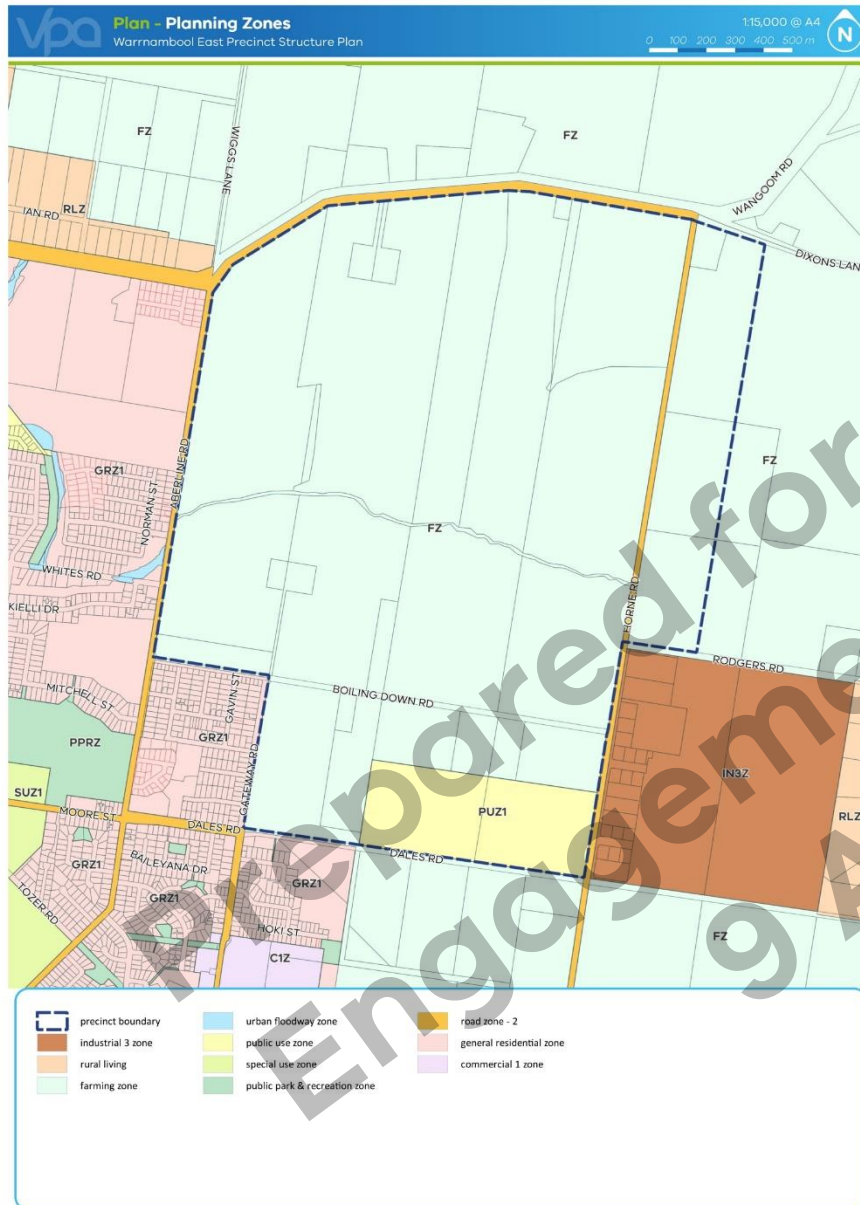
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vpa **Plan 1 - SITE CONTEXT**
East of Aberline PSP



Planning Controls



Site Features - Natural Features



Key Aspects

- Tozer Memorial Reserve
- Russell's Creek
- Plains Grassy Woodland

Response/ Implication for the PSP

- Reserve retained for conservation
- Should take advantage of its natural features including remnant vegetation

