MINUTES

SCHEDULED COUNCIL MEETING
WARRNAMBOOL CITY COUNCIL
5:45 PM - MONDAY 7 FEBRUARY 2022

WARRNAMBOOL
CITY COUNCIL

VENUE:
Lighthouse Theatre Studio
Lighthouse Theatre
Timor Street
Warrnambool

COUNCILLORS
Cr. Richard Ziegeler (Mayor)
Cr. Otha Akoch
Cr. Debbie Arnott
Cr. Ben Blain
Cr. Vicki Jellie AM
Cr. Angie Paspaliaris
Cr. Max Taylor

Copies of the Warrnambool City Council's Agendas & Minutes
can be obtained online at www.warrnambool.vic.gov.au

Peter Schneider
CHIEF EXECUTIVE OFFICER

AUDIO RECORDING OF COUNCIL MEETINGS

All Open and Special Council Meetings will be audio recorded, with the exception of matters identified as confidential items in the agenda. This includes public participation sections of the meeting. Audio recordings of meetings will be made available for download on the internet via the Council's website by noon the day following the meeting and will be retained and publicly available on the website for 12 months following the meeting date. The recordings will be retained for the term of the current Council, after which time the recordings will be archived and destroyed in accordance with applicable public record standards. By participating in Open and Special Council meetings, individuals consent to the use and disclosure of the information that they share at the meeting (including any personal/sensitive information), for the purposes of Council carrying out its functions.

BEHAVIOUR AT COUNCIL MEETINGS

Thank you all for coming – we really appreciate you being here. These meetings are the place where, we as Councillors, make decisions on a broad range of matters. These can vary greatly in subject, significance and the level of interest or involvement the community has. As part of making these decisions, we are presented with comprehensive information that helps us to form our position – you will find this in the agenda. It should also be remembered that the Council meeting is a "meeting of the Council that is open to the public", not a "public meeting with the Council." Each Council is required to have Governance Rules that pertains to meeting procedures. Warrnambool City Council has followed best practice in this regard and its Governance Rules provides regulations and procedures for the governing and conduct of Council meetings. Copies of the Conduct and Behaviour excerpt from Warrnambool City Council's Governance Rules can be obtained online at www.warrnambool.vic.gov.au. We thank you in anticipation of your co-operation in this matter.

ORDER OF BUSINESS

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MINUTES OF THE SCHEDULED MEETING OF THE WARRNAMBOOL CITY COUNCIL HELD IN THE LIGHTHOUSE THEATRE STUDIO, LIGHTHOUSE THEATRE, TIMOR STREET, WARRNAMBOOL ON MONDAY 7 FEBRUARY 2022 COMMENCING AT 6.00 PM

PRESENT:
Cr. Richard Ziegeler, Mayor/Chairman
Cr. Otha Akoch
Cr. Debbie Arnott
Cr. Ben Blain
Cr Vicki Jellie AM
Cr. Angie Paspaliaris
Cr. Max Taylor

IN ATTENDANCE:
Mr Peter Schneider, Chief Executive Officer
Ms Bree Ryan, Acting Director Corporate Strategies - Virtual via Zoom
Mr David Leahy, Director City Infrastructure
Mr Andrew Paton, Director City Growth
Ms. Jodie McNamara, Acting Director Community Development
Mr David Harrington, Manager Financial Services - until 6.23pm
Ms. Julie Anderson, Manager Governance, Projects, Property & Legal
Ms. Wendy Clark, Executive Assistant

1. OPENING PRAYER & ORIGINAL CUSTODIANS STATEMENT

Almighty God
Grant to this Council
Wisdom, understanding and Sincerity of purpose
For the Good Governance of this City
Amen.

ORIGINAL CUSTODIANS STATEMENT
I wish to acknowledge the traditional owners of the land on which we stand and pay my respects to their Elders past and present.

2. APOLOGIES

Nil.

3. CONFIRMATION OF MINUTES

MOVED: CR VICKI JELLIE
SECONDED: CR ANGIE PASPALIARIS

That the Minutes of the Scheduled Meeting of Council held on 6 December 2021, be confirmed.

CARRIED - 7:0

4. DECLARATION BY COUNCILLORS AND OFFICERS OF ANY CONFLICT OF INTEREST IN ANY ITEM ON THE AGENDA

Section 130 of the Local Government Act 2020 (Vic) (**the Act**) provides that a relevant person must disclose a conflict of interest in respect of a matter and exclude themselves from the decision making process in relation to that matter including any discussion or vote on the matter at any Council meeting or delegated committee meeting and any action in relation to that matter.

Section 126(2) of the Act sets out that a relevant person (Councillor, member of a delegated Committee or member of Council staff) has a conflict of interest if the relevant person has a **general conflict of interest** within the meaning of section 127 of the Act or a **material conflict of interest** within the meaning of section 128 of the Act.

A relevant person has a **general conflict of interest** in a matter if an impartial, fair minded person would consider that the person's private interests could result in that person acting in a manner that is contrary to their public duty.

A relevant person has a **material conflict of interest** in a matter if an affected person would gain a benefit or suffer a loss depending on the outcome of the matter.

A Councillor who has declared a conflict of interest, must leave the meeting and remain outside the room while the matter is being considered, or any vote is taken. Councillors are also encouraged to declare circumstances where there may be a perceived conflict of interest.

- Cr. Vicki Jellie AM – declared a conflict of interest for Item 7.5 - Warrnambool Planning Scheme Amendment C205Warr - Consideration of Submissions.

- Cr. Angie Paspaliaris – declared a conflict of interest for Item 7.4 - Tender Award 2021051 - Supply and Installation of Solar Panels - Correction to Resolution Value.

5. MAYORAL PRESENTATION

- Myself and CEO Peter Schneider met with the Hon, Dan Tehan, MP to discuss various advocacy issues.
- A discussion was also held with Jaala Pulford, MP to discuss advocacy issues.
- I attended the fund raising event "A Big Life" last week; over 90 riders participated in the ride to Melbourne with over $114,000 being raised by the bike riders. Each rider had to raise $500 or more in order to participate in the ride. All riders arrived in Melbourne around 3pm and were welcomed by a Councillor from Melbourne City Council.
- I attended the launch of the University of the Third Age today. There has been an increase in attendance at the launch with a lot of people going to join up to the University of the Third Age which is a wonderful community asset.
- The CEO and myself attended a former Mayor's funeral last week; Bob Barham who was a larger than life figure and played a huge part in the recent history of Warrnambool, particularly with his contribution to the Lake Pertobe development and his enthusiasm for all things progress and development for Warrnambool. It was a privilege to attend the celebration of his life; certainly a man worth acknowledging.

6. PUBLIC QUESTION TIME

6.1 QUESTION FROM BRIAN KELSON, WARRNAMBOOL

Mayor Ziegeler

I have received a number of complaints from our residents regarding two items, in particular Norfolk Pines, and a laneway that runs parallel to Fairy Street between Ellerslie Grove and Timor Street Warrnambool.

(1) I understand the condition of this lane way has been bought to the attention of Council and still has not had a satisfactory repair but only just a band aid solution. This situation needs to be rectified to make this a safer passage for the many elderly that live in this area and to save the ratepayers the cost of the continual works. My question is when will the laneway be fixed permanently?

RESPONSE PROVIDED BY CHIEF EXECUTIVE OFFICER

- This laneway is one of a number of unsealed roads and laneways in the municipality that will be subject to an upgrade in the coming financial year.
- Designs have been completed to rectify the situation and the works will be programmed when budget funds are available.
- The designs include, drainage, sealing and speed humps to reduce the water flow and any material washing down the laneway, during rain events
- In the meantime, Council staff will continue to clear the material from the footpath to maintain pedestrian safety.

(2) I have witnessed the Norfolk Pines that intrude into Ratepayers premises with overhanging limbs and pine needles filling spout being trimmed lightly without serving any purpose. Once again this is a cost to Ratepayers.

I understand this has been bought to council but seems to have fallen on deaf ears, my question is when will council listen and act on requests?

RESPONSE PROVIDED BY CHIEF EXECUTIVE OFFICER

- Council staff will continue to monitor the trees and the encroachment onto properties and take action where possible.
- Staff take actions on customer requests to undertake minor pruning of the trees to reduce the impact of properties.

7. REPORTS

7.1. DECEMBER 2021 FINANCE REPORT

DIRECTORATE : Corporate Strategies

PURPOSE:

This report updates Council on the financial performance for the 6 months ended 31 December 2021.

EXECUTIVE SUMMARY

- This Finance Report compares actual financial results against forecast for the 6 months from 1 July 2021 to 31 December 2021.
- The report sets out financial results for Councils recurrent (day to day operations) Projects, Capital Works, Rates and Loan activities.
- Year to date forecasts are profiled to reflect the timing of cash inflows and outflows. Overall, the 6-month actual results indicate a favourable financial position of $0.565 million when compared to the year-to-date forecast.
- The financial position of Council has been reviewed and it has been determined that a Revised Budget under s95 of the Local Government Act 2020 is not required.

MOVED: CR DEBBIE ARNOTT
SECONDED: CR BEN BLAIN

That the December 2021 finance report be received.

CARRIED - 7:0

ATTACHMENTS

1. December 2021 Monthly Finance Report [**7.1.1** - 11 pages]



Financial Report December 2021

Monthly Financial Report

December 2021

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Monthly Financial Report

December 2021

1. Executive Summary

The monthly report is designed to illustrate the financial performance and position of Warrnambool City Council compared to its adopted and seasonalised forecast for the period ending 31 December 2021.

The 6 months actual results indicate a favourable financial position of $0.565m to the forecast.

Key Financial Results	Adopted Budget $'000	Forecast $'000	YTD Forecast $'000	YTD Committed $'000	YTD Variance to Forecast $'000	
Rates	42,826	43,003	42,953	42,951	(2)	▼
Recurrent Income	42,360	40,116	19,118	18,764	(355)	▼
Recurrent Expenditure	(71,080)	(71,790)	(38,306)	(37,473)	834	▲
Net Recurrent Surplus/(Deficit)	**(28,720)**	**(31,674)**	**(19,188)**	**(18,709)**	**479**	▲
Project Income	1,153	2,380	1,641	1,571	(70)	▼
Project Expenditure	(1,653)	(6,546)	(1,820)	(1,730)	90	▲
Net Project Surplus/(Deficit)	**(500)**	**(4,166)**	**(179)**	**(159)**	**20**	▲
Capital Income	5,641	12,250	1,634	1,530	(104)	▼
Capital Expenditure	(19,489)	(36,875)	(20,013)	(19,841)	172	▲
Net Capital Surplus/(Deficit)	**(13,848)**	**(24,625)**	**(18,379)**	**(18,311)**	**68**	▲
Loan Drawdowns	2,250	6,500	1,125	1,125	0	▬
Loan Repayments	(1,932)	(1,791)	(786)	(786)	0	▬
Net Financing Position	**319**	**4,709**	**339**	**339**	**0**	▬
Surplus / (Deficit) Brought Forward	0	12,899	12,899	12,899	0	▲
Total	76	145	18,444	19,009	565	▲

Recurrent: is $0.479m favourable to forecast due to the following main reasons:

- Unfavourable variance in recurrent income primarily due to being under budget in user fees at Flagstaff Hill, Lighthouse Theatre and Holiday Parks. Part of these variances are offset by savings in casual labour or salaries.
- Favourable variance in recurrent expenditure partially due to employee benefits continuing to be lower than anticipated as a result of vacancies across a number of areas and there is some savings or timing variances around the use of casual staff due to Covid-19 restrictions. Materials and Services are lower than forecast partially due to less activity with Lighthouse Theatre commercial hires of $154k offset by reduced fee income of $185k.

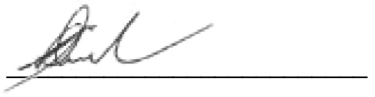
Projects: No major variances, however there has been a significant amount of government projects carried forward to be completed in 2021/22.

Capital Works: No major variances, however there has been a significant amount of government projects carried forward to be completed in 2021/22.

2. Certification Statement

The financial position of Council has been reviewed and it has been determined that a Revised Budget under s95 of the Local Government Act 2020 is not required.

Council will continue to monitor the current Covid-19 environment and the impacts that this is having on our operations and will prepare an updated forecast if required.



Peter B Schneider
Chief Executive Officer

Monthly Financial Report

December 2021

3. Statement of Comprehensive Income

	Adopted Budget $'000	Forecast $'000	YTD Forecast $'000	YTD Committed $'000	YTD Variance to Forecast $'000	YTD Variance to Forecast %	
Revenue							
Rates and Charges	42,906	43,083	42,996	43,011	15	0.0%	▲
Statutory Fees and Fines	2,117	2,164	832	898	66	8.0%	▲
User Fees	17,636	16,568	7,475	6,977	(498)	(6.7%)	▼
Recurrent Grants	12,626	11,962	6,556	6,658	101	1.5%	▲
Non-Recurrent Grants	5,313	8,081	741	676	(65)	(8.8%)	▼
Contributions - Cash	563	3,787	606	663	57	9.4%	▲
Contributions - Non Cash	4,000	4,000	0	0	0	0.0%	▼
Other Income	299	1,142	652	641	(10)	(1.6%)	▼
Interest Income	119	119	53	27	(26)	(49.3%)	▼
Revenue Total	**85,579**	**90,906**	**59,911**	**59,551**	**(360)**	**(0.6%)**	▼
Expenses							
Employee Benefits	37,991	37,889	18,724	18,224	500	2.7%	▲
Materials and Services	23,398	29,165	15,752	15,380	372	2.4%	▲
Bad and Doubtful Debts	131	131	10	2	9	84.6%	▲
Finance Costs	302	242	121	120	1	0.5%	▲
Other Expenses	841	860	462	467	(5)	(1.1%)	▼
Depreciation	12,871	12,500	0	0	0	0.0%	▬
Net loss / (gain) on asset disposal	1,345	882	(344)	(226)	(118)	(34.4%)	▼
Expenses Total	**76,878**	**81,670**	**34,725**	**33,967**	**758**	**2.2%**	▲
Net Surplus / (Deficit)	**8,700**	**9,237**	**25,185**	**25,583**	**398**	**1.6%**	▲
Other Comprehensive Income							
Net asset revaluation	10,000	10,000	0	0	0	0.0%	▬
Total Comprehensive Income	**18,700**	**19,237**	**25,185**	**25,583**	**398**	**1.6%**	▲
Net Underlying Surplus / (Deficit)	**4,700**	**5,237**	**25,185**	**25,583**	**398**	**1.6%**	▲

Net Surplus: The net surplus is $25.583m which is $0.398m favourable to our forecast budget.

Revenue: is $0.360m unfavourable to budget due to:

- Covid-19 has caused commercial hires to be lower than forecast at the Lighthouse Theatre which is offset by a reduction in related expenditure. Booking fees and bar income has also reduced.
- User fees are lower than forecast at Flagstaff Hill and the Surfside Holiday Park which is offset against a favourable variance in casual labour and some salaries.

Expenses: are $0.758m favourable to forecast due to:

- Employee benefits being lower than anticipated due to the continuation of vacancies across a number of areas.
- Materials and services lower than forecast due to less activity with Lighthouse Theatre commercial hires of $154k offset by reduced fee income of $185k. In addition, projects totalling $154k have been budgeted under consultants however actual costs are offset within the employee benefits category.

Monthly Financial Report

December 2021

4. Balance Sheet

	2021/22 Opening Balance $'000	Movement $'000	YTD Closing Balance $'000
Current Assets			
Cash & Cash Equivalents	10,317	6,117	16,430
Investments	20,000	(6,000)	14,000
Trade and Other Receivables	2,764	17,814	20,579
Other Assets	1,523	(683)	839
Current Assets Total	**34,604**	**17,248**	**51,848**
Non-Current Assets			
Trade and Other Receivables	5	0	5
Investments in associates	0	0	0
Property Plant & Equipments	641,715	9,056	650,771
Non-Current Assets Total	**641,720**	**9,056**	**650,776**
Total Assets	**676,324**	**26,304**	**702,624**
Current Liabilities			
Trade and Other Payables	11,385	(2,516)	8,869
Trust Funds and Deposits	1,694	190	1,884
Provisions	6,844	0	6,844
Interest-bearing Loans and Borrowings	1,586	(786)	800
Lease Liabilities	261	0	261
Current Liabilities Total	**21,769**	**(3,111)**	**18,657**
Non-Current Liabilities			
Provisions	1,092	0	1,092
Interest-bearing Loans and Borrowings	6,587	1,125	7,712
Lease Liabilities	1,183	0	1,183
Non-Current Liabilities Total	**8,862**	**1,125**	**9,987**
Total Liabilities	**30,631**	**(1,986)**	**28,644**
Net Assets	**645,693**	**28,290**	**673,980**
Equity			
Accumulated Surplus	248,979	28,287	277,266
Reserves	396,714	(0)	396,714
Total Equity	**645,693**	**28,287**	**673,980**

Cash & Investments: The second quarter rates instalment (due November) increased the amount of cash reserves however some major capital works progress payments made in December such as Reid Oval, Edwards Bridge and road rehabilitation works have impacted the balance.

Trade and Other Receivables: have increase significantly from the start of the financial year due to raising the full year's rates revenue in July while customers receive quarterly instalments. This will reduce throughout the year to acceptable levels by year end.

Monthly Financial Report

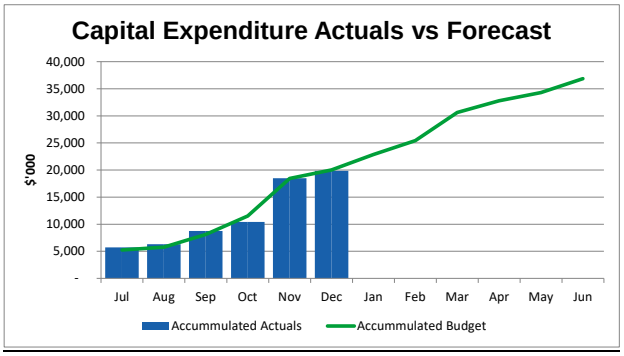
December 2021

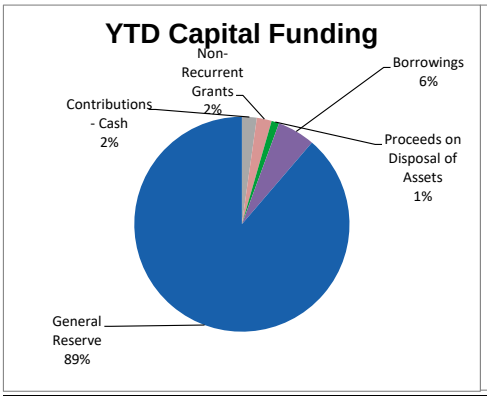
5. Capital Expenditure and Funding

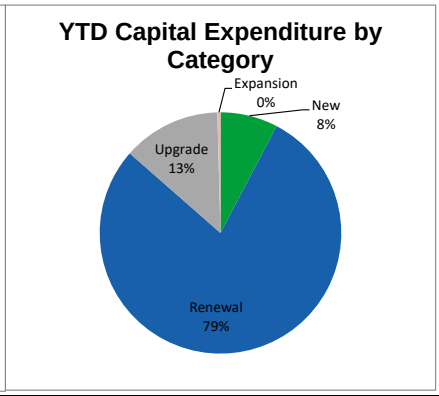
Capital Expenditure: Council has a number of major capital works underway (Reid Oval, and the Library/Learning Hub) or in the planning stage (Stanley St Bridge, McGennans toilet upgrade and drainage works). Currently Council's committed amount is $0.17m lower than the year to date forecast. In addition, there have been significant funds carried forward into 2021/22 and to date the actual expenditure is $9.800m.

Capital Funding: The majority of the works to date have been funded through Council funds (89%). There are significant grants that are anticipated to be received during the year.

	Adopted Budget $'000	Forecast $'000	YTD Forecast $'000	YTD Committed $'000	YTD Variance to Forecast $'000	
Expenditure						
New	1,252	3,032	1,516	1,527	(11)	▼
Renewal	16,074	28,284	15,852	15,629	222	▲
Upgrade	2,096	5,385	2,564	2,601	(38)	▼
Expansion	67	173	82	83	(1)	▼
Capital Expenditure	**19,489**	**36,875**	**20,013**	**19,841**	**172**	▲
Funding						
Contributions - Cash	0	3,186	406	442	36	▲
Non-Recurrent Grants	5,313	7,850	510	445	(65)	▼
Proceeds on Disposal of Assets	328	791	344	226	(118)	▼
Borrowings	5,950	6,650	1,125	1,125	0	▬
General Reserve	7,898	18,398	17,628	17,604	(24)	▼
Capital Funding	**19,489**	**36,875**	**20,013**	**19,841**	**(172)**	▼



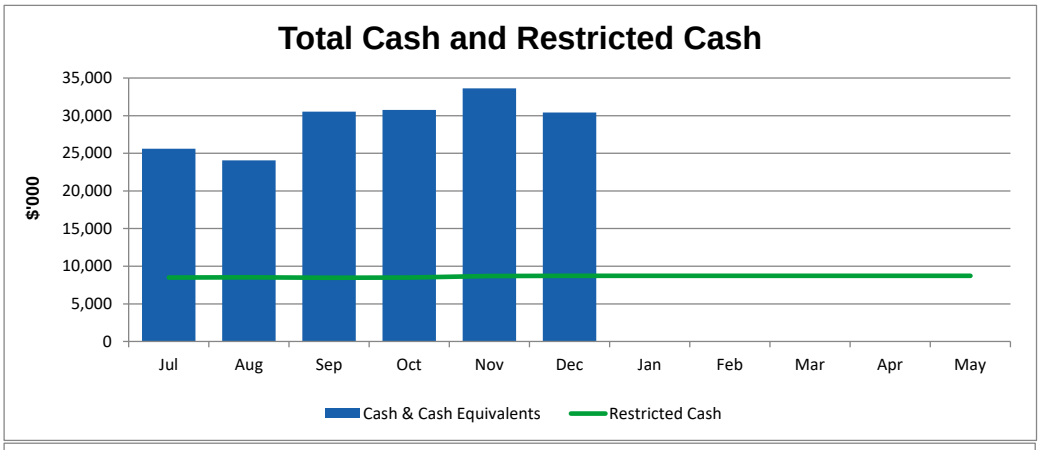


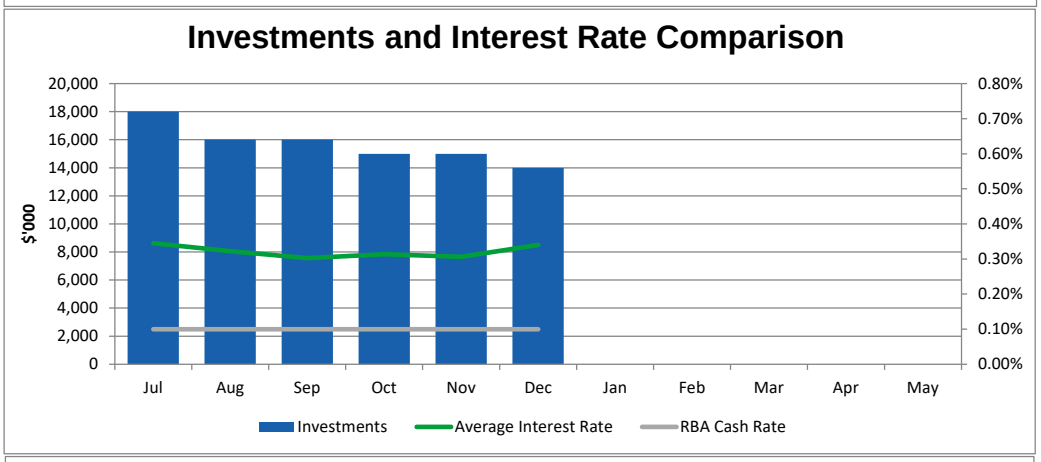


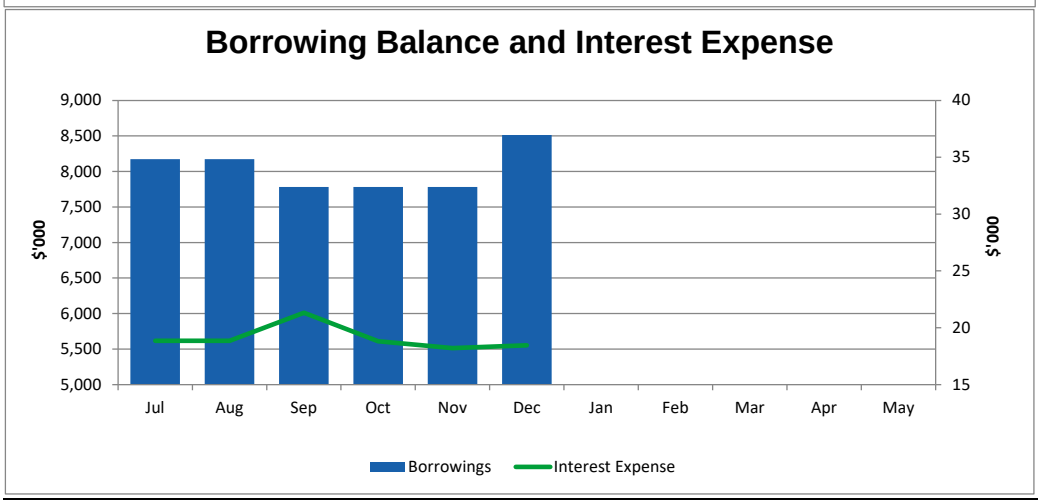
6. Treasury Report

Cash: Total cash held (including investments) at the end of December is $30.43m, of which $8.73m is restricted.

