

Amendment C103warr

Implementation of the Warrnambool Eastern Activity Centre Structure Plan

The vision for the Warrnambool Eastern Activity Centre (EAC) is to develop the centre as a genuine mixed use activity centre, comprising a range of retail, bulky goods, office employment and diverse housing opportunities, that supports the primary retail role of Warrnambool CBD.

The EAC will comprise a range of neighbourhoods, each with their own distinct and defined character, and an urban core and network of linked open spaces that will be the focus for community activation.

The Eastern Activity Precinct Structure Plan (2004) was reviewed by Council in 2016 to ensure it reflected the preferred direction for the precinct. This culminated in the adoption of the Warrnambool Eastern Activity Centre Structure Plan 2016. Amendment C103warr seeks to implement the key findings identified in the Structure Plan into the Warrnambool Planning Scheme.

What is the Warrnambool Eastern Activity Centre Structure Plan?

The Warrnambool Eastern Activity Centre Structure Plan 2016 is a strategic framework for the future development of the Activity Centre. The Structure Plan sets out a vision for the area. It identifies strategies and actions to be achieved for the Activity Centre in regards to retailing, bulky goods, office employment, housing, and open space planning.

Has the Warrnambool Eastern Activity Centre Structure Plan been adopted by Council?

Yes. After a community and stakeholder consultation program in April 2016, a revised Structure Plan was presented to Council at its 5 September 2016 meeting, where the document was adopted.

What is Amendment C103warr?

Amendment C103warr is changing the Warrnambool Planning Scheme to implement the key findings of the Warrnambool Eastern Activity Centre Structure Plan 2016. Key changes include:

- The Local Planning Policy Framework will be updated to reflect the new objectives and strategies for the EAC.
- A Design and Development Overlay will be applied to existing commercial areas within the Activity Centre to guide the design and built form of new commercial and office development.
- A Development Plan Overlay will be applied to the 'Residential South Character Precinct' (land at 71 and 83 Raglan Parade, Warrnambool) to provide guidance on future subdivision and development outcomes for the land.

Does Amendment C103warr rezone any land within the Activity Centre?

No. Any rezoning will be considered through future separate planning scheme amendments.

Can I make a submission to Amendment C103warr?

Yes. Submissions to amendment C103warr should be received by Friday, 16 August 2019 and addressed to:

Coordinator City Strategy, Warrnambool City Council, by either:

- Post to – PO Box 198, WARRNAMBOOL VIC 3280
- Email to – planning@warrnambool.vic.gov.au

Where can I go for more information?

The amendment is available for viewing at the following:

- Warrnambool City Council, 25 Liebig Street, WARRNAMBOOL
- Website: www.delwp.vic.gov.au/public-inspection

You can also go to the "Have Your Say" section of our website at www.yoursitewarrnambool.com.au

For further assistance call us on 5559 4800 or email: planning@warrnambool.vic.gov.au

Key Objectives for Warrnambool Eastern Activity Centre

- To recognise the prominent gateway role of the EAC and to provide enhancements through streetscape, landscape and architecture, creating a more coherent and integrated land use and built form structure along Princes Highway.
- To develop an integrated, connected and diverse activity centre comprising a range of commercial, employment and residential uses.
- To create an active, urbanised and street based 'urban core' in the western part of the EAC accommodating a mixture of uses and activation of the public realm.
- To provide opportunities for diverse housing within the centre, that responds to the surrounding uses, amenity opportunities, structural elements and the topography.