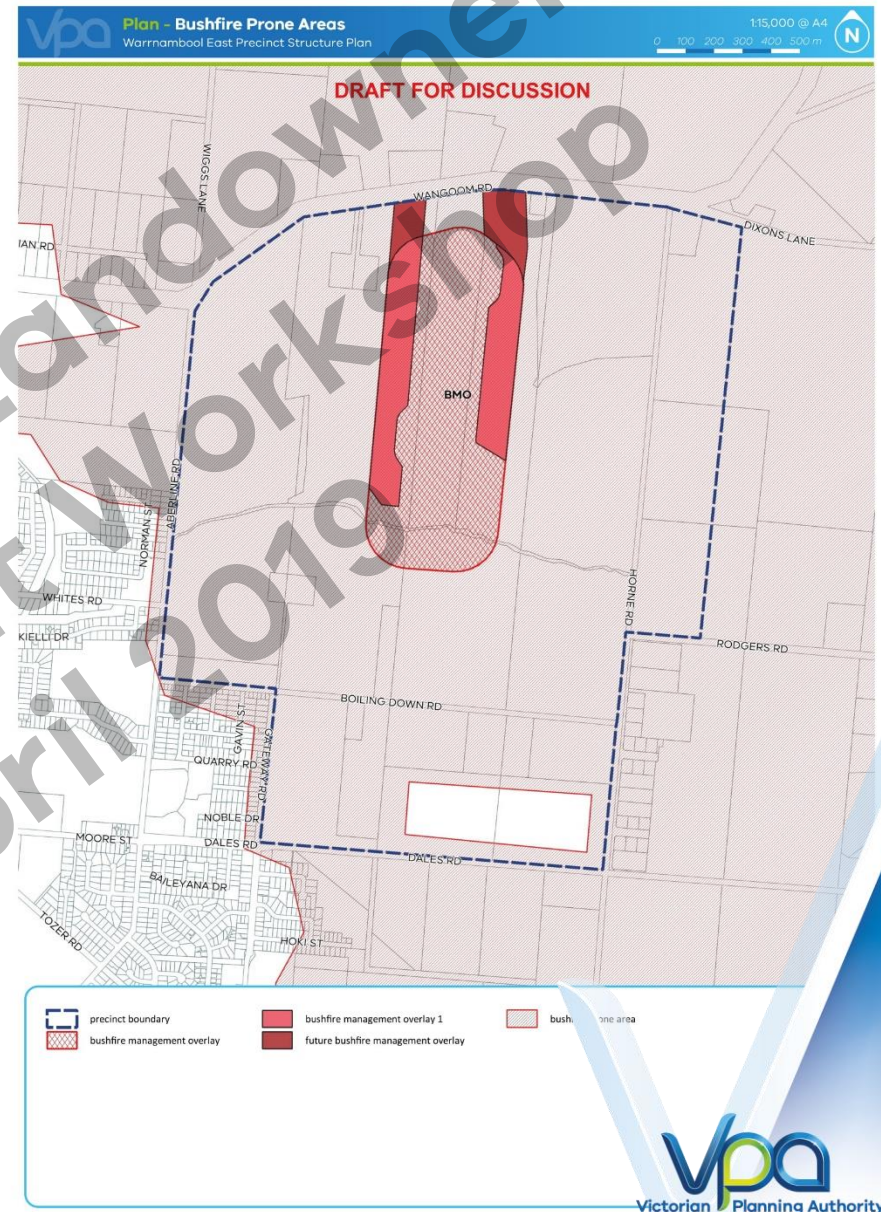
Site Features – Bushfire

Key Aspects

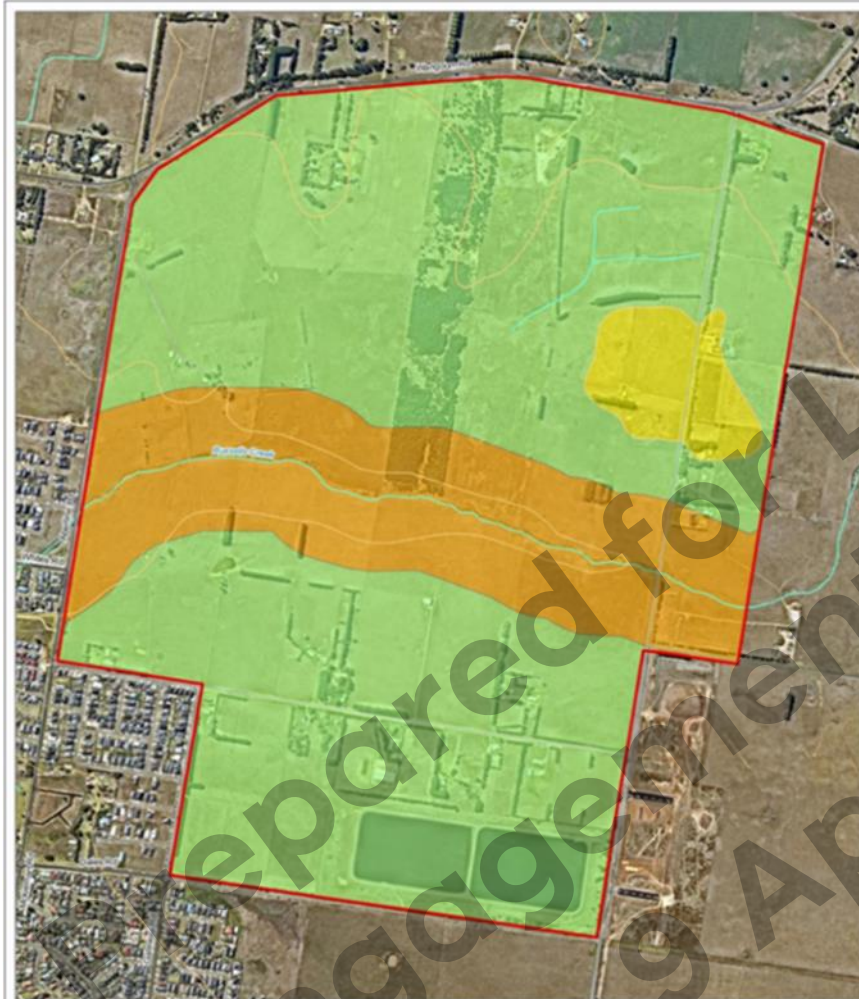
- PSP area is designated Bushfire Prone Area (BPA).
- Land within 150m of the Woodland in Tozer Reserve is also covered by the Bushfire Management Overlay (BMO).