Investments: The average interest rate held on investments at the end of December is 0.34% and is reflective of the record low cash rate which the RBA has set at 0.10%.



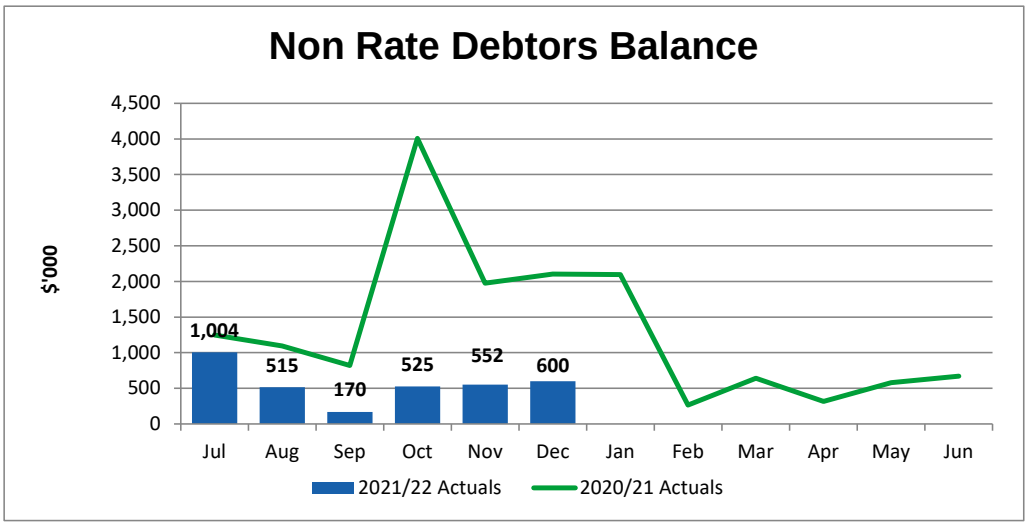


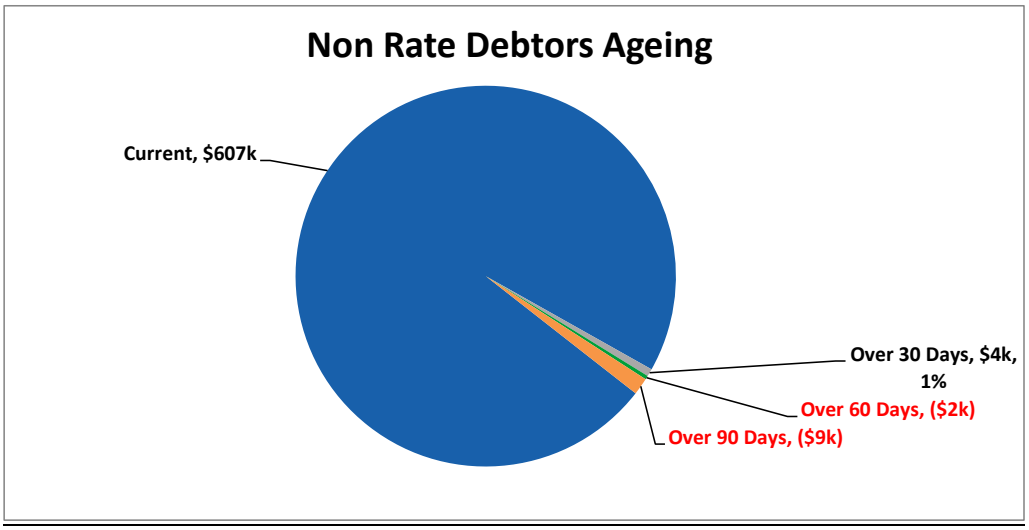


7. Debtors Report

Non Rate Debtors: were $0.600m in December, with the majority of the debt classified as current.

- 30 Days $4k – No material amounts
- 60 Days ($2k) – No material amounts
- 90 Days ($9k) – A number of prepayment are masking the 90 plus days, however there are no material amounts and Council is working with the overdue debtors and setting up payment plans where appropriate.





Monthly Financial Report

December 2021

8. Budget/Forecast Variations

Item	Ledger No.	Variation Status	Budget Variation $	Cumulative Total $
Adopted Budget Surplus				76,000
Rollovers - Net			(12,899,000)	(12,823,000)
Cash Surplus Bought Forward			12,899,000	76,000
Sep Quarter Variations		Council	0	76,000
Forecast Adjustments			69,000	145,000
Jetty Flat Upgrade Contributions	631000-3256		85,000	230,000
Jetty Flat Upgrade Expenditure	631000-3256		(85,000)	145,000
COVID19 Business & Community Support Fund	113000-2279		94,000	239,000
Extension of Community Development Fund	320750-1425		(94,000)	145,000
Bushfield Reserve Lighting Contribution	631000-3268		245,000	390,000
Council Contribution to Bushfield Reserve Lighting	321000-1427		40,000	430,000
Bushfield Reserve Lighting Expenditure	631000-3268		(285,000)	145,000
South of the Merri River Open Space Precinct Plan Grant	623600-2221		334,190	479,190
South of the Merri River Open Space Precinct Plan Expenditure	623600-2221		(334,190)	145,000
Powercor - Bulk Lighting Upgrade Rebate	642250-2050		35,030	180,030
National Carbon Bank of Australia Rebate	642250-2050		315,326	495,356
Sustainability Initiatives	642250-2248		(350,356)	145,000
Developer Contributions Reserve	614000-2010		234,616	379,616
Wollaston Road Design Works	624100-2053		(234,616)	145,000
Insurance Claim	118000-1668		79,074	224,074
Koroit Street Property Damage Rectification	624000-1050		(79,074)	145,000
Wallawar project Funding from Regional Arts	538000-3263		5,000	150,000
Wallawar project	538000-3263		(5,000)	145,000
Art Gallery Digitisation Foundation Funding	538000-3239		13,517	158,517
Art Gallery Digitisation Works	538000-3239		(13,517)	145,000
TAC-Mortlake Road Connection Project Funding (1st and 2nd payment)	622600-3269		58,400	203,400
Mortlake Road Connection Project	622600-3269		(58,400)	145,000
TAC-New Wombat Breton St/Mortlake Rd Intersection Funding	622600-3269		73,000	218,000
New Wombat Breton St/Mortlake Rd Intersection	622600-3269		(73,000)	145,000
Regional Airports Program Round 2 Grant	622000-2305		187,110	332,110
Sealing Works Gravel Runway	622000-2305		(187,110)	145,000
Dept of Transport - Breakwater Storm Damage Repair Grant	227000-1233		135,000	280,000
Breakwater Storm Damage Repair	227000-1628		(135,000)	145,000
Early Years Outreach Grant to support Aboriginal children at Mahogany	533413-1013		7,078	152,078
Early Years Outreach expenditure to support Aboriginal children	533413-1013		(7,078)	145,000
Premiers' Reading Challenge Book Fund 2021-2022	630900-2286		8,577	153,577
Premiers' Reading Challenge capital stock renewal	630900-2286		(8,577)	145,000
WAG Family Learning Centre Project Contribution from WAG Foundatio	538000-3273		9,000	154,000
Family Learning Centre Annette Iggulen Exhibition	538000-3273		(9,000)	145,000
FJ Foundation - Christmas book giving Contribution	320500-1907		5,000	150,000
Purchase of Christmas books to donate	320500-1907		(5,000)	145,000
Roadside Weeds and Pest Program 2021-22 Grant	543000-3036		7,064	152,064
Roadside Weeds and Pest Control	543000-3036		(7,064)	145,000
Pre-School Cluster Innovation Grant	533500-1710		25,237	170,237
Pre-School Cluster Innovation Expenditure	533500-1710		(25,237)	145,000
Childcare to Kinder Transition Funding	533500-3166		2,979	147,979
Childcare to Kinder Transition Expenditure	533500-3166		(2,979)	145,000
Pre-School COVID Ventilation Grant	533500-3272		54,000	199,000
Pre-School COVID Ventilation Expenditure	533500-3272		(54,000)	145,000
Early Childhood Refurbishment & Minor Works Grant - Beamish St	533600-1646		44,700	189,700
Early Childhood Refurbishment & Minor Works Exp-Beamish St	533600-1646		(44,700)	145,000
Early Childhood Refurbishment & Minor Works Grant - Dennington	533600-1649		51,500	196,500
Early Childhood Refurbishment & Minor Works Exp-Dennington	533600-1649		(51,500)	145,000
Developer Contributions - Hopkins Heights	624200-1010		34,000	179,000
Developer Contributions Reserve	614000-2010		(34,000)	145,000
Outdoor Dining Activation Fund Round 2	540000-3271		575,000	720,000
Outdoor Dining Activation Fund Expenditure	540000-3271		(575,000)	145,000
Forecast Budget Surplus				**145,000**

9. Procurement Report

	YTD 2021/22	Actuals 2020/21	Actuals 2019/20	Actuals 2018/19
Total Payments	$31.862m	$56.320m	$51.881m	$59.648m
Total Number of Invoices	8,417	17,059	18,618	18,277
Total Number of Purchase Card Transactions	2,041	4,381	5,418	6,757
% Usage of Purchase Card Transactions	20%	20%	23%	27%
No. of Active Suppliers	3,128	2,829	2,591	2,677
No. of Suppliers Paid This Financial Year	1,197	1,538	1,692	1,741
No. of Suppliers who have been used only once	574	650	702	697
No. of Automated Invoices	1,173	1,912	894	1,494
No. of Invoices below $100	2,338	4,654	4,231	4,196
No. of Suppliers for Top 20% of Expenditure	2	5	8	4

- Council has recently signed a collaborative contract through the MAV for payment services with Australia Post. This has reduced the fixed unit price and the % commission that Council pays to Australia Post when a customer/ratepayer pays their bills at the Post Office. The net savings for Council will be $27k per annum.
- Council is proposing to transition its banking services, currently with CBA, from an individual contract to a State Purchasing Contract (SPC). The outcome would be that Council would remain with the CBA and receive the same level of support and service at a reduced cost. The estimated savings to Council would be $31k per annum.

7.2. SOUTH WEST VICTORIAN LIVESTOCK EXCHANGE ADVISORY COMMITTEE - TERMS OF REFERENCE

DIRECTORATE : Corporate Strategies

PURPOSE:

To amend the Terms of Reference for the South West Victorian Livestock Exchange Advisory Committee in regard to the appointment of Chair of the Advisory Committee.

EXECUTIVE SUMMARY

- At the Scheduled Council meeting of 6 December 2021, Councillor appointments to the various Council advisory committees and external committees for the 2021-2022 were made.
- An issue was raised at the 6 December 2021 Council meeting with the Terms of Reference for the South West Victorian Livestock Exchange Advisory Committee and the appointment of the Chair of the South West Victorian Livestock Exchange Advisory Committee.
- The Terms of Reference for the South West Victorian Livestock Exchange Advisory Committee have now been amended to enable the appointment of a Councillor as the Chair of the Advisory Committee.
- In the interests of good governance, uniformity with other Advisory Committees Terms of Reference and clarity, the Terms of Reference for the South West Victorian Livestock Exchange Advisory Committee are re-presented to Council for adoption with an amendment being made to the appointment of the Chair of the Advisory Committee – refer **Attachment 1.**

MOVED: CR MAX TAYLOR
SECONDED: CR VICKI JELLIE

1. **That the Terms of Reference for the South West Victorian Livestock Exchange Advisory Committee be amended in regard to the appointment of the Chairman of the Advisory Committee as attached.**
2. **That Cr. Ben Blain be appointed as the Chair of the South West Victorian Livestock Exchange Advisory Committee from 7 February 2022 till December 2022.**

CARRIED - 7:0

BACKGROUND

The Council advisory committees and in particular the Southwest Victorian Livestock Exchange is made up of a variety of stakeholders representing specific commercial and community interests associated with the operation of the sale yards.

Council is incredibly supportive of the saleyards and has allocated two representatives to participate in the activities of the saleyards advisory committee.

The allocation of the Chair of the advisory committee to a Councilor allows for the good governance of the committee, that necessarily is made up of members that have vested interests.

This experience and investment in the successful operation of the yards is a strength of the committee but the allocation of the Chair to a Councilor removes any suggestion of an interested party holding a more significant role in the advisory committee than any other specific interest group.

The move to this model also brings it to alignment with the majority of other council advisory committees and reference groups which have a Councillor as the chair of the committee.

This recommendation corrects the Terms of Reference to accurately reflect the intent of Council for this advisory committee.

FINANCIAL IMPACT

Nil.

LEGISLATION/POLICY/COUNCIL PLAN CONTEXT

Not Applicable.

TIMING

To be implemented as from adoption at Council meeting.

COMMUNITY IMPACT/CONSULTATION

Not applicable.

LEGAL RISK/IMPACT

Nil.

ATTACHMENTS

1. South West Victorian Livestock Exchange SWVLE Advisory Committee TOF [**7.2.1** - 4 pages]

South West Victorian Livestock Exchange (SWVLX) Advisory Committee

Due for Review:	June 2025
Responsible Officer:	Director Corporate Strategies

1. Purpose

The formal name of the Committee shall be the South West Victorian Livestock Exchange (SWVLX) Advisory Committee (the Committee).

The purpose of the Committee is to provide advice in relation to the management and operation of the Warrnambool Livestock Exchange and to act as a conduit of information between stakeholders and the Warrnambool City Council.

2. Role/Objectives

The role of the Committee is to:

- Advise Council of any significant changes, trends or issues facing the livestock exchange and the broader industry.
- Create a stronger communication link between saleyards stakeholders and the Council, and represent community and stakeholder views in relation to the management of the facility.
- Recognise barriers and opportunities within the livestock exchange, and formulate recommendations to reduce barriers and capitalize on opportunities.
- Monitor identified and emerging risks and advise and recommend prevention, mitigation and possible management actions.
- Provide recommendations for financial and asset management and maintenance at the saleyards.
- Provide valuable community/local knowledge to help inform Council decisions on the saleyards.

3. Powers and Responsibilities

The Committee has the power to and must:

- Report to Council after every meeting via Committee meeting minutes.
- Advise Council through recommendations. These recommendations are to be considered and agreed to by Council before action can be taken.

The Committee is not responsible for:

- Decision making in relation to the management or operations of the saleyards.
- The Budget, financial management or expenditure approvals
- Directing staff or taking any action at or on behalf of the livestock exchange.

The Committee has no administrative or delegated power or authority, therefore neither the Committee nor its members are authorised to make and decision or take any action with respect to the livestock exchange.

4. Membership

The Committee will include representatives who are key stakeholders, industry experts and representatives from user groups of the Warrnambool livestock exchange.

Individual independent members will have specialist skill and/or experience relevant to the Committee. Each Committee member, or membership collectively should have:

- An active interest and experience in the livestock industry across fields including but not limited to stock agents, livestock owners, livestock transport industry, industry expertise in any regulatory and/or compliance requirements;
- An understanding of industry relevant information and knowledge of current trends, challenges and opportunities facing the industry;
- comprehension of the operations and requirements for a livestock exchange;
- The ability to represent community views or the views of key stakeholders and user groups; and
- A commitment to work constructively and collaboratively with others to improve the management of the Warrnambool livestock exchange and the saleyards facility.

The Committee shall be comprised of Seven (7) members.

The term of membership for each independent member shall be four (4) years, and the term for Councillor Committee members shall be one (1) year.

The Committee consists of:

- Two (2) members of Council – appointed annually by the Council
- One (1) member of Council (to chair)
- Four (4) independent members

Warrnambool City Council Representatives:

- Director Corporate Strategies
- Service Manager – Warrnambool Livestock Exchange

Key stakeholders and user groups will be invited to nominate their own representative or to the Committee. These groups include: Stock agents, producers, buyers and transporters

5. Role of Individual Members

The role of the individual member of the Committee includes:

- Have and maintain a broad understanding of issues facing the livestock exchange
- Be committed to, and actively involved in pursuing improved communication between stakeholders and Council through your role on the Committee.
- Seek to consider ideas and issues raised by stakeholders, and make informed and fact/evidence based recommendations to Council.
- Contribute the time needed out-of-session to study and understand any papers and supporting documentation provided
- Apply good analytical skills, objectivity and good judgement
- Express opinions frankly and ask questions that go to the fundamental core of the issue
- Respect the confidential nature of information discussed and provided through:
    - Maintaining the confidentiality of the information to which access is provided and take reasonable precautions to prevent its unauthorised dissemination or use.
    - Not use any confidential information for purposes other than those necessary to perform the role of Committee member.
    - Declare any perceived or actual conflict of interest that arising. Where there is a material conflict of interest, ensure no participation in discussions or decision on recommendations to Council.

7. Decisions

Decisions on recommendations to Council will be made by majority consensus. The Chair will have the deciding vote if required.

8. Chair

The independent Chair shall be appointed every two years from the members of the committee at the annual general meeting.

The role of the independent Chair is to:

- Chair Committee meetings, ensuring adherence to good governance practices;
- Ensure any conflicts of interest declared are recorded in the minutes of the meeting;
- Ensure that minutes of the meeting are circulated to all members after the meeting;
- Attend and present any recommendations to the Council where so requested by the Council; and
- Seek to ensure committee members are acting in accordance with the responsibilities as set out in section 5.

If the elected Chair is not available, then the Committee shall elect, by vote another member of the committee to conducting that meeting.

9. Frequency of Meetings

The Committee shall meet at least quarterly or four (4) times each financial year, as agreed from time to time.

Meetings will take no longer than two (2) hours unless otherwise agreed to by members.

Additional meetings may be convened as required with members being provided with, where possible, at least two (2) weeks' notification of meeting.

10. Agenda Items

The Committee's designated Council officer will coordinate the preparation and distribution of the Agenda for each meeting.

The agenda with attached papers at least four (4) days prior to the next scheduled meeting.

Members are to forward any proposed agenda items in writing (includes via email) to the Committee's Council officer at least 1 week prior to the scheduled meeting.

The agenda for each meeting will include a Quarterly Financial update, manger operations report, OH&S update, capital works report. The opportunity to raise general business will be made available at each meeting.

11. Minutes and Meeting Papers

Minutes will be taken by the Committee's designated Council officer or a chosen representative present at the meeting, at each meeting. Copies of the minutes will be distributed to all members by email within three weeks of a meeting taking place.

13. Invitees

In addition to the Committee members and any Council staff representatives, other people can be invited as guests to attend and/or report to meetings as required. These may include specialist experts, consultants or contractors.

14. Quorum

Quorum is considered to be one half of the total number of members plus one. A quorum must be present at a meeting for the meeting to proceed.

15. Term

The Council reviewed the term of the Committee in May 2021 and decided to continue the Committee for a further 4 years.

The effectiveness and membership of the Committee will be reviewed in May 2025.

7.3. DRAFT WASTE MANAGEMENT AMP

DIRECTORATE : City Infrastructure

PURPOSE:

For information and to adopt the Waste Management Asset Management Plan (AMP)

EXECUTIVE SUMMARY

- It is a requirement of the Local Government Act 2020 that Councils have in place Asset Management Plans (AMP) to strategically manage their assets.
- AMPs are a key document in Council's Asset Management Framework, sitting under the Policy and Strategy.
- Council does not currently have a Waste Management Asset Management Plan.
- This AMP has been developed in accordance with best practice and principles, informed by workshops identifying service manager needs, risk information, and existing operational and maintenance practices.
- The plan outlines what it costs to deliver the current level of service, if this is being met and what the risks are of not meeting these requirements.
- The AMP looks at financial requirements over the next 15 years, both capital and recurrent.
- All financial values are in today's dollars, and not indexed for CPI. Increase in future years is typically due to an increase in asset base.
- As this is the first Waste Management AMP, some assumptions are made around timing and cost where there has been no supporting strategy or Council resolution. These will be refined along with completing other Improvement Actions on future iterations of the Plan.
- This Plan has been reviewed by the Asset Management Steering Committee.
- As the asset delivers contract-based services, there are no Community Levels of Service discussions to be had. Therefore, the AMP does not need to go through community consultation prior to being adopted by Council.

MOVED: CR BEN BLAIN
SECONDED: CR VICKI JELLIE

That the Draft Waste Management AMP goes out to public consultation for a period of no less than 28 days. .

CARRIED - 7:0

BACKGROUND

Until recently it has been best practice for councils to have Asset Management Plans (AMPs) which guide infrastructure investment in a sustainable way that also meets the community's needs. However, this has now become a legislated requirement with the Local Government Act 2020.

The aim of the Asset Management Plan is to combine risk management, criticality, financial, engineering and technical practices to ensure that the required levels of service are met with consideration for Council's financial limitation over a 15-year planning period.

The closed landfill site has been well-monitored since 2014 with a high level of confidence to meet the EPA requirements.

Rubbish, recycling, FOGO and glass bins have been rolled out since 2018 by contractors and are collected fortnightly.

This Asset Management Plan has been developed in accordance with current best practice principles provided by the Institute of Public Works Engineering Australasia.

Community expectations have been taken from the w2040 plan regarding waste management and minimisation, and internal stakeholder workshops were held to document existing service manager needs and potential future requirements.

Some assumptions around timing and cost are still made where there is no supporting strategy or Council resolution, but these have been identified throughout the AMP and inform the Improvement Actions Plan at the end of the document.

ISSUES

Council currently doesn't have an adopted Waste Management Asset Management Plan.

The future of the closed landfill site at Braithwaite St has not yet been determined so no costs can be identified as a result.

FINANCIAL IMPACT

There is no financial impact in adopting this AMP as it only compiles existing contract arrangements and business practices. The plan outlines existing investment decisions and should be used to inform future investment decisions and the impact this has on accepted levels of service.

LEGISLATION / POLICY / COUNCIL PLAN CONTEXT

2 A Sustainable environment

2.3 Environmental impact and a changing climate: Council will encourage inno-vation and initiatives that minimise Warrnambool's environmental impact.

2.5 Waste minimisation: Council will pursue programs to minimise waste throughout the community and industry and promote the benefits of reduction, re-use and recycling of materials.

5 An effective Council

5.1 Leadership and governance: Council will be a high-functioning team committed to respectful relationships, collaboration and ongoing engagement. It will provide strong, effective leadership, sound governance and informed decision-making

5.2 Engaged and informed community: Council will ensure ongoing community engagement to identify changing needs and priorities when developing and delivering services and programs.