Response/ Implications for PSP

- Large areas of the growth area are available for BAL-12.5 development.
- Future Dwelling within the BMO will require appropriate bushfire protection measures to be implemented



Site Features – Heritage



Map 11

Areas of Likelihood
Aboriginal and Historical
Heritage Assessment:
Aberline to Home Growth
Corridor

Legend

- Study Area
- Area of Likelihood
- High Likelihood
- Moderate Likelihood
- Low Likelihood



Local Government: City of Warramboul
25th Mapsheet: Bursfield 7421-5-4
Coordinate System: MGA Zone 54 (GDA94)
Map Scale: 1:12,000

Disclaimer: The State of Victoria does not warrant the accuracy or completeness of information in this publication and any person using or relying upon such information does so on the basis that the State of Victoria shall bear no responsibility or liability whatsoever for any errors, faults, omissions or omissions in the information.

Key Aspects

- land within 200m of Russells Creek is an identified area of cultural heritage sensitivity

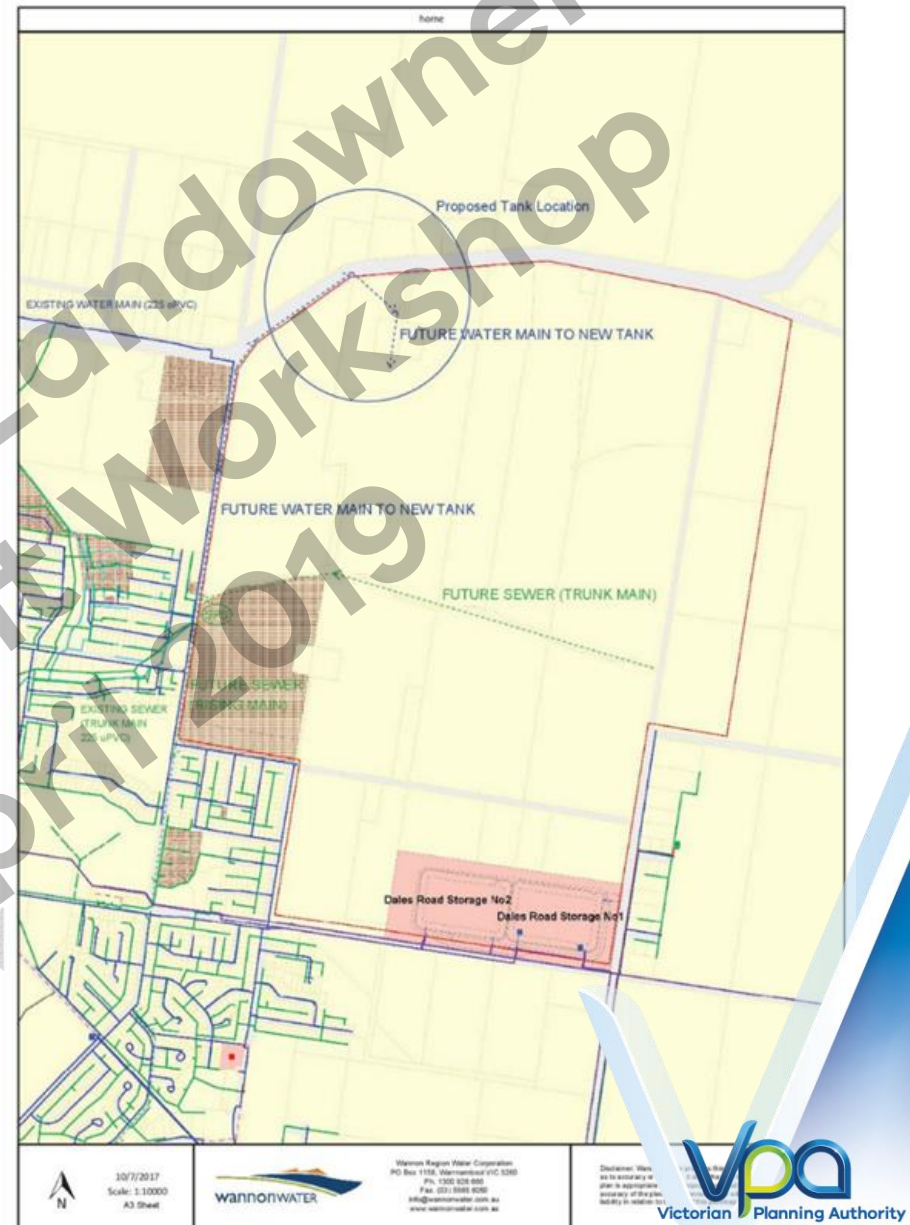
Response/Implications for PSP

- The retention and enhancement of these features will preserve historical links and strengthen the sense of place and identity for the future community

Drainage & Stormwater

Key opportunities to providing innovative water cycle management solutions:

- Integration with and expansion of the existing Wannon Water roof rainwater harvesting scheme has the potential to significantly reduce the size and cost of the wetlands required and reduce the increase in runoff into Russells Creek
- Building a large embankment across the valley upstream of Aberline Road to reduce the peak flows on Russells Creek downstream of the development area .
- Further design work should be undertaken on the wetlands and retarding basin in particular to help improve the accuracy of the cost estimates.



Discussion 2: Infrastructure & Servicing



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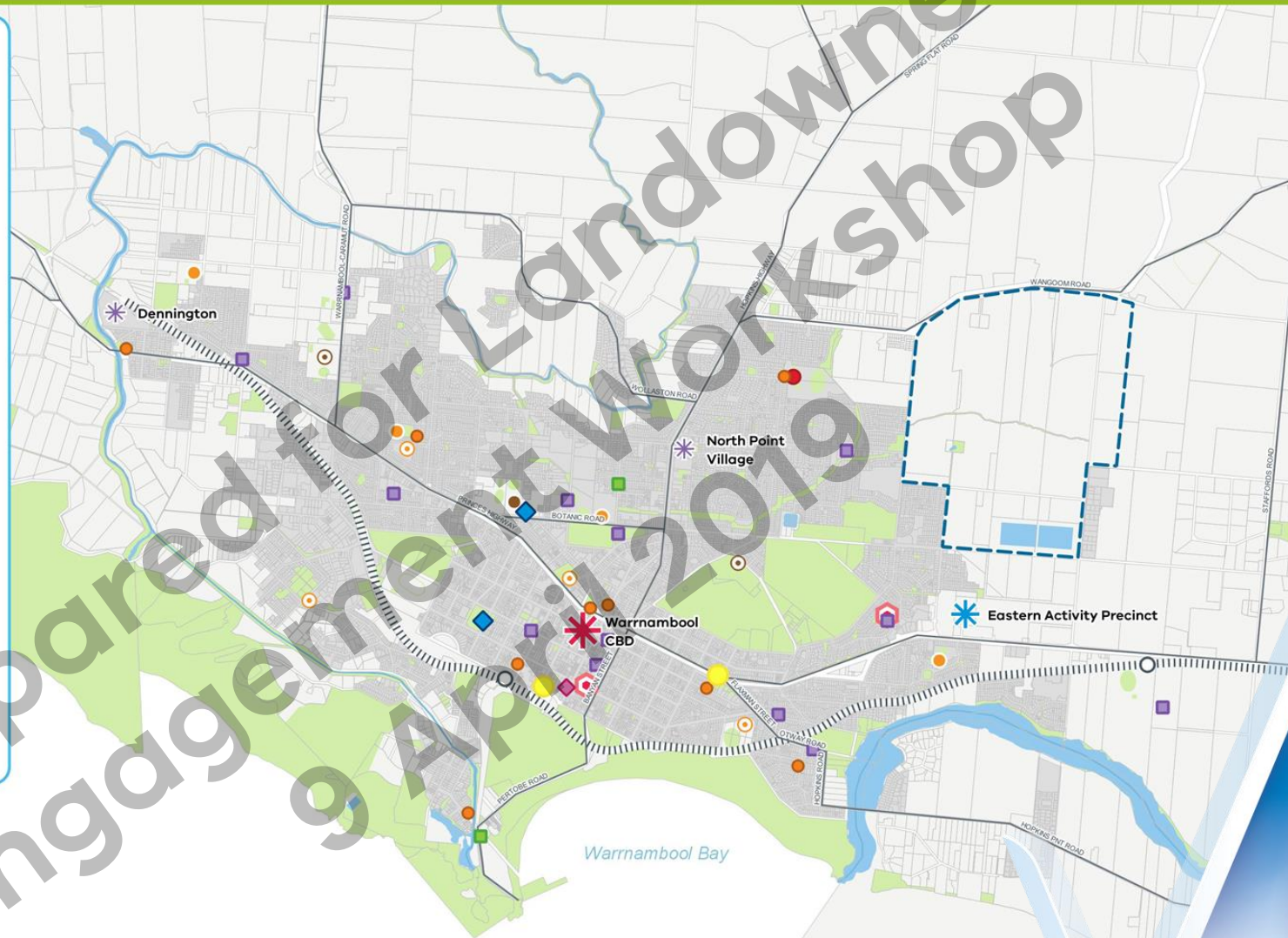
Existing Infrastructure and Servicing