5.5 Organisational and financial sustainability: Council will ensure organisational and financial sustainability through the effective and efficient use of Council's resources and assets.

5.6 Risk mitigation: Council will mitigate and manage organisational risks through sound management systems and processes.

Council has the following strategic documents that relate to waste management.

1. Resource Recovery and Waste Minimisation Strategy 2017-2021
2. Warrnambool 2040
3. Green Warrnambool 2018

TIMING

Council must have an adopted Asset Plan in place by 30 June 2022.

COMMUNITY IMPACT / CONSULTATION

As this Asset Management Plan delivers contract-based services, there is no Community Levels of Service discussion to be had, and therefore the AMP does not need to go through community consultation prior to adoption by the Council.

LEGAL RISK / IMPACT

It is a requirement of the Local Government Act 2020 that councils have Asset Plans in place.

OFFICERS' DECLARATION OF INTEREST

No officer involved in the preparation of this report, or the plan has declared a conflict of interest.

CONCLUSION

Costs to provide the assets required for this class are majorly covered by contract arrangements which are not easily altered during the term of the contract. The AMP will be regularly reviewed and updated in line with any changes to industry or contract conditions. Council should adopt this draft Waste Management Asset Management Plan without advertising for public comments due to these constraints.

ATTACHMENTS

1. Waste AMP - fact sheet [**7.3.1** - 1 page]
2. Waste Management Asset Management Plan [**7.3.2** - 46 pages]

WARRNAMBOOL
CITY COUNCIL

Waste Management Facts

Council provides domestic kerbside collection and disposal / processing services for Warrnambool, Allansford, Woodford, Bushfield, Yangery, Illowa and Dennington, with a total number of 15,978 customers.



Rubbish bins in size of 140L and 80L

Glass bins in size of 80L

Recycling bins in size of 240L and 80L

FOGO in size of 240l and 80L

Council has 64,000 collection bins with the total value of $2,5M under its management, does not include public place bins which are included in Open Space AMP.

The collection transport, disposal and processing operations are undertaken by contractors. Council also manages the Licensed Closed landfill site at Braithwaite St, Warrnambool which is monitored by contractors to meet EPA regulations at the cost of $80,000 annually.

A combination of activities include, purchasing bins to new properties, collecting/emptying of household waste fortnightly, repairing and replacing collection bins are required to deliver the customer value and desired level of service over this asset lifecycle with the total cost of $66.3M over the next 15 years financial planning period.

Waste Management Asset Management Plan

A Waste Management Asset Management Plan has been drafted in accordance with the Council Plan, Asset Management Policy and Resource Recovery and Waste Minimisation Strategy 2017-2021 to ensure that Council provides infrastructure that meets the community's needs while also being financially sustainable in the long-term.



ASSET MANAGEMENT PLAN

Warrnambool City Council
Waste Management

Document Control	AMP				
Document ID :					
Rev No	**Date**	**Revision Details**	**Author**	**Reviewer**	**Approver**
1.0	June 2021	Draft plan using IPWEA template and new quantities and values using asset register	M. Mousavi	J. Finnerty	EMT
1.1	Jan 2022	Edits made from EMT	M. Mousavi	B. McDonald	

This AMP may be used as a supporting document to inform an overarching Strategic AMP.

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1.0 EXECUTIVE SUMMARY

1.1 The Purpose of the Plan

This Asset Management Plan (AMP) details information about infrastructure assets with actions required to provide an agreed level of service in the most cost-effective manner while outlining associated risks. The plan defines the services to be provided, how the services are provided and what funds are required to provide over the 15 year planning period. The AMP will link to a Long-Term Financial Plan which typically considers a 10 year planning period.

1.2 Asset Description

This plan covers the infrastructure assets that are used in waste management.

This plan comprises:

- Closed Landfill Site (Warrnambool City Council does not have any operating landfill)
    - Monitoring equipment
- Kerbside collection bins:
    - Recycling
    - Rubbish
    - FOGO
    - Glass

The above kerbside collection bins have total renewal value estimated at $3,942,000.

Other assets used to manage waste that are not included in this plan:

- Kerbside collection trucks (leased and costs built into service contract)
- Council's public place collection truck (Fleet AMP)
- Public place bins (Open space AMP)
- Sheds (Buildings AMP)
- Property fences (Open Space AMP)

Only costs directly related to the management of these assets are included in this plan. Operational costs related to the delivery of the waste management *service*, ie kerbside bin collection, sorting/processing costs and landfill fees are not included in this Plan.

1.3 Levels of Service

Our present funding levels are sufficient to continue to provide existing services at current service levels over the term of this Plan.

1.4 Future Demand

The factors influencing future demand and the impacts they have on service delivery are created by:

- Population growth;
- Land development;
- Changing community expectations;
- Changing regulatory requirements and government policy;
- Identification of ongoing operational and maintenance costs to be aware of where these assets are in their life cycle.

1.5 Lifecycle Management Plan

1.5.1 What does it Cost?

The forecast lifecycle costs necessary to provide the services covered by this AMP includes operation, maintenance, renewal, acquisition, and disposal of assets. Although the AMP may be prepared for a range of time periods, it typically informs a Long-Term Financial Planning period of 10 years. Therefore, a summary output from the AMP is the forecast of 15 year total outlays, which for Waste Management is estimated as $6.9M, or $430k on average per year.

1.6 Financial Summary

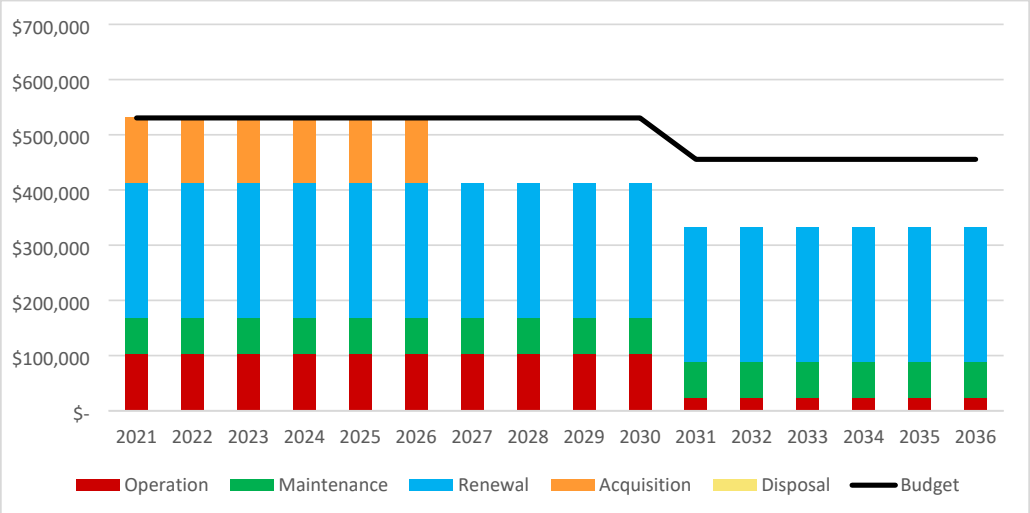
1.6.1 What we will do

Estimated available funding for the 15 year period is $8M or $502K on average per year as per the Long-Term Financial Plan. The cost to sustain the current level of service is fully funded over the planning period. Its recommended to look at the finer level of detail to understand how costs are apportioned.

The infrastructure reality is that only what is funded in the long-term financial plan can be provided. Informed decision making depends on the AMP emphasising the consequences of Planned Budgets on the service levels provided and risks.

The anticipated Planned Budget for Waste leaves no shortfall of the forecast lifecycle costs required to provide services in the AMP compared with the Planned Budget currently included in the Long-Term Financial Plan. This is shown in the figure below.

Forecast Lifecycle Costs and Planned Budgets



All figure values are in current dollars.

We plan to provide waste management services for the following:

- Operation, maintenance, renewal and acquisition of kerbside collection bins and operation and maintenance of closed landfill site to meet service levels set in annual budgets.

1.6.2 What we cannot do

We currently allocate enough budget to sustain these services at the proposed standard or to provide all new services being sought in the long term. The reduction in 2031 is due to the end of the requirement to maintain the closed of landfill site (Braithwaite St).

1.6.3 Managing the Risks

Our present budget levels are sufficient to continue to manage risks in the long term.

The main risk consequences are:

- Increased asset maintenance and replacement costs due to climate change impacts
- Environmental contamination if monitoring of closed landfill site ceases

We will endeavour to manage these risks within available funding by:

- Continuing regular inspection and monitoring of closed landfill to comply with EPA requirements

1.7 Asset Management Planning Practices

Our systems to manage assets include:

- Finance System: TechnologyOne
- Asset Management System: Conquest

Assets requiring renewal/replacement are identified from either the asset register or an alternative method. These methods are part of the Lifecycle Model.

- If Asset Register data is used to forecast the renewal costs this is done using the acquisition year and the useful life;
- Alternatively, an estimate of renewal lifecycle costs is projected from external condition modelling systems (such as Pavement Management Systems) and may be supplemented with, or based on, expert knowledge.

The Asset Register was used to forecast the renewal life cycle costs for this AMP.

1.8 Monitoring and Improvement Program

The next steps resulting from this AMP to improve asset management practices are:

- Determine the final costs to fully remediate and remove monitoring infrastructure from the closed landfill site
- Further investigate opportunities for climate change resilience
- Ensure register of kerbside collection bins is complete and maintained

2.0 Introduction

2.1 Background

Council provides domestic kerbside collection and disposal / processing services for Warrnambool, Allansford, Woodford, Bushfield, Yangery, Illowa and Dennington, for nearly 16,000 customers. The collection transport, disposal and processing operations are undertaken by contractors. Council also manages the licensed closed landfill site at Braithwaite St, Warrnambool. This site also contains a number of structures and other components including landfill cap, fencing, sheds, groundwater and leachate bores, landfill gas bores and vents, biofilters, leachate sump and solar leachate pumps, leachate irrigation areas, remote sump depth sensor. The environmental monitoring at the closed landfill site is undertaken by contractors.

This AMP communicates the requirements for the sustainable delivery of services through management of assets, compliance with regulatory requirements, and required funding to provide the appropriate levels of service over the planning period.

The AMP is to be read with the Warrnambool City Council planning documents. This should include the Asset Management Policy and Asset Management Strategy, along with other key planning documents:

- Council Plan 2021-2025
- Growth Area Structure and Development Plans
- Warrnambool 2040
- Green Warrnambool 2018
- Resource Recovery and Waste Minimisation Strategy 2017-2021

Council has over $830 million across all asset classes under its management. These assets are predominately used to provide services and amenity to the Warrnambool community and visitors. The standard to which these assets are maintained, and the extent of expansion and improvement, are key considerations in setting and delivering our Council Plan.

The assets covered by this AMP include the closed landfill site and kerbside collection bins in the Warrnambool City Council area. Table 2.1.1 shows a detailed summary of the assets covered in this AMP. These assets are used in waste management services.

The infrastructure assets included in this plan have a total replacement value of $3,942,000.

Table 2.1.1: Assets covered by this plan

Functional Type	Asset Components
Landfill	Landfill cap
	Groundwater and leachate bores
	Leachate irrigation area
	Bio filters
	Leachate sump and solar leachate pumps
	Remote sump depth sensor
Kerbside collection bins	Recycling

Functional Type	Asset Components
	Rubbish
	FOGO
	Glass

Assets not included in this plan:

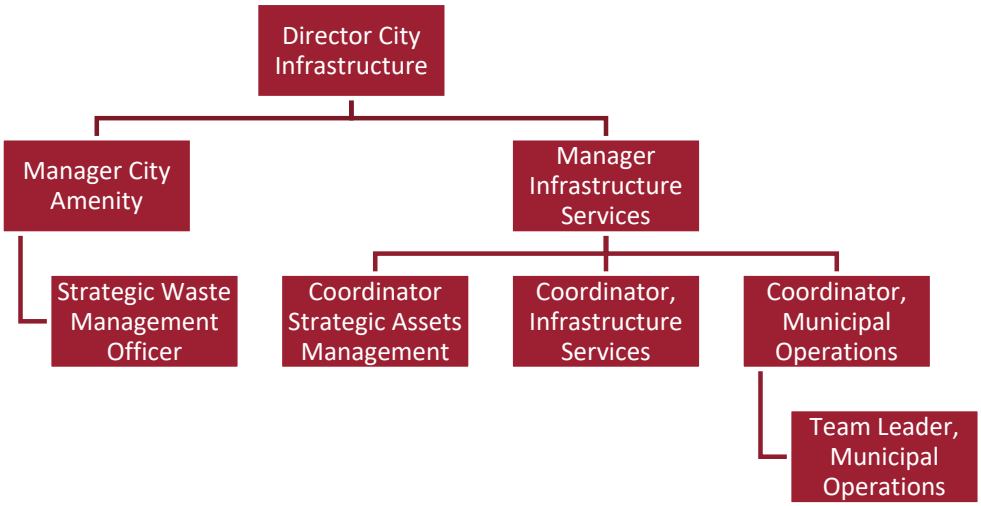
- Kerbside collection trucks (outsourced)
- Council's public place collection truck (Fleet AMP)
- Public place bins (Open space AMP)
- Sheds (Buildings AMP)
- Fences (Open Space AMP)

Key stakeholders in the preparation and implementation of this AMP are shown in Table 2.1.2.

Table 2.1.2: Key Stakeholders in the AMP

Key Stakeholder	Role in AMP
Strategic Waste Management Officer	Demand management, asset register, management of closed landfill site (Braithwaite St)
Strategic Asset Management	Development of the waste management AMP
Manager Financial Services	Development of long term financial plan informed by AMP
Executive Management Team	Corporate review, resourcing and ensuring implementation of the Waste Management AMP.
Councillors	Adoption of the Waste Management AMP and associated levels of service. Approval of annual budgets
Coordinator Municipal Operations	Internal service delivery for public place bin collection
The general community	Inform desired level of service. Service level recipients.
Contractors and suppliers	Interested party regarding supply of goods and resources to provide services
Council's Insurer	Interested party to ensure auditing, maintenance and reporting are undertaken

Our organisational structure for service delivery from infrastructure assets is detailed below,



2.2 Goals and Objectives of Asset Ownership

Our goal for managing infrastructure assets is to meet the defined level of service (as amended from time to time) in the most cost effective manner for present and future consumers. The key elements of infrastructure asset management are:

- Providing a defined level of service and monitoring performance,
- Managing the impact of growth through demand management and infrastructure investment,
- Taking a lifecycle approach to developing cost-effective management strategies for the long-term that meet the defined level of service,
- Identifying, assessing and appropriately controlling risks, and
- Linking to a Long-Term Financial Plan which identifies required, affordable forecast costs and how it will be allocated.

Key elements of the planning framework are:

- Levels of service – specifies the services and levels of service to be provided,
- Risk Management,
- Future demand – how this will impact on future service delivery and how this is to be met,
- Lifecycle management – how to manage its existing and future assets to provide defined levels of service,
- Financial summary – what funds are required to provide the defined services,
- Asset management practices – how we manage provision of the services,
- Monitoring – how the plan will be monitored to ensure objectives are met,
- Asset management improvement plan – how we increase asset management maturity.

Other references to the benefits, fundamentals principles and objectives of asset management are:

- International Infrastructure Management Manual 6th Edition (2020)
- ISO 55000 Overview, principles and terminology

The process for developing an AMP:



(IIMM 2020 figure 3.6.2.1)

3.0 LEVELS OF SERVICE

3.1 Customer Research and Expectations

This AMP is prepared to facilitate consultation prior to adoption of levels of service by the Warrnambool City Council. Future revisions of the AMP will incorporate customer consultation on service levels and costs of providing the service. This will assist the Warrnambool City Council and stakeholders in matching the level of service required, service risks and consequences with the customer's ability and willingness to pay for the service.

Table 3.1 summarises the results from our Customer Satisfaction Survey.

Table 3.1: Customer Satisfaction Survey 2020

	Importance Level						Performance					
	2015	2016	2017	2018	2019	2020	2015	2016	2017	2018	2019	2020
Warrnambool City Council	78	77	77	80	81	**79**	74	70	70	67	68	**66**
Regional Average	80	79	79	81	80	**82**	71	69	69	70	68	**66**
State Average	79	80	79	81	81	**82**	72	70	71	70	68	**65**

The 2020 Community Consultation survey identified that among the more influential service areas (high importance score), waste management had a relatively high performance index (66) and one of the few service areas which didn't see a significant decline in performance. Improving this positive result should remain a focus of Council.

Although Council performs in line with the Regional Centres group and State-wide averages in this service area, there is a disparity between perceived importance and performance (-13 points), which suggests there is room for improving the delivery of this service.

3.2 Strategic and Corporate Goals

This AMP is prepared under the direction of the Warrnambool City Council's vision, mission, goals and objectives.

Council's vision is:

A thriving city at the heart of coast and country

Council's goals are:

- Warrnambool will be a city where all people thrive
- Warrnambool will be Australia's most resilient and thriving regional economy
- Warrnambool will be Australia's most liveable regional city
- Warrnambool will be Australia's most sustainable city

Strategic goals have been set in Warrnambool City Council Plan. The relevant goals and objectives and how these are addressed in this AMP are summarised in Table 3.2.

Table 3.2: Goals and how these are addressed in this Plan

Goal	Objective	How Goal and Objectives are addressed in the AMP
A sustainable environment	Council will encourage innovation and initiatives that minimise Warrnambool's environmental impact	Improving management of waste streams including food organics, garden organics (FOGO) and glass collection across the whole municipality to reduce reliance on landfill
	Council will pursue programs to minimise waste throughout the community, industry and promote the benefits of reduction, reuse and recycling of materials.	This Plan outlines the community expectations and costs to provide various service levels (ie, waste streams)
An effective Council	Council will ensure ongoing community engagement to identify changing needs and priorities when developing and delivering services and programs	The AMP is reviewed annually and updated with any changes in investment or service level decisions made.
	Council will continue to develop a program of Council services that are delivered to the community's satisfaction	This AMP results from other strategic planning which undergoes thorough community consultation.
	Council will ensure organisational and financial sustainability through the effective and efficient use of Councils resources and assets.	Identify and regularly monitor condition of asset classes Review and update the Long Term Financial Plan to ensure Council remains financially sustainable into the future

3.3 Legislative Requirements

There are many legislative requirements relating to the management of assets. Legislative requirements that impact the delivery of the waste management service are outlined in Table 3.3.

Table 3.3: Legislative Requirements

Legislation	Description
Local Government Act 2020	Sets out the role, purpose, responsibilities and powers of local governments including the preparation of a long term financial plan supported by infrastructure and AMPs for sustainable service delivery.
Environment Protection Act 1970	Relates to the discharge, emissions, or deposits especially within drainage systems and at the point of discharge to water ways.

Environment Protection (Industrial Waste Resource) Regulations 2009	Prescribes requirements for assessing, categorising and classifying industrial waste and prescribed industrial waste for the purposes of the Environment Protection Act 1970.
Recycling Victoria Policy 2020	Represents the Victorian government's action plan of reform to establish a recycling system that Victorians can rely on. It transforms how the economy uses materials and how the state reuses, repairs and recycles- setting up a more sustainable future for the state.
Sustainability Victoria Act 2005	Promotes throughout Victoria waste avoidance, waste reduction and recovery, re-use, recycling of resources and best practices in waste management.
Waste Authority Act	Oversees the performance of the waste and recycling sector. Also ensures that waste and recycling services are reliable and meet community expectations, and contribute to Victoria's waste and recycling goals.
Waste Management Policy (E-Waste)	Ensures the appropriate management of e-waste in Victoria, to complement the diversion of e-waste from landfill as set out in the Waste Management Policy (Siting, Design and Management of Landfills) No. S264 2004), to eliminate or reduce, so far as reasonably practicable, the risk to the environment and human health from e-waste, to maximise the recovery of materials from e-waste and to ensure records are kept and made available to assess compliance with this policy.
Closed Landfill Guidelines 2018	Ensures that the environmental risks posed by closed landfill sites are appropriately quantified and managed by issuing owners of closed landfill sites with pollution abatement notices that require the gathering of necessary information and data, the development of rehabilitation plans and aftercare management and monitoring programs.
PCPAN for Braithwaite St Closed Landfill	Issued by EPA for rehabilitation and aftercare management of the site to prevent or remedy actual or likely pollution, environmental hazards and a range of non- compliances with the EP Act.
Barwon South West Waste and Resource Recovery Group Regional Implementation Plan 2017 –	Plans for future waste and resource recovery infrastructure and service needs for the region. How much waste and what type of material are currently managed, which material go to landfill and what waste and recycling infrastructure will be needed in the future?

3.4 Customer Values

Service levels are defined in three ways: customer values, customer levels of service and technical levels of service.

Customer Values indicate:

- what aspects of the service is important to the customer,
- whether they see value in what is currently provided and,
- the likely trend over time based on the current budget provision.

Table 3.4: Customer Values

Customer Values	Customer Satisfaction Measure	Current Feedback	Expected Trend Based on Planned Budget
Access to waste services for domestic properties	Provision of kerbside collection bins	All residential properties have the bins	No change
Zero recoverable waste to landfill.	Diversion from landfill	64% of recoverable waste include glass, FOGO and recycling is being diverted from landfill	Increase in diversion from landfill to 80-90% due to recycling system available and increased use of the FOGO system.
No littering or pollution to our environment	Provision (Quantity) of bins in open spaces	Bins are provided in all requested areas	Very low number of requests for new public place bins
Regular kerbside collection	Frequency of collection of FOGO, rubbish, recycling and glass	Fortnightly collection	No change
Sustain, enhance and protect the natural environment	Compliance to closed landfill site (Braithwaite St) PAN	Compliant	Compliant
Warrnambool has developed a framework for a closed loop economy	Diversion of recyclable products from landfill	Glass collection implemented	All glass is diverted from landfill
Responsiveness to customer requests	Requests and complaints are responded to timely	20/21 responses provided within Customer Charter timeframe 60% of the time	No change

3.5 Customer Levels of Service

The Customer Levels of Service are considered in terms of:

Condition How good the service is … what is the quality of the service?

Function Is it suitable for its intended purpose? Is it the right service?

Capacity/Use Is the service over or under used? Do we need more or less of these assets?

The current and expected customer service levels are detailed in Tables 3.4 and 3.5.

Table 3.5: Customer Level of Service Measures

Type of Measure	Service Demands	Level of Service	Performance Measure	Current Performance	Target Performance
Condition	Amenity of kerbside collection bins	Kerbside bins are not unsightly or terribly damaged	Bins replaced at the end of their useful life and when damaged	Bins replaced every 15 years	Bins replaced every 15 years
	Confidence levels			High	Medium
Function	Environmental Standards	Closed Landfill is monitored and managed appropriately to reduce risks to the environment	Contamination levels of groundwater leachate and gas extraction	All gas and groundwater levels within EPA tolerance	Compliance with EPA guidelines
	Confidence levels			High	High
Capacity	Bin sizes or collection frequencies meet users requirements	Bin sizes and collection frequencies meet users requirements	Size of bins provided Frequency of bin collections	240L FOGO & recycling 140L rubbish 80L glass Fortnightly collection	Existing bin capacities Fortnightly collection
	Confidence levels			High	High

3.6 Technical Levels of Service

Technical Levels of Service – To deliver the customer values, and impact the achieved Customer Levels of Service, are operational or technical measures of performance. These technical measures relate to the activities and allocation of resources to best achieve the desired customer outcomes and demonstrate effective performance.