East of Aberline Key Issues Paper

0 0.5 1 1.5 2 2.5 km

N

-  precinct boundary
-  open space
-  principal activity centre
-  major activity centre
-  neighbourhood activity centre
-  community centre
-  hospital
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-  government school - primary
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-  catholic school - secondary
-  independent school
-  arterial road
-  railway line
-  train station



Public Infrastructure

SCHOOLS

Current Infrastructure:

- 6 Government primary schools
- 5 Non Government primary school
- 2 Government secondary schools
- 2 Non Government secondary schools

Implications for the PSP:

- Potential Government primary school in the PSP

RETAIL

Current Infrastructure:

- City Centre is the principal retail centre
- Eastern Activity Precinct (EAP) is a major (secondary) retail centre
- Neighbourhood activity centre - Northpoint Village
- Neighbourhood activity centre - Dennington

Implications for the PSP:

- Potential 'residential' scale convenience centre in the PSP

OPEN SPACE

Current Infrastructure:

- Brierley Reserve
- Russell's Creek Walking Trail and adjoining parks
- Tozer Memorial Park

Implications for the PSP:

- Connection to Russell creek Walking trail and Tozer reserve
- Potential Active open space reserve within the PSP

COMMUNITY INFRASTRUCTURE

Current Infrastructure:

- Warrnambool neighbourhood community centre
- 3 Childcare/kinder in north/north east of Warrnambool

Implications for the PSP:

- Community infrastructure provision to be clarified by VPA and Council in the future

Transport Infrastructure

ROADS

Overview

- Daily traffic volume of 40,000 vehicle movements, with 4,000 vehicle movements occurring during each of the commuter peak hours

Implications for the PSP

- Further work by Council is required to assess the impacts and the likely upgrades required on the surrounding network that will result through the development of this PSP area
- All proposed roundabouts, signalised intersections and connections with the abutting arterial road network should be considered as part of a Development Contributions Plan (DCP) prepared in conjunction with the Structure Plan.

PUBLIC TRANSPORT

Overview

- Existing Bus Networks runs through the eastern Warrnambool near the vicinity of the precinct
- Bus Network act as the primary source of public transport in Warrnambool

Implications for the PSP

- PSP will need to cater for the provision of a bus network though the precinct

ACTIVE TRANSPORT

Overview

- Existing shared path network along Russell's Creek reserve

Implications for the PSP

- Shared paths should be provided adjacent to Russells Creek and Tozer Reserve, and any other reserves/open spaces within the PSP, with a cycling/walking trail outside the 30m buffer riparian zone, separate from the road corridor.

Green Warrnambool



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Green

WARRNAMBOOL

Warrnambool will be the most environmentally sustainable regional city in Australia

- Sets the vision that ***Warrnambool will be the most environmentally sustainable regional city in Australia.***
- Adopted by Council on 3 September 2018
- Released for community consultation from 5 June to 17 July 2018.
- 125 survey responses and 3 written submissions were received during the consultation period.
- 86% of respondents agreed that Warrnambool should be Australia's most environmentally sustainable regional city by 2040.



Sustainability VPA - Policy Context

Plan Melbourne

- 6.1 - Transition to a low-carbon city to enable Victoria to achieve its target of net zero greenhouse gas emissions by 2050.
 - 6.2 - Reduce the likelihood and consequences of natural hazard events and adapt to climate change.
 - 6.3 - Integrate urban development and water cycle management to support a resilient and liveable city.
 - 6.4 - Make Melbourne cooler and greener.
 - 6.5 - Protect and restore natural habitats.
 - 6.6 - Improve air quality and reduce the impact of excessive noise.
 - 6.7 - Reduce waste and improve waste management and resource recovery.
-
- **Climate Change Act 2017 – Zero net emissions 2050**
 - **Victorian Climate Change Framework**
 - **Climate Change Adaptation Plan**
 - **Biodiversity 2037**
 - **Water For Victoria**
 - **Integrated Water Framework for Victoria**
 - **Renewable Energy (Jobs and Investment) Act 2017 (Vic 25% by 2020 and 40% by 2025).**



Sustainability VPA – Warrnambool's advantage

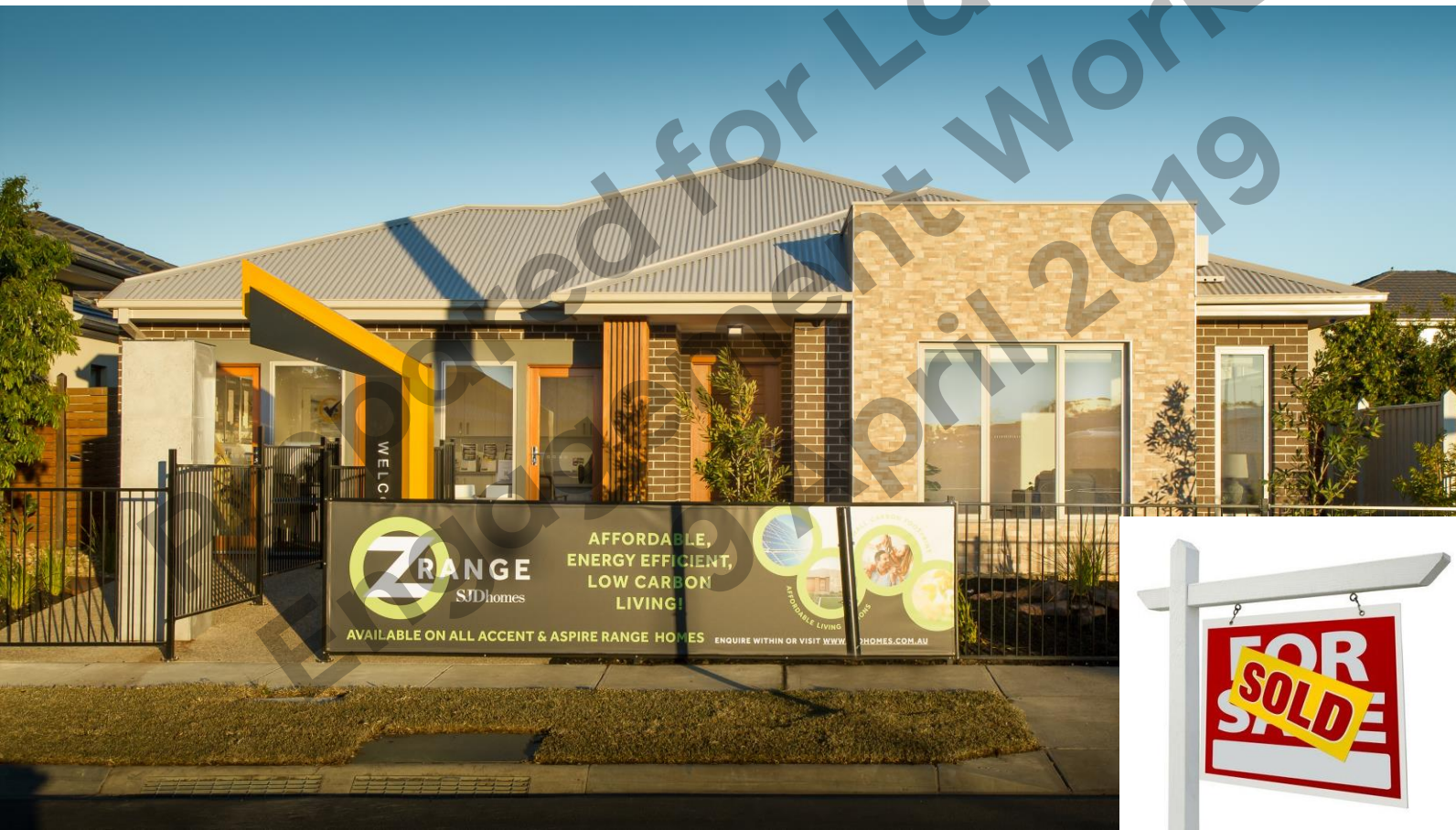
- Proximity to Melbourne and Geelong with direct train services
- Sea change and tree change
- High amenity location
- Great schools, university, hospital and services.
- Affordability



Sustainability VPA – Why Climate responsive planning?