Technical service measures are linked to the activities and annual budgets covering:

- **Acquisition** – the activities to provide a higher level of service (e.g. widening a road, sealing an unsealed road, replacing a pipeline with a larger size) or a new service that did not exist previously (e.g. a new library).
- **Operation** – the regular activities to provide services (e.g. opening hours, cleaning, mowing grass, energy, inspections, etc.
- **Maintenance** – the activities necessary to retain an asset as near as practicable to an appropriate service condition. Maintenance activities enable an asset to provide service for its planned life (e.g. road patching, unsealed road grading, building and structure repairs),
- **Renewal** – the activities that return the service capability of an asset up to that which it had originally provided (e.g. road resurfacing and pavement reconstruction, pipeline replacement and building component replacement),

Service and asset managers plan, implement and control technical service levels to influence the service outcomes.

Table 3.6 shows the activities expected to be provided under the current 15 year Planned Budget allocation, and the Forecast activity requirements being recommended in this AMP.

Table 3.6: Technical Levels of Service

Lifecycle Activity	Purpose of Activity	Activity Measure	Current Performance*	Recommended Performance **
Acquisition	Providing bins to new properties	Number of bins provided over life of contract	Covered by contract (operational cost)	Per the contract life-(2019-2026)
	Providing a new collection stream	Number of new streams implemented	Glass collection	Glass collection (legislated)
		Budget	$118k annually	$118k annually
Operation	EPA Requirement	Compliance to PAN	Compliant	Compliant
	Customer request responses	Compliance to customer charter timeframes	60% compliance with customer charter	100% compliance with customer charter
		Budget	$86k annually	$103k annually
Maintenance	Bin Repair & Replacement	Customer request	Not measured	Not measured
		Budget	$83k annually	$66k annually
Renewal	Replacement of kerbside collection bins	Renewal of collection bins: rubbish and recycling	Rollout completed June 2021	Rollout completed June 2021
		Renewal of collection bins: FOGO & glass	Not yet required	Not yet required
		Budget	$244k	$244k
Disposal	Closed Landfill Site Restoration	Budget Allocation	None	To be determined
		Budget	$0	$0

Note: * Current activities related to Planned Budget.
** Forecast required performance related to forecast lifecycle costs.

Improvement Action 1: Determine the future use of the closed landfill site, and potential remediation costs to remove monitoring infrastructure

It is important to monitor the service levels regularly as circumstances can and do change. Current performance is based on existing resource provision and work efficiencies. It is acknowledged changing circumstances such as technology and customer priorities will change over time. Review and establishment of the agreed position which achieves the best balance between service, risk and cost is essential.

4.0 FUTURE DEMAND

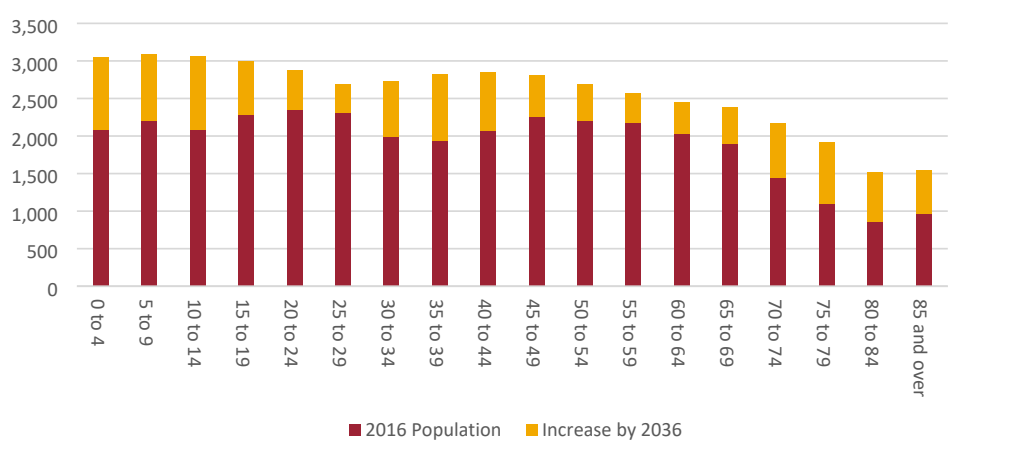
4.1 Demand Drivers

Drivers affecting demand include things such as population change, regulations, changes in demographics, seasonal factors, vehicle ownership rates, consumer preferences and expectations, technological changes, economic factors, agricultural practices, environmental awareness, etc.

4.2 Demand Forecasts

The present position and projections for demand drivers that may impact future service delivery and use of assets have been identified and documented.

Figure 4.2: Population Growth between 2016 and 2036



4.3 Demand Impact and Demand Management Plan

The impact of demand drivers that may affect future service delivery and use of assets are shown in Table 4.3.

Demand for new services will be managed through a combination of managing existing assets, upgrading of existing assets and providing new assets to meet demand and demand management. Demand management practices can include non-asset solutions, insuring against risks and managing failures.

Opportunities identified to date for demand management are shown in Table 4.3. Further opportunities will be developed in future revisions of this AMP.

Table 4.3: Demand Management Plan

Demand driver	Current position	Projection	Impact on services	Demand Management Plan
Land Use	Dwelling density increasing	The Warrnambool City-Wide Housing Strategy recommends that housing densities should be expected to increase in many parts of Warrnambool.	Areas of increased housing density increase the demand of collection bins and also operation costs	Ensure all developments provided with collection bins and operated as per collecting schedule. As handover of assets occurs, this AMP, alongside Council's asset management system and processes becomes the primary means of management.

Demand driver	Current position	Projection	Impact on services	Demand Management Plan
Population growth	Warrnambool's population is growing annually by 1%	This growth trend is likely to continue into the future	This will require a greater number of bins, and management of collection services	To be monitored
Changes to Community Expectations	The community want to see a greater diversion of recoverable waste from landfill with a goal Zero recoverable waste to landfill.	The aspirational target of 0% recoverable waste to landfill is likely to remain	This may require additional waste collection streams, additional auditing and oversight, and management of contamination	To be monitored
Technology	Technology Improvement and Utilisation	Increases in available technology in recycling and using reusable waste in construction industry	Using recycled glass as a replacement for quarried materials in construction activities like road construction and general paving works.	Continue to monitor developments in this space such that Council may adopt available new and improved technology in a timely manner with the vision of improving this operating environment
Climate change	The extreme climate change causes flooding, damages infrastructure and increases global emissions.	Greenhouse gasses from waste are a key contributor to climate change and global emissions generated from solid waste management is increasing.	Moving toward sustainable waste management that requires lasting efforts and a significant cost	Continue to improve waste management practices including operating FOGO, collecting glass and achieving a reasonable percentage of recycling and reuse rate that leads to a sustainable and healthy city and community.

4.4 Asset Programs to meet Demand

The new assets required to meet demand may be acquired, donated or constructed. Additional assets are discussed in Section 5.4.

Acquiring new assets will commit Warrnambool City Council to ongoing operations, maintenance and renewal costs for the period that the service provided from the assets is required. These future costs are identified and considered in developing forecasts of future operations, maintenance and renewal costs for inclusion in the long-term financial plan (Refer to Section 5).

4.5 Climate Change Adaptation

The impacts of climate change may have a significant impact on the assets we manage and the services they provide. In the context of the asset management planning process climate change can be considered as both a future demand and a risk.

How climate change impacts on assets will vary depending on the location and the type of services provided, as will the way in which we respond and manage those impacts. As a minimum, we consider how to manage our existing assets given potential climate change impacts for our region.

Opportunities identified to date for management of climate change impacts on existing assets are shown in Table 4.5.1

Table 4.5.1 Managing the Impact of Climate Change on Assets and Services

Climate Change Description	Projected Change	Potential Impact on Assets and Services	Management
Increased Rainfall	More severe storms	The increased frequency of heavy rain directly affects leaching behaviours of constituents in landfill, causing more fluctuation in leachate concentrations and level.	Continue to control the landfill to comply with the requirements in the PCPAN. Appropriate actions may need to be taken to account for these effects in aftercare leachate monitoring program to prevent or remedy an actual or likely non-compliance
Flooding	As above		
Severe winds	Stronger winds and more severe storm events	Bins blown over are currently managed by contractors, these may become variations resulting in additional costs if they become prevalent.	Bin clips as a resistance to opening and dispersion.
Temperature	Increasing average temperatures and greater extremes	Leads to significantly more landfill gas, an increase in odours and leachate volumes	Controlling all sources of offensive odours, managing leachate level and taking all practicable measures to prevent contaminants from being discharged beyond the boundary of the site.

Additionally, the way in which we construct new assets should recognise that there is opportunity to build in resilience to climate change impacts. Building resilience can have the following benefits:

- Assets will withstand the impacts of climate change;
- Services can be sustained; and
- Assets that can endure may potentially lower the lifecycle cost and reduce their carbon footprint.

Table 4.5.2 summarises some asset climate change resilience opportunities.

Table 4.5.2 Building Asset Resilience to Climate Change

New Asset Description	Climate Change impact These assets?	Build Resilience in New Works
New Bin	UV degradation of plastic bins	Source bins made from UV resistant materials

Improvement Action 2: Further investigate opportunities for climate change resilience

The impact of climate change on assets is a new and complex discussion and further opportunities will be developed in future revisions of this AMP.

5.0 LIFECYCLE MANAGEMENT PLAN

The lifecycle management plan details how the council plans to manage and operate the assets at the agreed levels of service (Refer to Section 3) while managing life cycle costs.

5.1 Background Data

5.1.1 Physical parameters

The assets covered by this AMP are shown in Table 5.1.1. These includes the closed landfill site and kerbside collection bins in the Warrnambool City Council area.

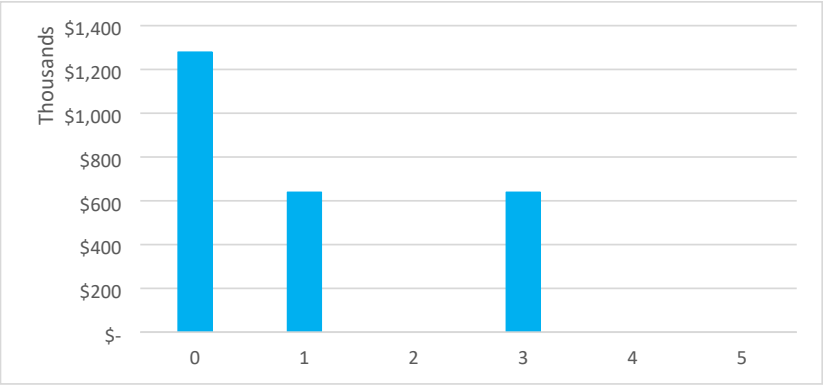
The age profile of the assets included in this AMP are shown in Figure 5.1.1.

Table 5.1.1: Assets covered by this Plan

Asset Category	Quantity	Replacement Value
Closed landfill site	1	$0 *
Rubbish bins	16,000	$640k
Recycling bins	16,000	$640k
FOGO bins	16,000	$640k
Glass bins	16,000	$560k
Total	**64,000**	**$2,480,000**

* While the closed landfill does not have a replacement value it does have ongoing operations and maintenance costs, these are included in the budget.

Figure 5.1.1: Asset Age Profile



All figure values are shown in current day dollars.

Bins are a significantly shorter lived asset than other classes such as roads or drainage. They are also replaced as cohorts. The entire portfolio of bins has been replaced over the last couple of years, therefore there are no bins older than 3 and they should not exceed 15 years age in future. The graph above provides an illustration of the age of the kerbside collection bins aligning with the rollouts. Rubbish and glass bins are still less than one year old. FOGO were done from 2018 and recycling bins between Nov 2020 to Mar 2021.

5.1.2 Asset capacity and performance

Assets are generally provided to meet design standards where these are available. However, there have been no deficiencies identified in this asset class. Locations where deficiencies in service performance are known are detailed in Table 5.1.2.

Table 5.1.2: Known Service Performance Deficiencies

Location	Service Deficiency
Nil	

Requests for larger bins to meet household demands are managed per customer request.

5.1.3 Asset condition

Condition is measured using a 1 – 5 grading system as detailed in Table 5.1.3. It is important that a consistent approach is used in reporting asset performance enabling effective decision support. A finer grading system may be used at a more specific level, however, for reporting in the AMP results are translated to a 1 – 5 grading scale for ease of communication.

Table 5.1.3: Condition Grading System

Condition Grading	Description of Condition
1	**Very Good**: free of defects, only planned and/or routine maintenance required
2	**Good**: minor defects, increasing maintenance required plus planned maintenance
3	**Fair**: defects requiring regular and/or significant maintenance to reinstate service
4	**Poor**: significant defects, higher order cost intervention likely
5	**Very Poor**: physically unsound and/or beyond rehabilitation, immediate action required

Condition is not currently monitored in a formal way. Kerbside collection bins are replaced at a standard life of 15 years or due to sustaining significant damage before this time.

5.2 Operations and Maintenance Plan

Operations include regular activities to provide services. Examples of typical operational activities include waste disposal and complying with EPA requirements (Braithwaite St).

Maintenance includes all actions necessary for retaining an asset as near as practicable to an appropriate service condition including regular ongoing day-to-day work necessary to keep assets operating. Examples of typical maintenance activities include collection bins repair and replacement, monitoring infrastructure repair and maintenance.

The trend in maintenance budgets are shown in Table 5.2.1.

Table 5.2.1: Maintenance Budget Trends

Year	Maintenance Budget
2019-20	$47,000
2020-21	$82,500
2021-22	$82,500

Maintenance budget levels are considered to be adequate to meet projected service levels, which may be less than or equal to current service levels. The increase in maintenance budget coincides with older assets having more failures, prior to their renewal/ rollout of replacement bins. Where maintenance budget allocations are

such that they will result in a lesser level of service, the service consequences and service risks have been identified and are highlighted in this AMP and service risks considered in the Infrastructure Risk Management Plan.

Reactive maintenance is carried out in accordance with response levels of service detailed in Appendix C.

Asset hierarchy

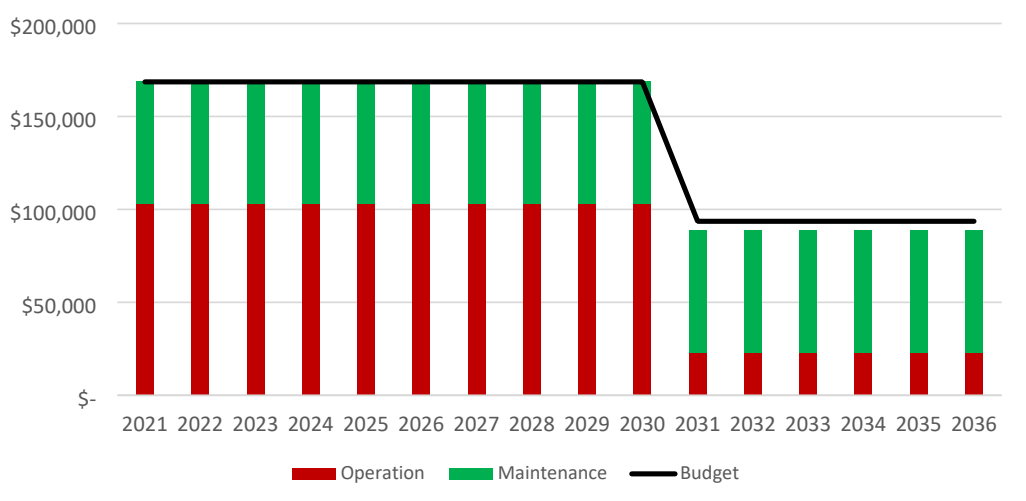
An asset hierarchy provides a framework for structuring data in an information system to assist in collection of data, reporting information and making decisions. The hierarchy includes the asset class and component used for asset planning and financial reporting and service level hierarchy used for service planning and delivery.

Most of the assets included in this plan are kerbside collection bins and do not require an asset hierarchy.

Summary of forecast operations and maintenance costs

If additional assets are acquired at a greater rate than the contract allows, the future operations and maintenance costs may increase through contract variations. Both the operations and maintenance costs are covered by contracts, this includes the leasing of required fleet however all fleet management responsibility sits with the contractor. Figure 5.2 shows the forecast operations and maintenance costs relative to the proposed operations and maintenance Planned Budget.

Figure 5.2: Operations and Maintenance Summary



All figure values are shown in current day dollars.

Operational costs are estimated to decrease in 2031 due to the end of the requirement to maintain and monitor the closed of landfill site (Braithwaite St).

Maintenance activities are undertaken to a standard that attempts to retain or returns the asset to a safe condition. Maintenance cost including bin repair and replacement slightly decreased or expected no significant increase due to new bins rollout.

5.3 Renewal Plan

Renewal is major capital work which does not significantly alter the original service provided by the asset, but restores, rehabilitates, replaces or renews an existing asset to its original service potential. Typically, work over and above restoring an asset to original service potential is an upgrade. New bins at new properties are considered to be an acquisition resulting in additional future operations and maintenance costs.

Asset renewal generally involves the replacement of an asset at the end of its life. For collection bins it includes replacement around 15-20 years from their installation date. These replacements are covered by the service contract and amortised over the life of the contract, therefore no capital outlay is required for their replacement.

The typical useful lives of assets used to develop projected asset renewal forecasts are shown in Table 5.3.

Table 5.3: Useful Lives of Assets

Asset (Sub)Category	Useful life
Kerbside Collection Bins	15 – 20 years

The estimates for renewals in this AMP were based on the Asset Register information.

5.3.1 Renewal ranking criteria

Asset renewal is typically undertaken to either:

- Ensure the reliability of the existing infrastructure to deliver the service it was constructed to facilitate
    - e.g. replacing a bridge that has a 5t load limit
    - e.g. rehabilitate a road that is extremely cracked and potholed.
- To ensure the infrastructure is of sufficient quality to meet the service requirements
    - e.g. condition of a playground.

It is possible to prioritise renewals by identifying assets or asset groups that:

- Have a high consequence of failure,
- Have high use and subsequent impact on users would be significant,
- Have higher than expected operational or maintenance costs, and
- Have potential to reduce life cycle costs by replacement with a modern equivalent asset that would provide the equivalent service.

The ranking criteria used to determine priority of identified renewal proposals is detailed in Table 5.3.1.

Table 5.3.1: Renewal Priority Ranking Criteria

Criteria	Weighting
End of useful life	100%
Total	**100%**

5.4 Summary of future renewal costs

Forecast renewal costs are projected to increase over time if the asset stock increases. The forecast costs associated with renewals are shown relative to the proposed renewal budget in Figure 5.4.1a. The actual demand has been amortised over the term of the contract rather than requiring Council to fund the entire portfolio replacement within one budget cycle. A breakdown by waste stream is provided in Figure 5.4.1b. A detailed summary of the forecast renewal costs is shown in Appendix D.

Figure 5.4.1a: Forecast Renewal Requirement and Budget

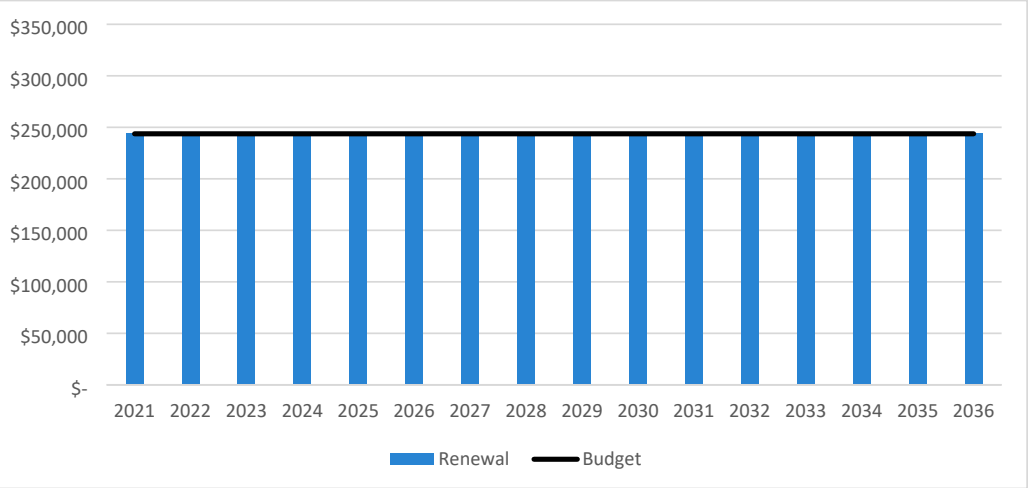
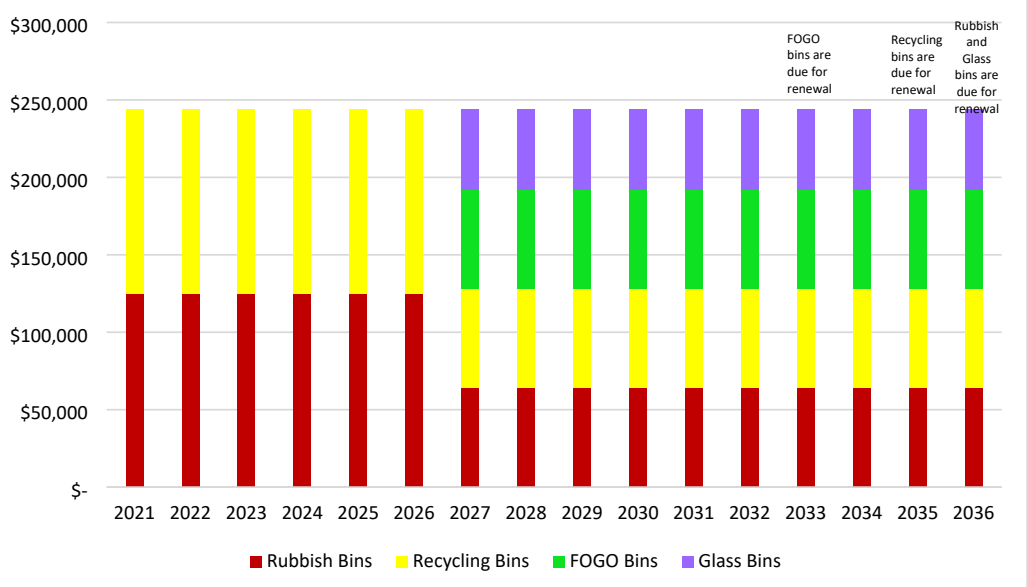


Figure 5.4.1a: Forecast Renewal Requirements by waste stream



All figure values are shown in current day dollars.

A bin replacement program occurs waste stream-by-waste stream at the end of the cohorts' life and typically takes 12 months to complete. These costs are amortised over the contract, typically of 7 years, as to avoid peaks in the renewal requirement. In 2036, rubbish and glass bins will be due for replacement again. It is assumed that the costs will remain similar for future contracts over the planning period. Consideration should be made for budget allocation according to this approach.

5.5 Acquisition Plan

Acquisition reflects are new assets that did not previously exist (or works which will upgrade or improve an existing asset beyond its existing capacity). They may result from growth, demand, social or environmental needs. Assets may also be donated or gifted to the Council, however this is rare for waste management assets.

5.5.1 Selection criteria

Proposed acquisition of new assets are identified from various sources such as community requests, proposals identified by strategic plans, partnerships with others, or more recently a change to recycling legislation. Potential new works should be reviewed to verify that they are essential to Council's needs. A works direction hierarchy is used in place of weighted criteria, this is detailed in Table 5.4.1.