Zero emissions precincts

- Marketability – the market is demanding more sustainable housing products and precincts.
- Lower household running costs and improved liveability outcomes;
- Can be developed with similar costs to BUA with good planning and design.



Sustainability VPA – Why Climate responsive planning?

Zero emissions precincts

● Low embodied energy and energy efficient housing



Upgrade from 6 star to 8.2 star energy efficiency in home	Cost Differential
Wall Insulation: Upgrade from R1.5 to R2.5HD	+ \$980
Ceiling Insulation: Upgrade from R4.0 to R6.0	+ \$590
Roof Insulation: Upgrade from Sisalation® to R1.5 Blanket	+ \$550
Slab Insulation: Add 45mm Thermoslab under slab	+ \$2,500
Windows: Upgrade from Double glaze to Double Glaze Low E	+ \$2,200
Combined Cost to upgrade from 6 star to 8.2 star	\$6,820
Upgrade to Net Zero Carbon	Differential
Replace Thermann Evacuated Tube 315litre 30 tube, electric boost hot water service for non-gas areas with a Sanden 315 litre heat pump hot water system.	- \$780 saving
Replace ducted gas heating with Daiken 7 star split system for heating and cooling.	- \$4,300 saving
Install 5 kw solar PV system.	+ \$4,700 cost
Insert Beko Induction Cooktop over Beko LPG gas.	+ \$530 cost
Combined Cost to upgrade to Net Zero Carbon	\$2,150
Total Combined Upgrade Costs	\$8,970
% of build cost – 200 sq meter home \$390,000	2.4%
Annual Running Cost Savings	\$2,500
ROI p.a. Payback Period	27% p.a. 3 – 4 years

Sustainability VPA – Why Climate responsive planning?

Zero emissions precincts

- Cool and Green neighbourhoods – urban forest canopy and integrated water
- Deliver waterway health benefits from an ecology, channel morphology and water-quality perspective
- Reduce reliance on the potable water supply network
- Reduce risk of flooding, helping to maintain amenity
- Maintaining existing vegetation, and enhance
- Every street is part of the solution
- Strengthen biodiversity



Sustainability VPA – Why Climate responsive planning?

Zero emissions precincts

- Support sustainable transport options
- Increase cycling and walkability
- Safe and accessible paths to destinations



Sustainability VPA – Why Climate responsive planning?

Zero emissions precincts

Community scale considerations

- Provides a range of facilities – onsite or easy to get to
- Community energy, shared.
- Distributed Waste management.
- Urban agriculture, food production
- Co working and training facilities



Draft Vision & Outcomes



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Introduction - Purpose of the workshop

Set the Scene

- Establish a vision and evidence base for the Precinct Structure Plan:
- Develop an initial vision for the precinct reflecting its unique character and identity
- Appreciate the context of the precinct to be planned
- Incorporate identified issues, opportunities and constraints

Create the Structure

- Determine the location of key structural features:
- Respond to the precinct's local and regional context and opportunities
- Identify transport, activity centre, employment, social infrastructure, natural and open space networks

Vision for the Plan

- At this stage it is envisaged that the PSP will be a **predominantly residential precinct**, with significant passive and active open space along the Russells Creek corridor and incorporating Tozer Reserve.
- The PSP will incorporate a **mix of residential densities, a neighbourhood centre** and required **community facilities**, and include **linkages into the surrounding pedestrian, cycling and public transport corridors**.
- Importantly, the PSP will embody the **principles of Green Warrnambool**, and contribute to the city meeting the following goals (Green Warrnambool, 2018):
 - (that) Warrnambool will be the most environmentally sustainable regional city in Australia.
 - The City of Warrnambool will have zero net greenhouse gas emissions by 2040. Homes and businesses will use renewable energy for their energy needs.