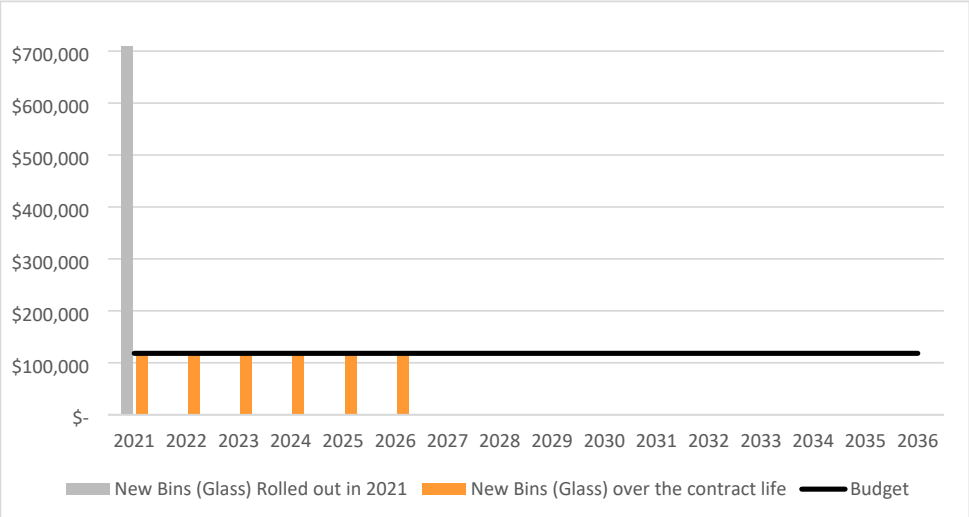
Table 5.5.1: Acquired Assets Priority Ranking Criteria

Works Direction	Priority
Legislated	1
Customer Request	2

Summary of future asset acquisition costs

Forecast acquisition asset costs are summarised in Figure 5.5.1 and shown relative to the proposed acquisition budget. Currently, these capital costs are spread (amortised) over the life of the contract ending 2026 (orange) as to reduce the impact on Council's cash flow, however the assets are all received upfront (grey). The forecast acquisition capital works program is shown in Appendix A.

Figure 5.5.1: Acquisition (Purchase) Summary



All figure values are shown in current day dollars.

When Council commits to new assets, they must be prepared to fund future operations, maintenance and renewal costs. They must also account for future depreciation when reviewing long term sustainability. Acquisitions arising from new properties is absorbed by the contract arrangements and shown under operations. Only significant acquisitions, such as a new waste stream (e.g. glass) is shown. Glass bins have been rolled out in April 2021. However, these capital costs are spread over the life of the contract.

Expenditure on new assets and services in the capital works program will be accommodated in the long-term financial plan.

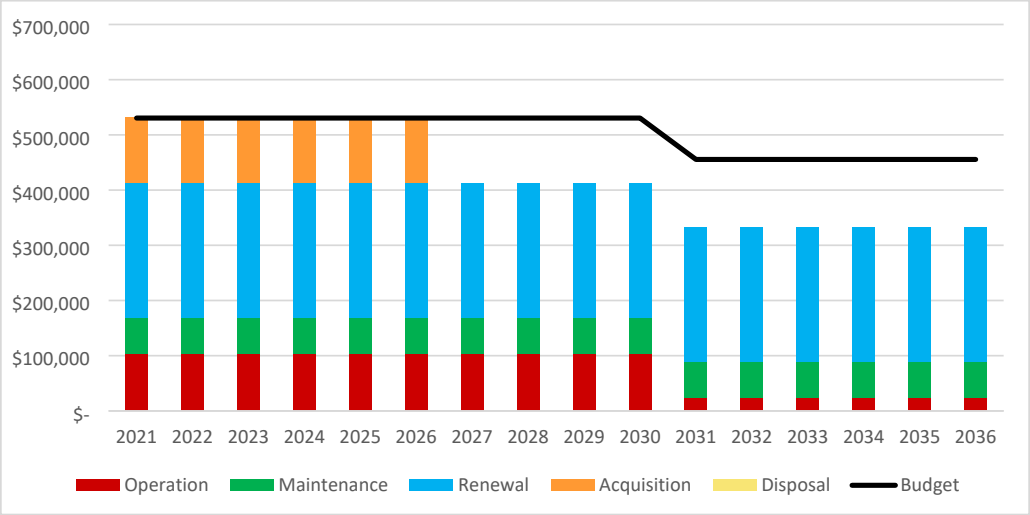
Acquiring these new assets will commit the funding of ongoing operations, maintenance and renewal costs for the period that the service provided from the assets is required. Forecast acquisitions fully meet the community's required level of service.

Summary of asset forecast costs

The financial projections from this asset plan are shown in Figure 5.5.3. These projections include forecast costs for acquisition, operation, maintenance, renewal, and disposal. These forecast costs are shown relative to the proposed budget.

The bars in the graphs represent the forecast costs needed to minimise the life cycle costs associated with the service provision. The proposed budget line indicates the estimate of available funding. The gap between the forecast work and the proposed budget is the basis of the discussion on achieving balance between costs, levels of service and risk to achieve the best value outcome.

Figure 5.5.3: Lifecycle Summary



All figure values are shown in current day dollars.

The long-term level of service can be managed within the proposed budget.

5.6 Disposal Plan

Disposal includes any activity associated with the disposal of a decommissioned asset including sale, demolition or relocation. Assets identified for possible decommissioning and disposal are shown in Table 5.6. A summary of the disposal costs and estimated reductions in annual operations and maintenance of disposing of the assets are also outlined in Table 5.6. Any costs or revenue gained from asset disposals is included in the long-term financial plan.

Table 5.6: Assets Identified for Disposal

Asset	Reason for Disposal	Timing	Disposal Costs	Operations & Maintenance Annual Savings
Landfill	Closure	2031	Not yet determined, refer to Improvement Action 1	$80,000

6.0 RISK MANAGEMENT PLANNING

The purpose of infrastructure risk management is to document the findings and recommendations resulting from the periodic identification, assessment and treatment of risks associated with providing services from infrastructure, using the fundamentals of International Standard ISO 31000:2018 Risk management – Principles and Guidelines.

Risk Management is defined in ISO 31000:2018 as: 'coordinated activities to direct and control with regard to risk'.

An assessment of risks associated with service delivery will identify risks that will result in loss or reduction in service, personal injury, environmental impacts, a 'financial shock', reputational impacts, or other consequences. The risk assessment process identifies credible risks, the likelihood of the risk event occurring, and the consequences should the event occur. The risk assessment should also include the development of a risk rating, evaluation of the risks and development of a risk treatment plan for those risks that are deemed to be non-acceptable.

6.1 Critical Assets

Critical assets are typically defined as those which have a high consequence of failure causing significant loss or reduction of service. Failure modes may include physical failure, collapse or essential service interruption. Under Council's Risk Management Framework, no critical assets have been identified which would cause significant impact on service delivery.

Table 6.1 Critical Assets

Critical Asset(s)	Failure Mode	Impact
Nil		

By identifying critical assets and failure modes, an organisation can ensure that investigative activities, condition inspection programs, maintenance and capital expenditure plans are targeted at critical assets.

6.2 Risk Assessment

The risk management process used is shown in Figure 6.2 below.

It is an analysis and problem-solving technique designed to provide a logical process for the selection of treatment plans and management actions to protect the community against unacceptable risks.

The process is based on the fundamentals of International Standard ISO 31000:2018.

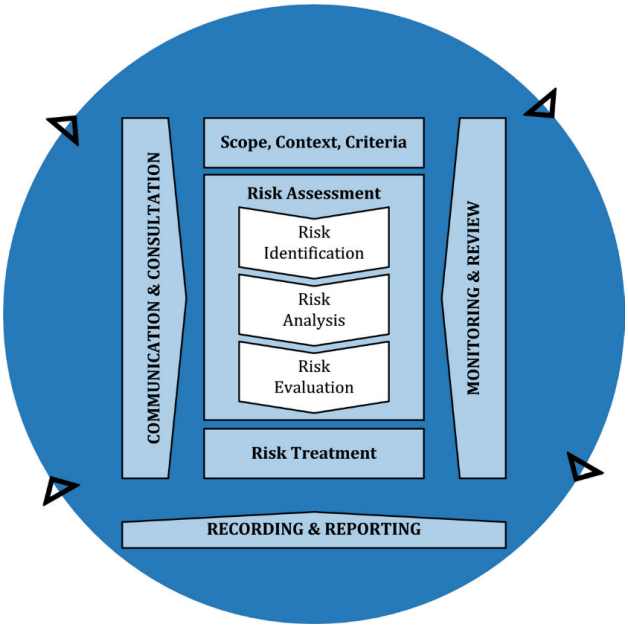


Fig 6.2 Risk Management Process – Abridged
Source: ISO 31000:2018, Figure 1, p9

The risk assessment process identifies credible risks, the likelihood of the risk event occurring, the consequences should the event occur, development of a risk rating, evaluation of the risk and development of a risk treatment plan for non-acceptable risks.

An assessment of risks associated with service delivery will identify risks that will result in loss or reduction in service, personal injury, environmental impacts, a 'financial shock', reputational impacts, or other consequences.

Critical risks are those assessed with 'Very High' (requiring immediate corrective action) and 'High' (requiring corrective action) risk ratings identified in the Infrastructure Risk Management Plan. The residual risk and treatment costs of implementing the selected treatment plan is shown in Table 6.2. It is essential that these critical risks and costs are reported to management and the Council.

Table 6.2: Risks and Treatment Plans

Service or Asset at Risk	What can Happen	Likelihood	Consequence	Risk Rating (VH, H)	Risk Treatment Plan	Likelihood	Consequence	Residual Risk *	Treatment Costs
Closed Landfill site	Flood waters at Braithwaite St infiltrate sump and risk of leachate contamination	Possible	Moderate	Medium	Construction of bund wall. Installation of Fire Pump	Rare	Moderate	Low	$1,000
	Leachate and run off could enter groundwater or waterways	Likely	Major	High	Groundwater monitoring at site	Unlikely	Major	Medium	$80,000
	Release of GHG (methane, carbon dioxide, nitrogen, sulphur) from anaerobic decomposition of organic matter	Possible	Major	High	Gas monitoring at site	Rare	Major	Medium	Included in $80k above
	Flood waters damage infrastructure at Braithwaite St.	Possible	Moderate	Medium	Construction of bund wall	Rare	Moderate	Low	$0 (asset built), only maintenance inspections required
	Automatic pump under capacity for flood events	Likely	Moderate	Medium	Installation of Fire Pump	Unlikely	Insignificant	Low	$1,000
Kerbside Collection Bins	Strong winds blow open/over kerbside collection bins	Likely	Minor	Medium	Installation of clips on new recycling bins Clips for other bins can be purchased by residents	Unlikely	Insignificant	Low	$60,000 added to recycling bin replacement contract

Service or Asset at Risk	What can Happen	Likelihood	Consequence	Risk Rating (VH, H)	Risk Treatment Plan	Likelihood	Consequence	Residual Risk *	Treatment Costs
	Improper disposal of corrosive materials which would damage bins	Unlikely	Minor	Low	Education and awareness programs	Rare	Minor	Low	$40k Public education reduces likelihood but does not change consequences

Note * The residual risk is the risk remaining after the selected risk treatment plan is implemented.

6.3 Infrastructure Resilience Approach

The resilience of our critical infrastructure is vital to the ongoing provision of services to customers. To adapt to changing conditions we need to understand our capacity to 'withstand a given level of stress or demand', and to respond to possible disruptions to ensure continuity of service.

Resilience recovery planning, financial capacity, climate change risk assessment and crisis leadership.

Our current measure of resilience is shown in Table 6.3 which includes the type of threats and hazards and the current measures that the organisation takes to ensure service delivery resilience.

Table 6.3: Resilience Assessment

Threat / Hazard	Current Resilience Approach
Not Assessed	Not Assessed

We do not currently measure our resilience in service delivery. This will be included in future iterations of the AMP.

Improvement Action 3: Assess infrastructure resilience of waste management assets.

6.4 Service and Risk Trade-Offs

The decisions made in adopting this AMP are based on the objective to achieve the optimum benefits from the available resources.

6.4.1 What we cannot do

There have been no operations or maintenance activities, or capital projects that are unable to be undertaken within the next 15 years based on the planned budget.

6.4.2 Service trade-off

If there is forecast work (operations, maintenance, renewal, acquisition or disposal) that cannot be undertaken due to available resources, then this will result in service consequences for users. These service consequences include:

- Dumping of household waste
- Illegal dumping where kerbside collection bins are inadequate (bin size, quantity or collection frequency)

6.4.3 Risk trade-off

The operations and maintenance activities and capital projects that cannot be undertaken may sustain or create risk consequences. These risk consequences include:

- Increased asset maintenance and replacement costs due to climate change impacts
- Environmental contamination if monitoring of closed landfill site ceases

These actions and expenditures are considered and included in the forecast costs, and where developed, the Risk Management Plan.

7.0 FINANCIAL SUMMARY

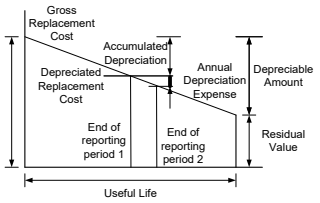
This section contains the financial requirements resulting from the information presented in the previous sections of this AMP. The financial projections will be improved as the discussion on desired levels of service and asset performance matures.

7.1 Financial statements and Projections

7.1.1 Asset valuations

The best available estimate of the value of assets included in this AMP are shown below. These assets are valued using the Capital Replacement Method:

Current (Gross) Replacement Cost	$606,371
Depreciable Amount	$606,371
Depreciated Replacement Cost	$558,169
Annual Depreciation	$41,413



These values were taken from the AMIS (Conquest) as of 1 January 2021. It was identified that only the recently added FOGO bins are captured. All kerbside collection bins will be recognised at completion of their rollout.

Improvement Action 4: Ensure register of kerbside collection bins is complete and maintained

7.1.2 Sustainability of service delivery

There are two key indicators of sustainable service delivery that are considered in the AMP for this service area. The two indicators are the:

- Asset renewal funding ratio (proposed renewal budget for the next 15 years / forecast renewal costs for next 15 years), and;
- Medium term forecast costs/proposed budget (over 10 years of the planning period) which also includes all recurrent operational and maintenance costs.

Asset Renewal Funding Ratio

Asset Renewal Funding Ratio 100%

The Asset Renewal Funding Ratio is an important indicator and illustrates that over the next 10 years we expect to have 100% of the funds required for the optimal renewal of assets.

The forecast renewal work along with the proposed renewal budget, and the cumulative shortfall, is illustrated in Appendix D.

Medium term – 10 year financial planning period

This AMP identifies the forecast operations, maintenance and renewal costs required to provide an agreed level of service to the community over a 10 year period. This provides input into 10 year financial and funding plans aimed at providing the required services in a sustainable manner.

This forecast work can be compared to the proposed budget over the 10 year period to identify any funding shortfall.

The forecast operations, maintenance and renewal requirements over the 10 year planning period is $446K on average per year.

The proposed (budget) operations, maintenance and renewal funding is $446K on average per year giving no shortfall. This indicates that 100% of the forecast costs needed to provide the services documented in this AMP are accommodated in the proposed budget. It should be noted that these calculations exclude acquired assets.

Providing sustainable services from infrastructure requires the management of service levels, risks, forecast outlays and financing to achieve a financial indicator of approximately 1.0 for the first years of the AMP and ideally over the 10 year life of the Long-Term Financial Plan.

7.1.3 Forecast Costs (outlays) for the long-term financial plan

Table 7.1.3: Forecast Costs (Outlays) for the Long-Term Financial Plan

Year	Forecast Acquisition	Forecast Operation	Forecast Maintenance	Forecast Renewal	Forecast Disposal
2021	$118,195	$103,020	$66,091	$243,702	$0
2022	$118,195	$103,020	$66,091	$243,702	$0
2023	$118,195	$103,020	$66,091	$243,702	$0
2024	$118,195	$103,020	$66,091	$243,702	$0
2025	$118,195	$103,020	$66,091	$243,702	$0
2026	$118,195	$103,020	$66,091	$243,702	$0
2027	$0	$103,020	$66,091	$243,702	$0
2028	$0	$103,020	$66,091	$243,702	$0
2029	$0	$103,020	$66,091	$243,702	$0
2030	$0	$103,020	$66,091	$243,702	$0
2031	$0	$23,020	$66,091	$243,702	$0
2032	$0	$23,020	$66,091	$243,702	$0
2033	$0	$23,020	$66,091	$243,702	$0
2034	$0	$23,020	$66,091	$243,702	$0
2035	$0	$23,020	$66,091	$243,702	$0
2036	$0	$23,020	$66,091	$243,702	$0

7.2 Funding Strategy

The proposed funding for assets is outlined in Warrnambool City Council's annual budget and Long-Term financial plan.

The financial strategy of Warrnambool City Council determines how funding will be provided, whereas the AMP communicates how and when this will be spent, along with the service and risk consequences of various service alternatives.

7.3 Valuation Forecasts

Asset values are forecast to increase as additional assets are added to the service.

Additional assets will generally add to the operations and maintenance needs in the longer term. Additional assets will also require additional costs due to future renewals.

7.4 Key Assumptions Made in Financial Forecasts

In compiling this AMP, it was necessary to make some assumptions. This section details the key assumptions made in the development of this AMP and should provide readers with an understanding of the level of confidence in the data behind the financial forecasts.

Key assumptions made in this AMP are:

- The standard useful life of 15 years was used for determining replacement timing of kerbside bins
- A cost of $40 per bin was used in determining the replacement cost

7.5 Forecast Reliability and Confidence

The forecast costs, proposed budgets, and valuation projections in this AMP are based on the best available data. For effective asset and financial management, it is critical that the information is current and accurate. Data confidence is classified on a A - E level scale in accordance with Table 7.5.1.

Table 7.5.1: Data Confidence Grading System

Confidence Grade	Description
A. Highly reliable	Data based on sound records, procedures, investigations and analysis, documented properly and agreed as the best method of assessment. Dataset is complete and estimated to be accurate ± 2%
B. Reliable	Data based on sound records, procedures, investigations and analysis, documented properly but has minor shortcomings, for example some of the data is old, some documentation is missing and/or reliance is placed on unconfirmed reports or some extrapolation. Dataset is complete and estimated to be accurate ± 10%
C. Uncertain	Data based on sound records, procedures, investigations and analysis which is incomplete or unsupported, or extrapolated from a limited sample for which grade A or B data are available. Dataset is substantially complete but up to 50% is extrapolated data and accuracy estimated ± 25%
D. Very Uncertain	Data is based on unconfirmed verbal reports and/or cursory inspections and analysis. Dataset may not be fully complete, and most data is estimated or extrapolated. Accuracy ± 40%
E. Unknown	None or very little data held.

The estimated confidence level for and reliability of data used in this AMP is shown in Table 7.5.2.

Table 7.5.2: Data Confidence Assessment for Data used in AMP

Data	Confidence Assessment	Comment
Demand drivers	B	Change in demographics is known, but impact of climate change is yet to be understood.
Growth projections	A	Based on census data and analysis from profile.id
Acquisition forecast	A	Determined by existing contract and legislative requirements
Operation forecast	A	Determined by existing contract and meeting service level requirements
Maintenance forecast	C	Based on trend data, however may be impacted by renewal program
Renewal forecast - Asset values	A	Determined by existing contract which provides asset quantities and cost
- Asset useful lives	C	Based on industry benchmark, limited local data impact of Warrnambool environment is not known
- Condition modelling	N/A	Not applicable
Disposal forecast	E	Remediation costs are to be determined (Refer to Improvement Action1)

The estimated confidence level for and reliability of data used in this AMP is considered to be 'A'. The areas of uncertainty, being the disposal cost to end the monitoring of Braithwaite St, is less critical to forecast demands.

8.0 PLAN IMPROVEMENT AND MONITORING

8.1 Status of Asset Management Practices

8.1.1 Accounting and financial data sources

This AMP utilises accounting and financial data. Cost estimates for the replacement program are provided by the Development team.

8.1.2 Asset management data sources

This AMP also utilises asset management data. The source of the data is Conquest.

8.2 Improvement Plan

The asset management improvement plan generated from this AMP is shown in Table 8.2.

Table 8.2: Improvement Plan

Task	Section	Task	Responsibility	Timeline
1	3.6	Determine the future use of the closed landfill site, and potential remediation costs to remove monitoring infrastructure	Manager City Amenity	Medium-term
2	4.5	Further investigate opportunities for climate change resilience	Manager City Amenity	Long-term
3	6.3	Assess infrastructure resilience of waste management assets	Manager Infrastructure Services	Long-term
4	7.1	Ensure register of kerbside collection bins is complete and maintained	Coordinator Strategic Asset Management	Medium-term

8.3 Monitoring and Review Procedures

This AMP will be reviewed during the annual budget planning process and revised to show any material changes in service levels, risks, forecast costs and proposed budgets as a result of budget decisions.

The AMP will be reviewed and updated annually to ensure it represents the current service level, asset values, forecast operations, maintenance, renewals, acquisition and asset disposal costs and planned budgets. These forecast costs and proposed budget are incorporated into the Long-Term Financial Plan or will be incorporated into the Long-Term Financial Plan once completed.

The AMP has a maximum life of 4 years and is due for complete revision and updating every 4 years from the date of adoption.

8.4 Performance Measures

The effectiveness of this AMP can be measured in the following ways:

- The degree to which the required forecast costs identified in this AMP are incorporated into the long-term financial plan,
- The degree to which the 1-5 year detailed works programs, budgets, business plans and corporate structures consider the 'global' works program trends provided by the AMP,
- The degree to which the existing and projected service levels and service consequences, risks and residual risks are incorporated into the Strategic Planning documents and associated plans,
- The Asset Renewal Funding Ratio achieving the Organisational target (this target is often 1.0).

9.0 REFERENCES

- IPWEA, 2006, 'International Infrastructure Management Manual', Institute of Public Works Engineering Australasia, Sydney, www.ipwea.org/IIMM
- IPWEA, 2008, 'NAMS.PLUS Asset Management', Institute of Public Works Engineering Australasia, Sydney, www.ipwea.org/namsplus.
- IPWEA, 2015, 3rd edn., 'International Infrastructure Management Manual', Institute of Public Works Engineering Australasia, Sydney, www.ipwea.org/IIMM
- IPWEA, 2015, 2nd edn., 'Australian Infrastructure Financial Management Manual', Institute of Public Works Engineering Australasia, Sydney, www.ipwea.org/AIFMM.
- IPWEA, 2012, Practice Note 6 Long-Term Financial Planning, Institute of Public Works Engineering Australasia, Sydney, https://www.ipwea.org/publications/ipweabookshop/practicenotes/pn6
- ISO, 2018, ISO 31000:2018, Risk management – Guidelines
- Council Risk Management Procedure, 2021
- Council Plan 2021-2025
- Growth Area Structure and Development Plans
- Green Warrnambool 2018
- Warrnambool 2040
- Resource Recovery and Waste Minimisation Strategy 2017-2021
- Warrnambool City council Annual Budget

10.0 APPENDICES

Appendix A Acquisition Forecast

A.1 – Acquisition Forecast Assumptions and Source

Kerbside collection bins acquisition arise from glass bins roll up with the cost remain the same over life of contract and not exist for next contract.

A.2 – Acquisition Project Summary

Project	Timing
New Bins (Glass)	2021-2026

A.3 – Acquisition Forecast Summary

Table A3 - Acquisition Forecast Summary

Year	Constructed	Donated	Planned Budget
2021	$118,195	$0	$118,195
2022	$118,195	$0	$118,195
2023	$118,195	$0	$118,195
2024	$118,195	$0	$118,195
2025	$118,195	$0	$118,195
2026	$118,195	$0	$118,195
2027	$0	$0	$118,195
2028	$0	$0	$118,195
2029	$0	$0	$118,195
2030	$0	$0	$118,195
2031	$0	$0	$118,195
2032	$0	$0	$118,195
2033	$0	$0	$118,195
2034	$0	$0	$118,195
2035	$0	$0	$118,195
2036	$0	$0	$118,195

Appendix B Operation Forecast

B.1 – Operation Forecast Assumptions and Source

It's assumed that the monitoring of Braithwaite Street closed landfill will end in 2031.

B.2 – Operation Forecast Summary

Table B2 - Operation Forecast Summary

Year	Operation Forecast	Additional Operation Forecast	Total Operation Forecast
2021	$103,020	$0	$103,020
2022	$103,020	$0	$103,020
2023	$103,020	$0	$103,020
2024	$103,020	$0	$103,020
2025	$103,020	$0	$103,020
2026	$103,020	$0	$103,020
2027	$103,020	$0	$103,020
2028	$103,020	$0	$103,020
2029	$103,020	$0	$103,020
2030	$103,020	$0	$103,020
2031	$23,020	$0	$23,020
2032	$23,020	$0	$23,020
2033	$23,020	$0	$23,020
2034	$23,020	$0	$23,020
2035	$23,020	$0	$23,020
2036	$23,020	$0	$23,020

Appendix C Maintenance Forecast

C.1 – Maintenance Forecast Assumptions and Source

There is no change assumed for bin repair and replacement.

C.2 – Maintenance Forecast Summary

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Table C2 - Maintenance Forecast Summary

Year	Maintenance Forecast	Additional Maintenance Forecast	Total Maintenance Forecast
2021	$66,091	$0	$66,091
2022	$66,091	$0	$66,091
2023	$66,091	$0	$66,091
2024	$66,091	$0	$66,091
2025	$66,091	$0	$66,091
2026	$66,091	$0	$66,091
2027	$66,091	$0	$66,091
2028	$66,091	$0	$66,091
2029	$66,091	$0	$66,091
2030	$66,091	$0	$66,091
2031	$66,091	$0	$66,091
2032	$66,091	$0	$66,091
2033	$66,091	$0	$66,091
2034	$66,091	$0	$66,091
2035	$66,091	$0	$66,091
2036	$66,091	$0	$66,091

Appendix D Renewal Forecast Summary

D.1 – Renewal Forecast Assumptions and Source

Replacement cost will remain the same over life of contract.

D.2 – Renewal Project Summary

The rollout of replacement bins has recently commenced. The cost of this is built into the service contract and will be incurred by Council over the coming years.

D.3 – Renewal Forecast Summary

Table D3 - Renewal Forecast Summary

Year	Renewal Forecast	Renewal Budget	Cumulative Renewal Gap
2021	$243,702	$243,702	$0
2022	$243,702	$243,702	$0
2023	$243,702	$243,702	$0
2024	$243,702	$243,702	$0
2025	$243,702	$243,702	$0
2026	$243,702	$243,702	$0
2027	$243,702	$243,702	$0
2028	$243,702	$243,702	$0
2029	$243,702	$243,702	$0
2030	$243,702	$243,702	$0
2031	$243,702	$243,702	$0
2032	$243,702	$243,702	$0
2033	$243,702	$243,702	$0
2034	$243,702	$243,702	$0
2035	$243,702	$243,702	$0
2036	$243,702	$243,702	$0

D.4 –Renewal Plan

Refer to Council's Asset Management System for the full 15-year renewal plan.

Appendix E Budget Summary by Lifecycle Activity

Table F1 – Budget Summary by Lifecycle Activity

Year	Acquisition	Operation	Maintenance	Renewal	Disposal	Total
2021	$118,195	$86,100	$82,500	$243,702	$0	$530,497
2022	$118,195	$86,100	$82,500	$243,702	$0	$530,497
2023	$118,195	$86,100	$82,500	$243,702	$0	$530,497
2024	$118,195	$86,100	$82,500	$243,702	$0	$530,497
2025	$118,195	$86,100	$82,500	$243,702	$0	$530,497
2026	$118,195	$86,100	$82,500	$243,702	$0	$530,497
2027	$118,195	$86,100	$82,500	$243,702	$0	$530,497
2028	$118,195	$86,100	$82,500	$243,702	$0	$530,497
2029	$118,195	$86,100	$82,500	$243,702	$0	$530,497
2030	$118,195	$86,100	$82,500	$243,702	$0	$530,497
2031	$118,195	$11,100	$82,500	$243,702	$0	$455,497
2032	$118,195	$11,100	$82,500	$243,702	$0	$455,497
2033	$118,195	$11,100	$82,500	$243,702	$0	$455,497
2034	$118,195	$11,100	$82,500	$243,702	$0	$455,497
2035	$118,195	$11,100	$82,500	$243,702	$0	$455,497
2036	$118,195	$11,100	$82,500	$243,702	$0	$455,497

7.4. TENDER AWARD 2021051 - SUPPLY AND INSTALLATION OF SOLAR PANELS - CORRECTION TO RESOLUTION VALUE

- ***Cr. Angie Paspaliaris declared a conflict of interest for this item and left the meeting at 6.30pm.***

DIRECTORATE : City Growth

PURPOSE:

This report seeks to make an amendment to the resolution on the 6th December 2021 Council meeting (attachment) regarding the award of Contract 2021051 – Supply and Installation of Solar Panels.

EXECUTIVE SUMMARY

- At the Council meeting of 6th December 2021, Council resolved to award Contract 2021501 – Supply and Installation of Solar Panels for a total amount of $378,235.10 Exc GST.
- It has subsequently been identified that an error occurred in the calculation of the GST component of the contract total value. The amount resolved by Council was understated by $3,820.55 and the correct amount should have read $382,055.65 Exc GST.
- It is important to note that the evaluation of the tender was completed using the correct figures and all other figures provided in previous reports and tender evaluation documents are correct and this amendment to the Council resolution does not impact the outcome of the tender evaluation process.
- For good governance and transparency and for the CEO to be authorised to enter into the contract for the full amount, an amendment on the Council resolution will be required.

MOVED: CR MAX TAYLOR
SECONDED: CR DEBBIE ARNOTT

That Council:

1. **Amend the Council resolution of 6 December 2021 Council meeting and Award Contract 2021051 – Supply and Installation of Solar Panels to Gippsland Solar Pty Ltd (RACV Solar) for the tendered lump sum amount of $382,055.65 Exc GST.**
2. **That the schedule of rates offered is accepted for the life of the contract.**
3. **Authorise the CEO to sign, seal and vary the contract as required.**

CARRIED - 6:0

BACKGROUND

An error has been identified in the total contract value for contract 2021051 – Supply and Installation of Solar Panels awarded at the 6 December 2021 Council meeting. The error occurred when calculating the excluding GST contract value for the Council resolution. This led to a resolution amount of $378,235.10 rather than the correct amount of $382,055.65.

It is important to note that the evaluation of the tender was completed using the correct figures and all other figures provided in previous reports and tender evaluation documents are also correct.

ISSUES

The amendment of the Council resolution is required for the CEO to be able to execute the Supply and Installation of Goods Agreement at the correct value.

FINANCIAL IMPACT

The correct amount is within available budget as per previous report, the total cost to Council is $382,055.65 Ex GST (not including design and structural certification works). These works will be funded by Council as part of the Energy Saving Initiatives budget.

LEGISLATION / POLICY / COUNCIL PLAN CONTEXT

5 An effective Council
5.1 Leadership and governance: Council will be a high-functioning team committed to respectful relationships, collaboration and ongoing engagement. It will provide strong, effective leadership, sound governance and informed decision-making

TIMING

Contract will be executed once the corrected resolution is carried by Council.

COMMUNITY IMPACT / CONSULTATION

Internal consultation with Governance Manager, general Counsel once error was identified.

LEGAL RISK / IMPACT

Failure to correct the resolution amount will prevent the CEO executing the Contract with the supplier.

OFFICERS' DECLARATION OF INTEREST

No officer involved in the preparation of this report has declared a conflict of interest. However, it was noted that Council was successful on its application for the RACV Solar's Resilience in the Regions grant in November 2020, 7 months prior this tender was advertised. The outcome of the grant did not influence the outcome of this tender.

CONCLUSION

Council to award Contract 2021051 – Supply and Installation of Solar Panels to Gippsland Solar Pty Ltd for a corrected amount of $382,055.65 Exc GST. This will enable execution of the Contract.

ATTACHMENTS

1. Tender_-_ Supply and Installati Rx I 1 o Ero Ei Z Dmjsv 6 PP Rg [**7.4.1** - 3 pages]

- ***Cr. Angie Paspaliaris returned to the meeting at 6.35pm.***

7.11. TENDER - SUPPLY AND INSTALLATION OF SOLAR PANELS

DIRECTORATE : City Growth

PURPOSE:

This report provides information on award of Contract 2021051 – Supply and Installation of Solar Panels.

EXECUTIVE SUMMARY

- A public tender was advertised on Saturday 31st July 2021 inviting tender submissions from suitably qualified and experienced contractors for the provision of Supply and Installation of Solar Panels.
- Close of tender was advertised of 2:00pm Friday 3 September 2021, but due to Covid lockdown requirements was extended through to 2:00pm Friday 1st October 2021 and submissions have been assessed by the tender assessment panel.
- The recommendation is to proceed with the tender offer provided by Gippsland Solar Pty Ltd (RACV Solar) for the tendered amount of $378,235.10 Ex. GST.

RECOMMENDATION

That Council:

1. **Award Contract 2021051 – Supply and Installation of Solar Panels to Gippsland Solar Pty Ltd (RACV Solar) for the tendered lump sum amount of $378,235.10 Exc GST.**
2. **That the schedule of rates offered is accepted for the life of the contract.**
3. **Authorise the CEO to sign, seal and vary the contract as required.**

BACKGROUND

Council has committed to be a zero net carbon organisation by 2026, electricity usage is currently the major responsible for Council Carbon Emissions. The supply and installation of solar panels at 4 major Council buildings (AquaZone 135kW, Archie Graham 37kW, Civic Centre 75kW and Warrnambool Art Gallery 64kW) will be essential to achieve Council's targets.

Business cases were prepared for each building averaging a return on investment of around 7 years. In addition, structural reports have confirmed the structural adequacy of each building to safely support the proposed solar panel installation.

ISSUES

Council undertook the tender process during a Statewide/Melbourne lockdown inhibiting some companies from undertaking in person walkthroughs of Council facilities.

This was overcome through 4 virtual walkthrough sessions (one per building) and a compulsory Q&A session where companies had the opportunity to ask any questions about the sites. Recordings of the walkthroughs and Q&A session were made available to all companies.

FINANCIAL IMPACT

The total cost to Council is $378,235.10 Ex GST (not including design and structural certification works already completed). These works will be funded by Council as part of the Energy Saving Initiatives budget.

LEGISLATION / POLICY / COUNCIL PLAN CONTEXT

1 A healthy community
1.3 Health and wellbeing : Council will take action to improve health, wellbeing and safety outcomes for Warrnambool's community.

2 A Sustainable environment
2.1 Natural environment: Council will enhance open spaces and infrastructure that support a healthy community, wildlife, flora, fauna and biodiversity.
2.3 Environmental impact and a changing climate: Council will encourage innovation and initiatives that minimise Warrnambool's environmental impact.

4 A connected, inclusive place
4.4 Sustainable practices: Council will promote and encourage the implementation of sustainable design across the municipality including the attractiveness, safety, accessibility and functionality of our built environment.

5 An effective Council
5.1 Leadership and governance: Council will be a high-functioning team committed to respectful relationships, collaboration and ongoing engagement. It will provide strong, effective leadership, sound governance and informed decision-making
5.3 Customer-focused services: Council will continue to develop a program of Council services that are delivered to the community's satisfaction.
5.5 Organisational and financial sustainability: Council will ensure organisational and financial sustainability through the effective and efficient use of Council's resources and assets.
5.6 Risk mitigation: Council will mitigate and manage organisational risks through sound management systems and processes.

TIMING

Contract Award	Friday 10 December 2021
Practical Completion	April 2022
Defect Warranty Period	5 years

COMMUNITY IMPACT / CONSULTATION

Internal engagement and communication has been conducted throughout all phases of the procurement process. An internal working group has been created to oversee the delivery project.

LEGAL RISK / IMPACT

Procurement processes are occurring in line with the approved contract specific procurement plan.

OFFICERS' DECLARATION OF INTEREST

No officer involved in the preparation of this report has declared a conflict of interest.

However, it was noted that Council was successful on its application for the RACV Solar's Resilience in the Regions grant in November 2020, 7 months prior this tender was advertised. The outcome of the grant did not influence the outcome of this tender.

CONCLUSION

Acceptance of the recommended tender represents best value for Council.

ATTACHMENTS
Nil

7.5. WARRNAMBOOL PLANNING SCHEME AMENDMENT C205WARR CONSIDERATION OF SUBMISSIONS

- ***Cr. Vicki Jellie AM declared a conflict of interest for this item and left the meeting at 6.36pm.***

DIRECTORATE : City Growth

PURPOSE:

This report considers submissions to Planning Scheme Amendment C205warr and recommends that Council resolves to refer the submissions to an Independent Planning Panel appointed by the Minister for Planning.

EXECUTIVE SUMMARY

- The purpose of this report is to consider all submissions received to Amendment C205warr to the Warrnambool Planning Scheme.
- Amendment C205warr to the Warrnambool Planning Scheme proposes to introduce/or revise the application of flood controls within part of the Merri River and Russells Creek catchments in North Warrnambool.
- The Amendment was exhibited for six (6) weeks from 23 September 2021 to 12 November 2021. A total of 21 submissions have been received.
- 7 key issues have been identified in relation to the submissions received and a response has been prepared for each submission. 45 changes are recommended to the exhibited Amendment in relation to such matters as changes to the flood shape and repeal of the exhibited flood control, and identification of further strategic work.
- Changes to the Amendment as requested by submitters are not supported in relation to all submissions, therefore Council can either abandon the Amendment or refer the submissions to an Independent Planning Panel for review. This report recommends that Council requests the Minister for Planning to appoint an Independent Planning Panel to review all submissions received.

MOVED: CR BEN BLAIN
SECONDED: CR ANGIE PASPALIARIS

That Council:

1. **Receives and considers all submissions made to Amendment C205warr to the Warrnambool Planning Scheme, including the two late submissions.**
2. **Requests that the Minister for Planning appoint an Independent Planning Panel to review the submissions received to Amendment C205warr, in accordance with Part 8 of the Planning and Environment Act, 1987.**
3. **Refers all submissions to the Independent Planning Panel to be appointed by the Minister for Planning.**
4. **Endorses the officer response to issues raised by submissions outlined in Attachments 3, 4, 5 & 6, as the basis for Council's submission to the Independent Planning Panel.**
5. **Note other actions outside of the Amendment that relate to possible mitigation/improvement outlined in Attachment 4.**
6. **Writes to all submitters, informing them of Council's decision.**

CARRIED - 6:0

BACKGROUND

The Amendment proposes to introduce/or revise the application of flood controls (Urban Flood Zone, Floodway Overlay, and Land Subject to Inundation Overlay) within parts of the Merri River and Russells Creek catchments in North Warrnambool as identified by Council and Glenelg Hopkins Catchment Management Authority (GHCMA) as being liable to flooding during a 1 in 100 year storm event (1% Annual Exceedance Probability (AEP) flood event[1]), as indicated on the map below.

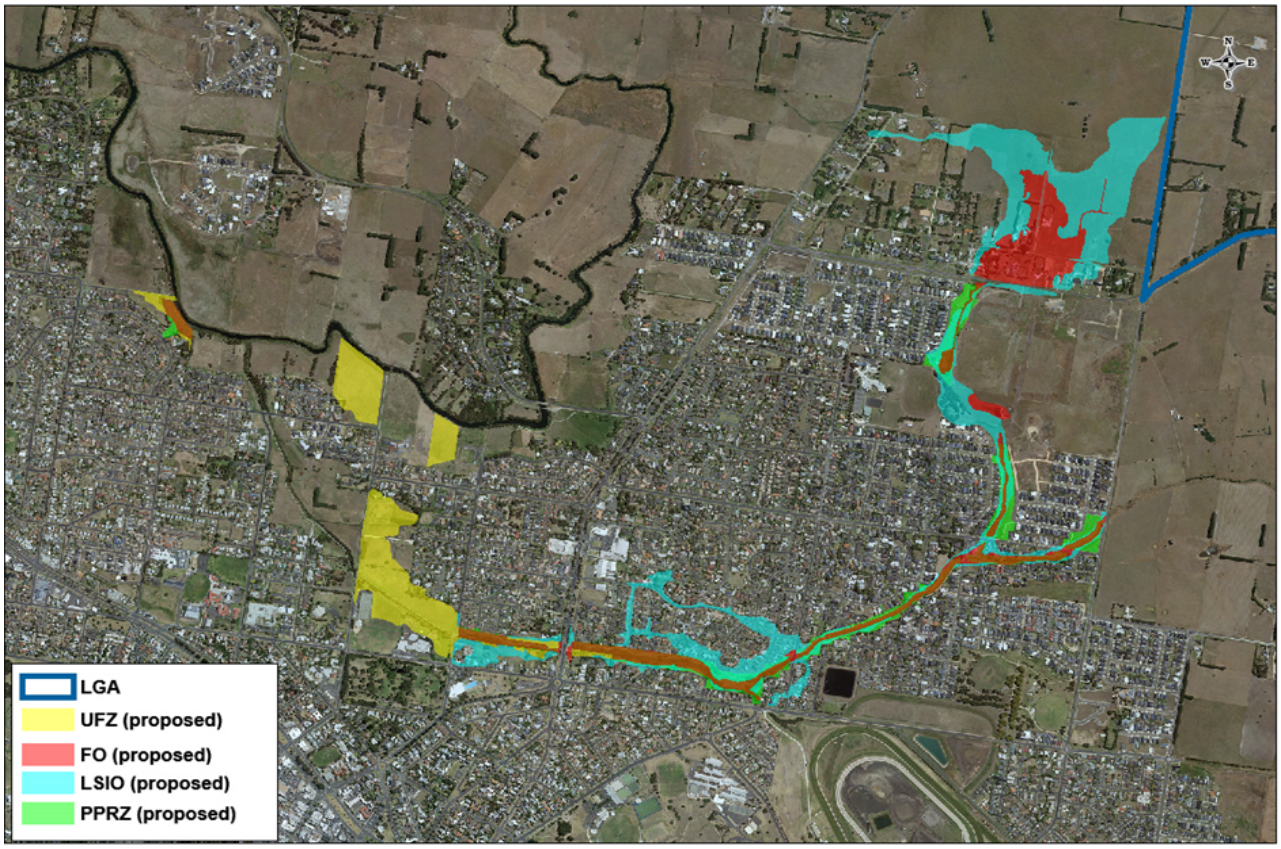


Figure 1: Merri River and Russells Creek catchments proposed rezoning and overlays

The Amendment represents a significant correction to the flood controls in the Warrnambool Planning Scheme. There are significant areas of land currently covered by a flood control that will have that control removed through the Amendment. This is a direct result of the Planning Scheme's existing controls being based largely on an out of date study and data from 1997. Conversely there is land that will be covered by flood controls for the first time (e.g., land to the north of Wangoom Road).

The key strategic driver for Council to undertake flood mapping of the Merri River and Russells Creek catchments and to introduce/ or revise the application of flood controls is based on the recommendations of the Russell Creek Flood Mitigation – As Constructed Flood Modelling (Water Technology Pty Ltd, 2017) and Design of North Warrnambool Floodplain Management Plan - Implementation Works (Cardno, 2010).

The flood mapping has taken into consideration several factors that, over time, can influence where flooding and inundation occur. Influencing factors include:

- Flood mitigation works by GHCMA and/or Council
- Modifications to overland flow paths, developments and roadworks
- Changes in land use and new development

These factors together with new land survey data and updated flood modelling techniques have all formed the basis of the background documents which underpin the Amendment.

A total of 400 properties (approximately) are affected by the current modelling of the flood extent for the 1% AEP flood event, and in turn by the Amendment to the Warrnambool Planning Scheme.

Preparation of the Amendment
The Council resolved to seek authorisation from the Minister for Planning to prepare (and then exhibit) the Amendment on 2 December 2019.
The Amendment proposes to change the Warrnambool Planning Scheme by:

- Applying the Urban Floodway Zone (UFZ) or Floodway Overlay (FO) to areas identified as high hazard flood risk which have the greatest risk and frequency of being flooded.
- Applying the Land Subject to Inundation Overlay (LSIO) to areas identified as low hazard flood risk during a 1 in 100 year storm event (1% AEP flood event).
- Amending the Schedule to Clause 72.08 to include Russell Creek Flood Mitigation – As Constructed Flood Modelling (Water Technology Pty Ltd, 2017) and Design of North Warrnambool Floodplain Management Plan - Implementation Works (Cardno, 2010) as a Background Document.

One of the key aims of the UFZ, FO and LSIO are to minimise the effects of overland flows and mainstream flooding on new buildings. Implementation of the flood controls will influence the siting of buildings and works, and set appropriate conditions, such as raised floor levels, in order to address any flood risk to new development.

In a number of areas, the application of the extent of the Urban Floodway Zone (UFZ) has been reduced and replaced with the Public Park and Recreation Zone (PPRZ) or General Residential Zone (GRZ), as appropriate. A number of areas have also had the LSIO removed or reduced.

As a consequence of the changes, the Amendment will result in a net increase of approximately 6.3 hectares of General Residential Zone, including:

- 4.5 hectares (approximately) available for infill residential development, in areas including Membery Way, Daltons Road, Donovans Road, Bromfield Street and Botanic Road (possible yield of 54 dwellings, subject to further investigation)
- 1.8 hectares (approximately) available for St Joseph's Primary School.

The request for authorisation to prepare the Amendment was submitted to the Department of Environment, Land, Water and Planning (DELWP) on 12 July 2021. The Amendment was authorised on 3 August 2021, subject to minor administrative corrections.

Exhibition of the Amendment
The Amendment was exhibited for six (6) weeks from 23 September 2021 to 12 November 2021 using the following combination of statutory and non-statutory notification:

- Direct notification (letters) to affected property owners and occupiers (approximately 844 letters) prescribed authorities and key stakeholder groups/agencies;
- Public notices in the Warrnambool Standard on 22 September 2021 and 25 September 2021, and the Government Gazette on 23 September 2021.
- The Amendment documents made available for viewing and download (website/offices and DELWP website).
- Fact Sheet and FAQs pamphlet made available on Council's website.
- A number of enquiries resulted in further information being provided in response to landowner queries, either by email or telephone.

For the wider community, the Amendment was also advertised on Council's YourSay webpage advising that Council was taking submissions in relation to the Amendment.

[1] Annual Exceedance Probability refers to the probability or risk of a flood of a given size occurring or being exceeded in any given year. The 1% AEP design flood is the industry standard for planning purposes.

ISSUES

Submissions Received

A total of 21 submissions have been received, including 2 submissions which were received outside the advertised exhibition period (Submissions 20 and 21). It is recommended that both late submissions be accepted and considered.

A copy of all submissions is included at **Attachment 1**.

Review of submissions

A rigorous review of the submissions received for the Amendment has been undertaken by officers from both GHCMA and Council.

Officers undertook a Further Technical Review (FTR) in instances where submitters have questioned the application of flood controls on their property or surrounding land due to:

- the accuracy of the modelling;
- where flooding has not been experienced in the past; and
- where the extent of coverage over the subject land is minimal.

The objective of the review was to determine if the exhibited flood shape is accurate, and if any changes to flood shapes should be considered.

The FTR included:

- a review of the site (either via desktop analysis, or if considered necessary, a site visit); and
- a review of existing terrain and contours and existing flow paths, against GHCMA and Council's information.

Attachment 2 includes a more detailed explanation of the criteria applied to review the submissions, and a copy of the template used for the FTR which has been completed for every submission where the accuracy of the modelling has been questioned. The completed FTRs will be made available to individual submitters upon request, as it relates to their submission only.

The FTR has resulted in several recommended refinements to the flood shapes that have been modelled, and in some instances, the removal of flood controls from properties and therefore removal from the Amendment.

In addition, a peer review has been undertaken by an independent consultant (Tim Morrison – Catchment Simulation Solutions Pty Ltd) who considered the methodology used for the catchment mapping and translation of flood controls, and outcomes of the FTR.

It was considered important that a peer review be undertaken to ensure that all submissions were considered and assessed in a thorough and transparent manner.

Review findings

Catchment Simulation Solutions have undertaken a review of the studies used to inform the proposed planning amendment, how the information from these studies have been translated into overlays, the submissions received following public exhibition of the planning amendment and draft responses within the FTRs.