Principles for the Plan

The following (draft) principles have been developed to define how the neighbourhood character and sense of place will be developed through the PSP process:

1. Plan for environmental sustainability (Green Warrnambool)
 - A low carbon community
 - A low waste community
 - A climate adept community
2. Integrate transport and land use planning
3. Create a precinct with high amenity and character and manage land use conflicts at the edge of Warrnambool's settlement boundary.
4. Create diverse and vibrant new communities
5. Protect biodiversity, waterways and cultural heritage values
6. Create integrated open space networks
7. Ensure the efficient and orderly provision of infrastructure and services

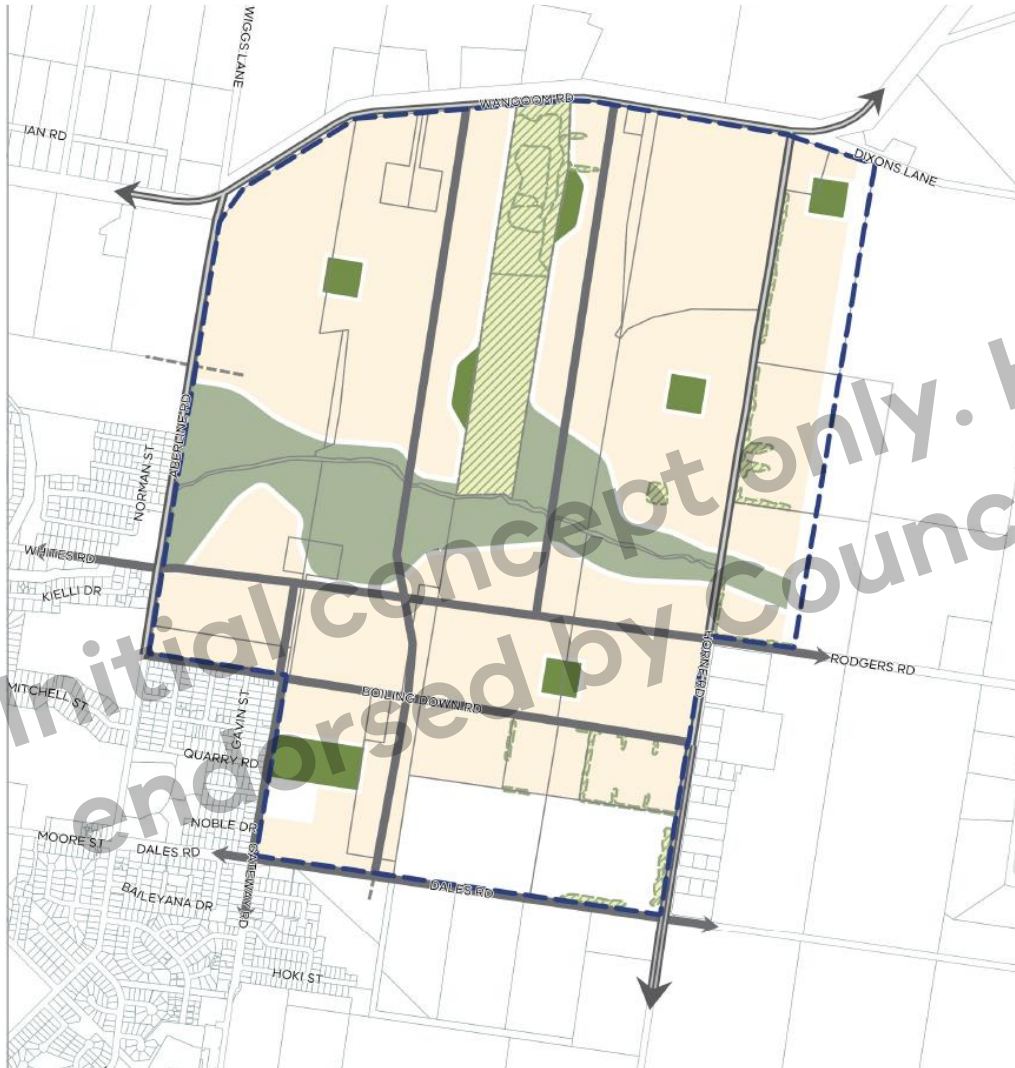
Create the Structure

What are the:

- **key structural features:**
- precinct's **local and regional context and opportunities**
- Identify transport, activity centre, employment, social infrastructure, natural and open space networks

Prepared for Landowner
Engagement Workshop
9 April 2019

Create the Structure



Concept includes:

- Conservation area
- Open Space and wetlands
- Local Parks
- Road networks and crossings

Conclusion and Next Steps



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Project Overview – Indicative Timeline*



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