With respect to the Russell Creek flood modelling, several potential issues were found with the hydraulic model. However, none of these are likely to have a significant impact on the outputs that form the basis for the planning overlays. The reduction of design flows in Water Technology (2017) relative to past studies suggests that the modelling is less conservative than previous studies, which implies that the planning overlays are smaller.

The Merri River modelling is only used to inform changes in three locations. The modelling is only questioned in one of these locations (Membery Way). The review suggests that even if the modelling is underestimating extents (as suggested by the submissions) the land proposed to be zoned as residential would still be developable from a flood risk perspective.

Based on our review of the public submissions, only Submission 4 discusses an area where the planning overlays should potentially be altered by including additional FO. However, based on the zoning of this area (Farm Zone), it is unlikely that a change in the FO would have any practical impact on future development.

The CMA have identified 47 properties where they recommend the LSIO be modified to remove "Minor Incursions" where flood controls are not practical to apply. From our review, we recommend that 43 of these are removed, while 4 are retained within the LSIO. The four that we recommend to be retained are due to the raw model results extending further into the lot compared to the smoothed LSIO product and potentially inundation building footprints.

Our review concludes that

- *The proposed planning overlays and zone changes are appropriate and should proceed from a floodplain management perspective*
- *Discrepancies in the Russell Creek model should be resolved in the medium term*
- *The Russell Creek model should be calibrated against a flood event, when a suitable event occurs*
- *The Merri River modelling should be updated in the medium term, and moved to a more commonly accessible modelling software*
- *Community engagement and education should be undertaken to assist in understanding of the issues raised within the submissions*

Key issues raised in submissions

7 common issues have been identified in relation to the 21 submissions received, the categorisation of which assisted the review and analysis of the submissions. A summary of these issues and a general officer response is provided in **Table 1 below**. Note that many submissions raised more than one issue.

A more detailed officer response to each submission is provided in **Attachment 3**– Officer Response to Issues Raised in Submissions. The attachment also includes relevant commentary from previous Independent Planning Panel reports where the issue has been previously considered.

Table 1 Summary of submissions by issue with general response

Issue	Council Officer Response
1. **Individual properties have not experienced flooding in the past and should therefore not be subject to flood controls.**	Five of the submissions cite lived experience (ranging from 5 to 60 years) as their evidence that the flood model over-estimates extents. GHCMA notes that it cannot be assumed that flooding will not occur simply because there are no recollections of previous flooding at a particular property. The flood controls are based upon the 1% AEP Average Exceedance Probability (AEP) flood extent, which means the flood level each year has a 1% chance of occurring (this was previously referred to as a 1-in-100 year flood). This is a standard used across the industry for flood planning and management. The 1% AEP has been determined through the Russell Creek Flood Mitigation – As Constructed Flood Modelling (Water Technology Pty Ltd, 2017) and

	Design of North Warrnambool Floodplain Management Plan - Implementation Works (Cardno, 2010). In many cases, the 1% AEP event may only result in flooding and inundation for a short period of time, but it is capable of causing damage. The lived experiences outlined in submissions only includes smaller floods, it cannot be used to directly compare to the modelled 1%AEP.
2. The modelling is inaccurate and does not reflect real life flood events and/or existing site/area characteristics such as existing topography.	The proposed flood controls are based on the best available information, best practice modelling and techniques, developed over many years by experts in this field. The use of computer modelling is acknowledged as the only practical method to reliably map the extent of changes to the flood shape across the municipality. Where the accuracy of the modelling has been questioned, a Further Technical Review (peer review) has been undertaken to check the accuracy of the modelling against agreed criteria.
3. Council and GHCMA should review and introduce mitigation works/improvements to cope with overland flow and flooding.	Flood mitigation works/improvements across the entire Warrnambool catchment area would cost the community millions of dollars and can only be undertaken incrementally over a period of many years. The most practical and economical solution is to manage new development (e.g. raise floor levels of new buildings), and to utilise a capital works program. In accordance with legislation, Council and the GHCMA work collaboratively on opportunities to reduce the impact of flooding throughout the municipality, with highest priority given to areas that pose high risk to public safety. Council officers do note and accept that if, and when, on-ground structural flood mitigation works are completed, Council should amend its planning scheme to update the application of the Urban Floodway Zone, Floodway Overlay and Land Subject to Inundation Overlay.
4. New development and increased density across North Warrnambool has increased the level of overland flow and flooding.	The flood mapping is based on overland flows associated with the Merri River and Russells Creek catchments. The mapping does not identify areas liable to flooding and inundation by overland flows that exceed the capacity of the drainage system. State and local planning policy supports and encourages increased densities in appropriate locations and Council actively requires developers to provide sustainable development that uses the principles of integrated water management that can help address these issues. Integrated water management has three aims: reduce reliance on potable water supplies; reduce the amount of wastewater and stormwater generated; and improve water quality in water catchment ecosystems. Providing a drainage system that promotes the on-site retention and re-use of stormwater run-off and regulates overland flow to prevent flooding may assist in ameliorating an intensification of the impacts of flooding.
5. Property values and property resale will be impacted, and compensation should be payable.	The flood prone nature of some land already exists. Application of the flood controls ensures that existing owners and prospective purchasers are aware of affected properties and can make informed decisions about the property and about planning for future flood events. Property values are also influenced by many factors. Past Independent Planning Panels have not found evidence that flood controls impact on property values and have also determined this would not be reason to avoid application of the control. With respect to whether compensation will be payable, the Planning and Environment Act 1987 clearly sets out the circumstances where compensation is payable and is essentially limited to where land is reserved or required for a public purpose or where access is to be denied by the closure of a public road. It does not cover situations where controls such as the Floodway Overlay and Land Subject to Inundation Overlay are applied.
6. Insurance costs/premiums will be impacted	Previous planning panels have consistently determined that the potential impact on insurance premiums is not a matter that should have a bearing on the application of flood controls. The application of flood controls does not cause or change the likelihood of flooding but recognises the existing condition of land. The Insurance Council of Australia has advised GHCMA that most insurance policies provide coverage for storm damage, including cover for damages resulting from overland flows (noting that this needs to be confirmed by the property owner's individual insurer).

	The Insurance Council of Australia's Property Risk and Exposure Program (PREP) allows risks to be further considered at an individual address level. Developed as an affordability initiative the PREP was developed to allow the calculation of premiums to take into account depth of flooding and where it was able to be demonstrated that on-site controls were in place to reduce flood risk.
7. Other issues	A range of other site specific issues were raised in addition to the issues and responses provided above. Responses to the site specific issues raised can be found in **Attachment 4**.

Response to submissions

A summary of each individual submission received based on the 7 identified issues, an officer response to each submission (based predominantly on the FTR) and an officer recommendation to retain, modify or delete the flood control as appropriate, is provided at **Attachment 4**– Summary of individual submissions, officer response & recommendation.

45 changes are recommended on the basis of the review of submissions including the Further Technical Reviews (FTR) undertaken by Council, GHCMA and Catchment Simulation Solutions. These changes are listed in the table at **Attachment 5.**

If Council resolves to endorse these recommended changes, they will form the basis of the Council submission to the Independent Planning Panel.

The recommended changes to the exhibited Amendment at this stage include:

- 1 change to the Urban Floodway Zone in relation to a property in Bromfield Street.
- 43 changes to the LSIO in relation to properties which have not made submissions to remove/reduce or change the designation of the LSIO from the property predominately in response to the application of the 'minor incursion' criteria as detailed below.
- Modify Clause 72.04 of the Warrnambool Planning Scheme to undertake further strategic work to support schedules to the LSIO and FO to reduce the burden of planning permits for inconsequential flood risk.

The majority of recommended changes are in response to situations where the flood extent incursion into the property is considered to be minor in nature and will not result in a break or discontinuity of the flood shape.

Three (3) additional changes to the Urban Floodway Zone have been identified as supportable, which are directly related to submissions. However, the submitters are required complete approved earthworks and/or feature surveys before the Urban Floodway Zone can be changed.

These submitters have been consulted on the need to undertake these actions, and prescribed timeframes to consider submissions. It is not reasonable to delay the Amendment until these actions have been completed. In any event, if these works are completed and signed-off by the GHCMA prior to the Planning Panel hearing, updated information and recommendations can then be presented to the Planning Panel.

Minor incursions

The extent of the proposed flood shapes affects properties differently. Some properties may only have 0.01% of their area affected by the flood shape, whereas other properties may be 100% affected.

Due to the flood mapping methodology, the flood extents generated from the flood model results may encroach slightly onto properties. As part of the development of the flood controls, smoothing and fine tuning of the flood shape was undertaken with the assistance of the GHCMA to:

- remove unwarranted permit application triggers associated with minor encroachment of overlays across property boundaries; and

- filter out flood 'islands' to ensure development decisions account for risks posed by loss of access/egress to properties during large floods; and
- smooth jagged edges of raw flood control maps stemming from gridded data outputs.

This approach is consistent with the GHCMA's flood control delineation guideline. However, close inspection of the exhibited mapping indicates further refinement is warranted.

A FTR has been undertaken to investigate whether there are any anomalies with the floodshape on affected properties with a 'minor' coverage of the proposed flood controls, specifically the Land Subject to Inundation Overlay.

A total of 66 properties (approximately) were identified as potentially being subject to minor incursions. Each was assessed against the following criteria:

- A property was considered to have minor coverage if the proposed Land Subject to Inundation Overlay is less than 30m2 and represents less than 6% of the property and is not considered significant, having regard to:

  - The connectivity of the flood shape, and whether it can be removed without creating a disconnect or significant impact on the connectivity of the flood shape.
  - Whether the flood shape incursion was associated with flow into or out of the property, based on the topography of the land. If the flood shape is associated with flow into the property, the flood shape is recommended to be retained.
  - The length of the incursion into the property. Incursions greater than 5 metres into properties are recommended to be retained.

This criteria was considered appropriate given the low level of benefit associated with retention of these overlays in controlling future development, precedent associated with prior Independent Planning Panel processes and flood risk management principles.

The recommended changes to the flood shape include 43 minor incursions. Properties which were not submitters but where changes to the proposed controls are recommended are listed in **Attachment 6**.

It is recognised that the proposed changes based on this assessment impact a number of properties. However, as determined through the peer review of FTR, the modelling undertaken is still considered robust and appropriate for urban flood mapping.

The proposed changes to the flood shape based on the minor incursion criteria do not undermine the integrity of the flood maps for the Merri River and Russells Creek catchments but respond to community concerns that the filtered results appropriately manage the risk associated with major flood events for the control of future development.

Next Steps

The current step in the Amendment process is identified in the flowchart at **Attachment 7.**

Making every change to the Amendment as requested in the submissions is not supported for the reasons set out in **Attachments 3 & 4** to this report. A number of changes, however, are recommended to be made to the Amendment, where it can be clearly shown that the criteria for removing or changing a flood control have been met.

Council must forward submissions received in relation to the Amendment to an Independent Planning Panel, if it is not proposed to make changes to the amendment to address all the issues raised in submissions.

Council needs to make a formal request to the Minister for Planning to appoint a Panel, after which Planning Panels Victoria will advise of the hearing dates. At this time, tentative hearing dates have been set for mid-late April.

Following the Panel hearing, the Panel will provide a report and recommendations to Council and to the Minister. On receipt of the Panel report, a report will be prepared for Council to consider the Panel's recommendations.

FINANCIAL IMPACT

Costs associated with the preparation of Amendment C205warr have been included within the 2021/22 City Strategy and Development budget.

LEGISLATION / POLICY / COUNCIL PLAN CONTEXT

1 A healthy community
1.3 Health and wellbeing : Council will take action to improve health, wellbeing and safety outcomes for Warrnambool's community.

2 A Sustainable environment
2.4 Water resource management: Council will promote and encourage awareness of sustainable practices in our work and in the community, including water resource management.

4 A connected, inclusive place
4.1 Effective planning: Council will ensure its planning acknowledges the unique character and attributes of local places and that that supports social connection, equitable access, appropriate housing and sustainable population growth.

5 An effective Council
5.1 Leadership and governance: Council will be a high-functioning team committed to respectful relationships, collaboration and ongoing engagement. It will provide strong, effective leadership, sound governance and informed decision-making
5.6 Risk mitigation: Council will mitigate and manage organisational risks through sound management systems and processes.

TIMING

Ministerial Direction No. 15 sets the timeframe for completing the various steps in the Planning Scheme amendment process.

Pursuant to Clause 4(3) of the Ministerial Direction, Council must request the appointment of an Independent Planning Panel within 40 business days of the closing date for submissions unless a Panel is not required.

As submissions closed on 12 November 2021, it was necessary to seek a Ministerial exemption with respect to requesting the appointment of a Panel.

This exemption was granted by the Minister for Planning on 30 November 2021 on the understanding that submissions to the Amendment are considered at the first Ordinary Council Meeting in 2022 on 7 February.

COMMUNITY IMPACT / CONSULTATION

The submitters will be notified of the next stage of the amendment process following Council's consideration of this report.

Once a Planning Panel is appointed, the submitters will be notified of the Panel's appointment, including the hearing dates and proceeding guidelines. When a Panel Hearing is conducted, the submitters will be given the opportunity to present to the Planning Panel.

The Panel will provide a report to Council with its findings and recommendations, and Council is required to release the Panel Report within 10 business days after receipt, as required under Section 26 of the Planning and Environment Act 1987.

The Panel Recommendations would be subject to a future report to Council for formal consideration.

LEGAL RISK / IMPACT

It is not considered that there are any risks associated with the consideration of this report.

The submissions to Amendment C205warr have been assessed against all relevant requirements of the Warrnambool Planning Scheme and the Planning and Environment Act 1987.

It must be noted that the 2016 Victorian Floodplain Management Strategy stresses the importance of using planning controls to help avoid or minimise flood risks. Planning authorities are required to use available planning controls to manage risks.

OFFICERS' DECLARATION OF INTEREST

None declared.

CONCLUSION

The Amendment proposes to introduce/or revise the application of flood controls within parts of the Merri River and Russells Creek catchments in North Warrnambool. In total, 21 submissions were received, and each submission has undergone a rigorous and thorough assessment, supported by both the GHCMA and a peer review. It is recommended that the Amendment (together with the suggested changes as set out in **Attachments 5 and 6**) be progressed to the next step in the planning scheme amendment process and that the submissions be referred to an Independent Planning Panel for further consideration.

ATTACHMENTS

1. Combined Submissions [**7.5.1** - 255 pages]
2. Attachment 2 Further Technical Review FTR template and criteria [**7.5.2** - 3 pages]
3. Attachment 3 Officer Response to Issues Raised in Submissions [**7.5.3** - 7 pages]
4. Attachment 4 Summary of individual submissions officer response recom [**7.5.4** - 17 pages]
5. Attachment 5 Table of Recommended Changes submitter properties [**7.5.5** - 1 page]
6. Attachment 6 Table of Recommended Changes non submitters [**7.5.6** - 24 pages]
7. Attachment 7 Amendment flow chart [**7.5.7** - 1 page]

- ***Cr. Vicki Jellie AM returned to the meeting at 6.43pm.***

Submission 1

[redacted]

Warrnambool Vic 3280.

7 October 2021

Ms Julie Glass

Coordinator City Strategy,

Warrnambool City Council.

Dear Ms. Glass,

I refer you to our previous submission regarding the Warrnambool Planning Scheme Amendment C78 and the impacts on our property and lifestyle at [redacted] dated 16 September 2014.

If anything, our views have been strengthened given the significant development of land adjacent to the Merri River and the recent occurrences of flooding in the area near our property.

In reference to C205warr, if flood monitoring occurred of land adjacent to our property at [redacted], it would confirm our concerns of potential development of this land.

There for, we are of the view that further development is not sustainable along this waterway.

Again, we ask the Council to consider the merit of our submission.

Yours Sincerely

[redacted]

Warrnambool City Council

07 OCT 2021

Ref No

Officer

Scanned Yes / No | Ch:

[redacted]

16 September 2014

Ms Julie Glass
Senior Policy & Project Planner
Warrnambool City Council
PO Box 198
WARRNAMBOOL VIC 3280

Re: Submission regarding the Warrnambool Planning Scheme Amendment C78 and the impacts on our property and lifestyle at [redacted] Warrnambool:

Dear Ms Glass

We wish to object to the proposed re-zoning of land to residential, at the rear of properties situated to the north of Membery Way, Warrnambool and the associated negative impacts such a rezoning would cause.

We purchased our residence in 1996 in the belief that the zoning that existed would prevent any subsequent development of adjoining land at the rear of our property and that the accompanying vista would be retained. It is this belief that enticed us to purchase our property in Membery Way and has been a significant factor in the design and use of our property.

In reading the explanatory report for the amendmendment it is stated that environmental, social and economic effects are considered. We wish to contest this claim for the following reasons.

Environmental

The effected land is adjacent to the Merri River which plays a significant and major role in Warrnambool's natural watercourse flow paths any potential overdevelopment of this area could be detrimental to the long term health of the river which has already incurred past instances of suffering from inappropriate development.

In addition to this the area is also the habitat of significant fauna including water birds, black cockatoos and other native birds not withstanding other creatures relying on the local habitat to achieve their breeding and feeding habits.

The Merri River and the adjacent land have just been recognised as a marine sanctuary for the native platypus a species which is becoming scarcer in our natural environment. We have had the pleasure of witnessing platypus activity in this area.

Social

The land adjoining the river and abutting this land is the only tract of public open space in the area which can service the local neighbourhood. Any overdevelopment adjoining this area would detract from its appeal as an area for passive recreation and exercise. All this at a time when we are trying to promote a healthy living, happy life mentality to our community.

Overdevelopment of this area would be a detriment to the social benefits it now achieves. In fact we contend that such a benefit should be enhanced with Council purchasing the said land and developing a green wedge between existing developments and the river to provide for greater usage by the local residents and families while not detracting from the vista enjoyed by property owners situated in adjoining properties along Membery Way.

Financial

We seriously question the overall financial benefit in rezoning this land. Given there would be benefit for the property owner and possibly a property developer as a once-off opportunity and there may also be some short term benefit for local tradespeople.

However the longer lasting financial impact for property owners adjoining this land will be felt for ever and a day due to depreciation in property values. This financial impact is further exacerbated where owners have spent money on renovations to maximise their enjoyment of the current vista.

We ask Council to consider the merits of our submission along with any other submissions they may receive and to give due consideration to the negative impacts such a rezoning would have on the local amenity of the area along with the individual impacts listed above.

Yours sincerely

[redacted]

[redacted]

Submission 2

17 October 2021
Warrnambool City Council
Liebig Street
Warrnambool

Re Warrnambool Planning Scheme Amendment C205 WARR

Ms Julie Glass
Coordinator City Strategy

Dear Julie,

We object to the adoption of the above amendment to the Warrnambool Planning scheme.

The flooding problem affecting ours and other properties here in north Warrnambool is entirely brought about by a previous council installing inadequate culverts under Wangoom Rd. To remedy the problem council should upgrade/enlarge the culverts similar to what was done at the Mortlake Rd roundabout.

We have attended previous council information sessions about the flooding problem and your employees have raised concerns that if the culverts are upgraded that it will create a flooding problem downstream. The existing culverts only delay any flooding downstream, as the water will eventually end up downstream anyway.

Council had an opportunity to remedy the problem when the sewerage trunk main was installed across Wangoom road some time ago, in front of our residence, close to the existing culverts. This involved digging the road up for the instillation of the main.

Yours sincerely

[redacted]

This information is provided from Warrnambool City Council

Submission 3

[redacted]

Dear Julie,

Please find attached a letter and plans for submission to C205WARR requesting alteration of the urban floodway zone for 138 Bromfield Street as per our general discussions over the last 2 years. Works are underway as per planning permit PP2020-0101.

If you would like a copy of the flood modelling report or other documents as previously submitted under PP2020-0101, please don't hesitate to contact me and I look forward to your response to this request.

Regards,

[redacted]

This information is provided from Warrnambool City Council

[redacted]

18th October 2021

Julie Glass
Coordinator City Strategy
Warrnambool City Council
PO Box 198
WARRNAMBOOL VIC 3280

Email: planning@warrnambool.vic.gov.au

RE: WARRNAMBOOL PLANNING SCHEME AMENDMENT C205WARR
MERRI RIVER PROPOSED REZONING
138 BROMFIELD STREET & 3 PYE COURT
WARRNAMBOOL

Dear Julie,

I write this submission to the proposed planning scheme changes proposed by amendment C205WARR and am acting for the landowners [redacted] in this matter.

This submission is in relation to a large property located on the southern side of the Merri River, addressed as 138 Bromfield Street. The property consists of 3 lots and is currently within both the General Residential Zone and the Urban Floodway Zone and is shown in the following diagram:



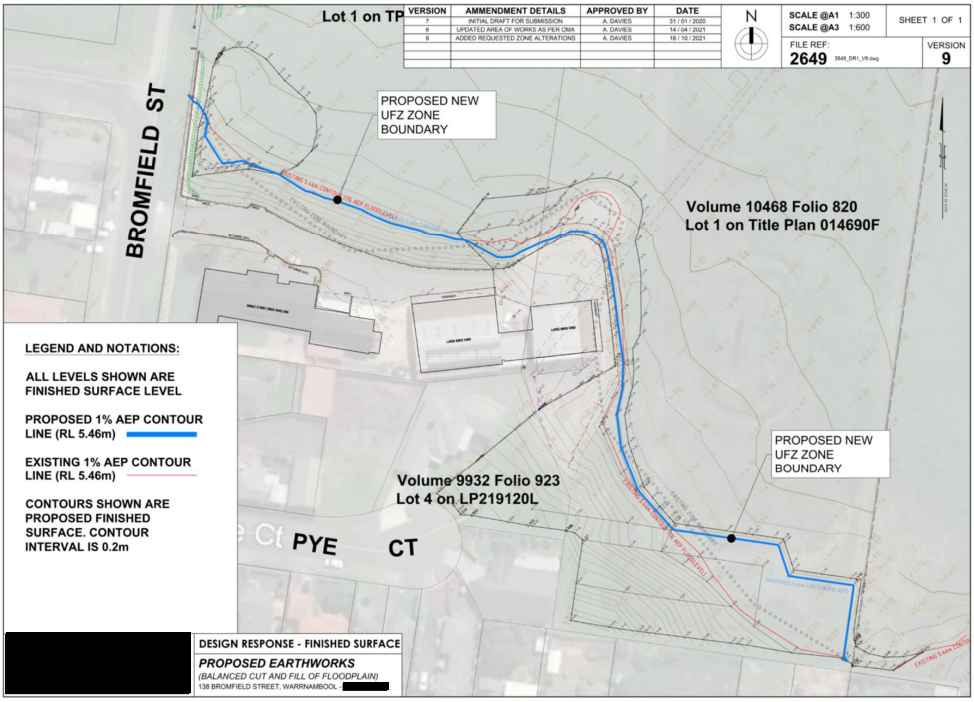
Document Set ID: 11362847
Version Date: 30/11/2021
Print Date: 30 November 2021, 11:47 AM

This information is provided from Warrnambool City Council

[redacted]

Planning permit PP2020-0101 has been issued for this site which authorises a balanced cut & fill of the land which re-shapes the topography of the site to create a site for future dwelling development in the south-east corner of the site as shown plan shown below and also accompanying this letter in a higher resolution. This planning permit has been supported by significant flood modelling and was reviewed and approved by the Glenelg Hopkins CMA prior to the permit being issued. Works to effect this permit are currently being progressed.

It is requested that, based upon the design approved by PP2020-0101, the boundary of the Urban Floodway Zone, be revised to accord with the 1% AEP level of 5.46m to be created upon completion of works authorised by PP2020-0101 as shown in the following plan and also accompanying this letter in a higher resolution.



This requested amendment is similar to 2 proposed amendments to the boundary of the Urban Floodway Zone located on land to the east and west of this site at 123 Queens Road and 2-18 Daltons Road respectively. Given the similarities between this request and those nearby gaining support from council through this amendment process, it is requested that this land also be given similar support to facilitate alteration of the Urban Floodway Zone boundary. If you have any queries or wish to further discuss this submission please don't hesitate to contact me.

Yours sincerely,

[redacted]

This information is provided from Warrnambool City Council

Lot 1 on TP

VERSION	AMMENDMENT DETAILS	APPROVED BY	DATE
7	INITIAL DRAFT FOR SUBMISSION	A. DAVIES	31 / 01 / 2020
8	UPDATED AREA OF WORKS AS PER CMA	A. DAVIES	14 / 04 / 2021
9	ADDED REQUESTED ZONE ALTERATIONS	A. DAVIES	18 / 10 / 2021

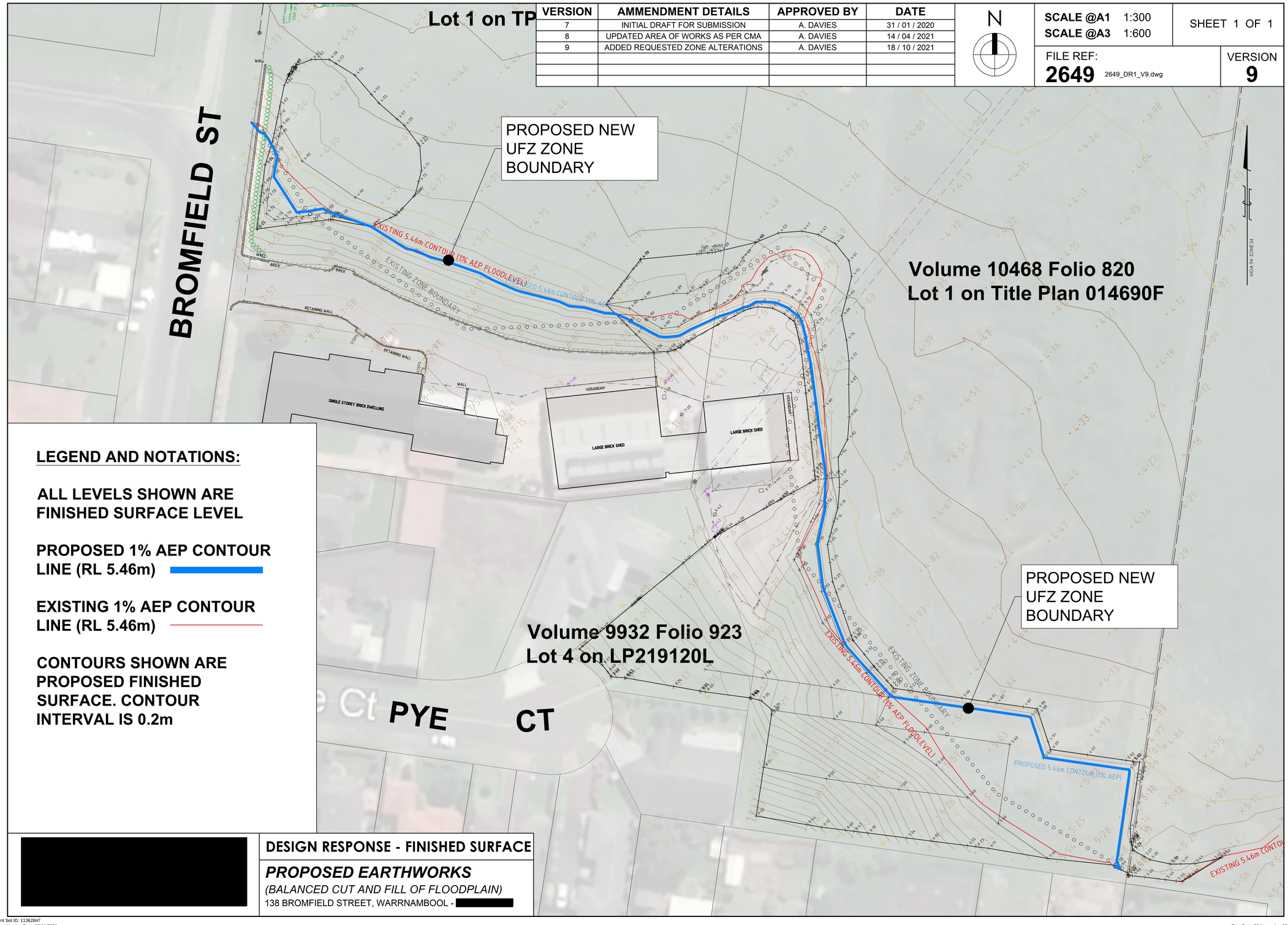
N

SCALE @A1 1:300
SCALE @A3 1:600

SHEET 1 OF 1

FILE REF: **2649** 2649_DR1_V9.dwg

VERSION **9**



LEGEND AND NOTATIONS:

ALL LEVELS SHOWN ARE FINISHED SURFACE LEVEL

PROPOSED 1% AEP CONTOUR LINE (RL 5.46m)

EXISTING 1% AEP CONTOUR LINE (RL 5.46m)

CONTOURS SHOWN ARE PROPOSED FINISHED SURFACE. CONTOUR INTERVAL IS 0.2m

[redacted]

DESIGN RESPONSE - FINISHED SURFACE

PROPOSED EARTHWORKS

(BALANCED CUT AND FILL OF FLOODPLAIN)

138 BROMFIELD STREET, WARRNAMBOOL - [redacted]

Document Set ID: 11362847
Version Date: 30/11/2021

This information is provided from Warrnambool City Council

VERSION	AMMENDMENT DETAILS	APPROVED BY	DATE
9	CREATED PROPOSED ZONE EXTENTS	A. DAVIES	18 / 10 / 2021

N

SCALE @A1 1:1000
SCALE @A3 1:2000

SHEET 1 OF 1

FILE REF:
2649 2649_DR1_V9.dwg

VERSION
9

PROPOSED NEW URBAN FLOODWAY ZONE

LAND SUBJECT TO AMENDMENT PROPOSED IN EXHIBITION

LAND SUBJECT TO AMENDMENT PROPOSED IN EXHIBITION

PROPOSED NEW GENERAL RESIDENTIAL 1 ZONE

MERRI RIVER

WOLLASTON RD

Ponting Dr

MGA 94 ZONE 54

Daltons Rd

BROMFIELD ST

Volume 10468 Folio 640
Lot 1 on TP014684A

Volume 10468 Folio 820
Lot 1 on Title Plan 014690F

Volume 9932 Folio 923
Lot 4 on LP219120L

PYE CT

Queens Rd

ROAD

[redacted]

PLANNING SCHEME AMENDMENT C205WARR

PROPOSED ZONE EXTENTS

138 BROMFIELD STREET, WARRNAMBOOL - [redacted]

Submission 4

26 October 2021

Julie Glass
Coordinator City Strategy
Warrnambool City Council
PO Box 198
Warrnambool VIC 3280

Re- Warrnambool Planning Scheme Amendment C205warr

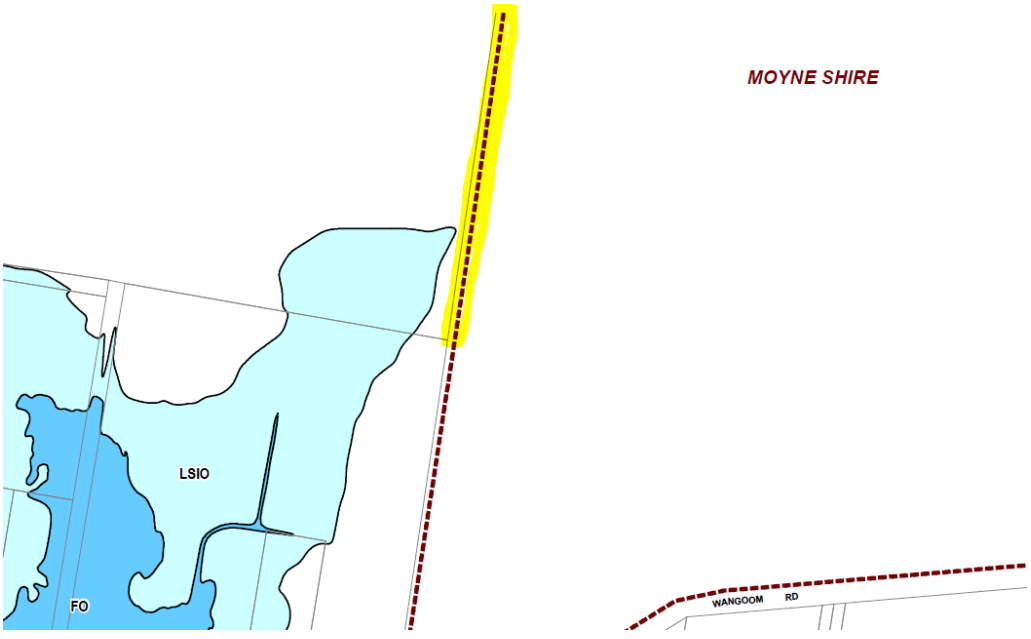
Hi Julie,

I am a resident of [redacted] and have lived here for over 20 years now. I am writing in response to the recent letter regarding the Amendment to our property and the flood planning scheme.

I have a few concerns and questions which I will detail in this letter but I strongly encourage your team come and inspect the areas, land, and houses that are affected, before automatically enforcing this flood outlay, as I don't believe the maps and affected areas that have been provided online are accurate and a true reflection of where the creek runs.

In reference to map No. 7LSIO-FO there is creek where the flood overlay has not been included which leads to Wiggs land and across over to the Moyne shire/east side of Wiggs Lane. I am not sure how this is excluded in the flood overlay, yet the creek directly runs through this area, as you can see in the photos below.

These photos are taken on this highlighted yellow section of the map (No. 7LSIO-FO)





West side of Wiggs Lane standing directly over the creek which has not been included in the floodway over lay.



Standing directly over the creek on Wiggs lane facing east (Moyne Shire area)

As you can see from these photos, this is Russell's creek, yet has not been included on this map/amendment and proposal accurately. My concern is that on your maps, you have included our property as a direct flood overlay, however, no creeks run through our property directly, this is the case for some of our neighbours also. This raises concerns for me as the areas shown on your maps

are not reflected accurately. Based on this mismatch and inaccuracy I encourage you to inspect face to face the land and houses where Russell's creek directly runs to ensure there is no obstruction for the creek to run through and ensure it doesn't adversely affect neighbouring homes as well as ensuring your flood overlay is in the correct area and mapped appropriately.

In addition to this, I would also like to mention that in the 20 years I have lived here along Wangoom Road, there have been minimal infrastructure upgrades around our area of the creek that is behind our property. Whilst there have been updates to the Estates across the road, and along Wiggs lane in recent years when the road was sealed and has assisted the water flow (as seen in the photos), where you have proposed the flood overlay on the maps available online, there have been no upgrades in this area. Is there a reason for this? Are there any proposals to upgrade these neglected areas? Have these new Estates and infrastructure across the road negatively affected the water flow around our houses? Is it not an option to have infrastructure upgrades on our side of the road?

Residents of north Wangoom Road are mostly all on their own tank water systems and septic tanks, which means our waste is distributed into our backyards, however there are many more residents here now than when we first moved here, increased residential houses across the road, who are now on town sewage/waste, there have been upgrades along Mortlake Road, Whites Road, the estates across the road, has this negatively affected the flow around our house?

I would also like to point out that the land around Moonah Street, Queens Road, even across the road in the Goodwin estate, Toohey Estate, Russell's creek Estate & northern edge estate, was classified and deemed as swamp land, however with the correct infrastructure, it is now a residential area, with houses all built on top of that land. I would like to know and understand why this is, and how now for the first time, our area is now being classified as a flood area, yet these homes are not listed in the flood overlay maps that you have provided online. If it will prevent the flood outlay, can we be eligible to go on town waste, rather than our own septic tanks, will this help 'flood management'?

Moreover, I have some additional questions which I would like more clarification on if this amendment is implemented:
- What impacts does this have on accessing our property from Ian Road?
- What impact does this have on subdivision?
- What impact does this have on our rates and insurances?
- What impact does this have on the value of our property?
- What impact would this have on extensions to our home or the possibility of building a new shed?
- Are there any other impacts it would have on our home that I have not considered here in this letter?

In conclusion I strongly encourage this amendment be reviewed and be more accurately represented, any consideration would be greatly appreciated by myself as well as my neighbours. If you would like to discuss this with me or respond to my questions, please contact me on [redacted] or email me at [redacted]

Yours Sincerely,

[redacted]

Submission 5

From: [redacted]
Sent: Tue, 26 Oct 2021 21:54:17 +1100
To: "Town Planning" <planning@warrnambool.vic.gov.au>
Cc: "Julie Glass" <jglass@warrnambool.vic.gov.au>
Subject: Fw: Warrnambool Planning Scheme Amendment C205warr. Objection to proposed flood overlay.
Attachments: Flood overlay.pdf

CAUTION: This email originated from outside of Warrnambool City Council. Do not follow guidance, click links, or open attachments unless you recognise the sender and know the content is safe.

Hi Julie,

Please see attached letter expressing our concerns of the proposed flood overlay for properties in North Warrnambool within the Russell's Creek catchment.

We look forward to your response.

Yours sincerely,

[redacted]

8 PM

[redacted]

Subject: Fo

Get Outlook for iOS

[redacted]

[redacted]

[redacted]

26th October 2021

[redacted]

Julie Glass

Coordinator City Strategy

Warrnambool City Council

PO Box 198

Warrnambool VIC #280

Dear Julie,

We are writing to express our concerns regarding the proposed flood overlay in North Warrnambool, particularly in the Wangoom Rd area. As the owners of one of these properties, we have several objections and propose alternatives to help ensure families who own these properties do not incur significant financial loss due to the flood overlay.

We strongly believe that by placing a flood overlay on these properties, there will be very negative implications for owners.

Some of these implications include:

1) a significant reduction in property value,

2) inability to develop/subdivide land which had previously been a possible option,

3) potential inability to put an extension on existing dwelling,

4) excessive increase in insurance premiums and even possibly not being able to insure properties due to proposed flood overlay.

We do have some alternatives which we believe should be explored and evaluated before taking the drastic step of a flood overlay. Firstly, we are aware that one affected property on Wangoom Rd through which the Russell's Creek tributary flows, has intentionally impeded the flow of the tributary for several years to create a private water feature. This blockage has a flow-on effect to neighbouring properties, backing up the water deposits, most likely making satellite imagery during mapping times give a false

and inaccurate impression that it is the natural water tributary causing flooded wet areas. We believe, however, it is in fact the blocked tributary causing the majority of the wet areas and with the natural elevation of this area, the drain will clear water to lower, natural levels and ultimately to Russell's Creek, if there is no longer interference with its flow.

Another point we would like to make is we believe that if property owners such as ourselves, on the north side of Wangoom Rd, were connected to mains sewage and were provided with adequate infrastructure, there would certainly be no indication for a flood overlay. Any flood overlay will undoubtedly cause significant financial stress to many affected families which as described above, can be avoided if current and accurate information is sourced.

We request that you outline the further investigations that you intend to make to address our neighbour's interruption of the overland flow path and the issue of lack of adequate infrastructure to affected property owners of the proposed flood overlay.

Thank you for your time regarding this matter. We trust that our views will be considered and thoroughly explored before any potentially unnecessary, proposed overlay is enforced. We look forward to your reply.

Yours sincerely,

[redacted]

Submission 6

[redacted] [redacted]
Sent: Wed, 27 Oct 2021 21:25:58 +1100
To: "Julie Glass" <jglass@warrnambool.vic.gov.au>;"Town Planning" <planning@warrnambool.vic.gov.au>
Cc: "Town Planning" <planning@warrnambool.vic.gov.au>
Subject: submission regarding C205 Warrnambool
Attachments: CCF19102021_00002.jpg, CCF19102021_00003.jpg, CCF19102021_00004.jpg, CCF19102021_00005.jpg, CCF19102021_00006.jpg, CCF19102021_00007.jpg, Connell Wagner Figure 3.2.1.jpg, Connell Wagner Report 2007 drainage.jpg, Connell Wagner Report 2007 Wangoom Rd.jpg, letter from WCC 27.4.2000.jpg

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27th October 2021

Julie Glass
Coordinator City Strategy
Warrnambool City Council
PO Box 198
Warrnambool 3280

Email : planning@warrnambool.vic.gov.au

SUBMISSION TO WARRNAMBOOL CITY COUNCIL REGARDING Amendment C205warr

I refer to your letter dated 20th September 2021.

I wish to oppose proposed Amendment C205 Warrnambool on the grounds set out below numbered A - H.

The change I wish to make to this proposal is as follows :

1. Amendment C205 should NOT be adopted and NO flood overlays should be placed on the proposed land until further mitigation works are assessed and implemented and including in accordance with recommendations made and adopted previously by Warrnambool City Council. Given the scope of future development proposed North Russell's Creek, these works need to be urgently assessed and implemented instead of disregarding previous recommendations. 4 of the 14 homes in Warrnambool showing water over floor levels affected in a 1% flood are in the subdivision which includes my property.

GROUNDS FOR OBJECTION :

A. Attached is a submission from me to Warrnambool City Council dated 12th August 2014 objecting to Amendment C78. I wish to rely on objections in that submission and in particular the following points :

Points 1 (A) and 1 (B). Attached is the letter from Warrnambool City Council referred to and stating the reasons our property and subdivision were not considered for flood overlays. Point 3.FLOOD MITIGATION Please read this paragraph. I have attached a copy of 2 pages and Figure 3.2.1 from Connell Wagner Report 2007. Those recommendations were not followed and it would seem this has been to the detriment of my property and neighbouring properties. I think the proposed lake north east of our subdivision to catch flood waters was a good idea canvassed at that time. Why were drainage recommendations not followed when the impact has been flood overlays on the subdivision which includes my property? Of further real concern is the Connell Wagner study that found the culverts under Wangoom Road are of a size that is inadequate to cater for flows in a 100 year ARI event and that will likely overtop and flow over Wangom Road.

B. Warrnambool City Council is responsible for mitigation works north of Wares Road (including our section of the creek). I do not understand why, as equal rate payers in Warrnambool, our subdivision and surrounding area has been disregarded as entitled to mitigation works when the entire area west of Wares Rd has been considered and subsequently upgraded to protect those properties downstream. I believe one of the reasons for the downstream works was to alleviate the impossibility of home owners obtaining affordable insurance on their homes. After the 2011 Royal Commission into flood insurance, I believe this changed previous insurance requirements and all homes are now required to have flood insurance. This means our insurer will at sometime reassess our premiums in accordance with flood overlays imposed by Council. My home insurer Breakwater Insurance has advised this will cause a considerable increase (thousands of dollars) to our household property insurance.

C. I have been advised by Peter Robertson at the GCMA that in the present day, our Plan of Subdivision would not be approved as it was at the time. He explained recent hearings with VCAT where they have been successful in stopping developers developing building envelopes subject to flooding. I understand that in those situations flood levels are determined on how the water flows at the time PRIOR to approving development. In the assessment of flood overlays proposed for my property, apparently no consideration has been given to the effect of current fencing or buildings in the creek area. Given the flood overlays in our area are proposed to be placed AFTER development has been approved by Warrnambool City Council, it would seem ridiculous to not take into account the effect of developments already in place.

D. I submit Warrnambool City Council should assess flooding issues with regard to current structures and development and assess and implement works to ensure every property has a floor level above inundation in a 1% event.

E. Warrnambool City Council approved a planning permit to subdivide 129-131 Whites Rd recently. It also approved the building of a home on that land. It is unconscionable to believe that this building could have been approved with the **knowledge and data Council held at the time of subdivision** and building approval. I submit Council should have discussed future flood overlays with the owner before allowing the building to proceed, but the owner could only assume at the time they approved the Planning Permit they were intending on adopting mitigations works to ensure the new home would not have a LSIO placed over the building of a solid concrete floor slab for the home. I emailed this question to the Council and received the

response as follows : "Can you confirm whether inundation levels were considered when the property at 129-131 was recently subdivided. I understand the flood overlays had been temporarily removed from this area pending adoption of new levels, but would like to know what consideration was given to this property which is next door to us." Response : I have been advised that as there were no flood overlays or controls in place at the time the subdivision was approved (which was in 2017), there was no requirement under the planning scheme to consider this matter, which would have been outside the scope of the decision guidelines that Council were able to consider.

F. I have lived on this property for the last 20 years and have never seen the water above bank level behind our property. I have photographs of many times the creek was full. I emailed Council for the following information : Dates recorded at WCC as recent 20%, 10% flood or 5% flood. Response as follows : I have been advised that Council don't record individual flood events. Different flood intensities are theoretical and if water levels reach the mapping it can be assumed that event was a XX% event. We are of the understanding from other agencies that the event last September was a 50% AEP event. In the event late 2020 I have photographs of water levels within the bank behind my property. I understand levels were taken by the catchment authority downstream near the bridge behind the ABC Daycare centre and other points. The only explanation as to why the predicted levels are so inaccurate is that Peter Robertson at the Catchment authority advised when the flood models were made "no allowance was made for structures or fences and the water levels are predicted as if no buildings or fences are in place". <u>This cannot be considered an accurate way to impose flood overlays on land where development has already been allowed and approved prior to flood studies and the data is so obviously inaccurate. Structures do exist and should be considered in this planning.</u>

G. One of the documents supporting the current amendment "Addendum, Russell Creek Flood Mitigation November 2017" was adopted and accepted by the Council. On page 52 that document states : "Consider as part of long term floodplain management future upgrade works on the Garden Street waterway crossing with the aim of improving conveyance and reducing flooding within the breakout area north of Russell Creek."
I have asked this question by email and have the following response: Has this work been assessed, done or approved?
This recommendation has been assessed at a high level and is not currently being actioned due to the potential increased concentration of flows to the area downstream of Garden St, along with cost and constructability.
Once again I do not understand why my property and properties north of Garden street are considered less worthy of funds spent to mitigate flood issues.

H. If my property is considered to be subject to flooding, then that can only be due to developments in the surrounding area since our subdivision was approved in 1999 and this can only be due to not being planned correctly by the Council.

I formally put Warrnambool City Council on notice that I hold it completely liable in the event of

1. Flood damage
2. Property devaluation

3. Increased insurance premiums

I believe the Council did not provide a proper duty of care to our properties when considering flood mitigation works and planning developments.

Yours sincerely
[redacted]

Attachments :

Copy submission to Warrnambool City Council dated 12th August 2014
Copy letter from Warrnambool City Council dated 27th April 2000
2 pages and Figure 3.2.1 from Connell Wagner Report 2007

[redacted]

12 August 2014

Mr Steve Myers,
Coordinator City Strategy,
Warrnambool City Council,
PO Box 198
WARRNAMBOOL 3280

Dear Steve,

REVIEW OF WARRNAMBOOL FLOOD CONTROLS – WARRNAMBOOL PLANNING SCHEME AMENDMENT C78

We refer to your letter of 30 June and hereby formally object to Planning Scheme Amendment C78. Please treat this submission as our objection to Amendment C78.

1. HISTORY OF OUR COMMUNICATION WITH WARRNAMBOOL CITY COUNCIL ("WCC") & GLENELG HOPKINS CATCHMENT MANAGEMENT AUTHORITY ("GHCMA")

   (A) At the time of purchasing our property now known as 133-135 Whites Road, Warrnambool, we conducted what we considered to be diligent inquiries about our block ("Lot 4") and after attendances at WCC discussing Lot 4 with WCC Planning Department officers, we wrote to WCC Town Planner Russell Guest on 24 February 2000. WCC will no doubt have this letter on file. A copy can be supplied if required. We were naturally concerned to establish the status of Lot 4 in relation to any designated flood levels. In that letter we said...."Quite apart from the possibility of our house being flooded, we are also concerned that our land would be devalued if at some future time there is a "flood plain" or "subject to inundation" overlay imposed on our land." We mentioned that we had spoken to Alan Simpson, the Surveyor who prepared the subdivision of which Lot 4 forms part, who had advised us that WCC was responsible for determining flood levels and that WCC would not have approved the subdivision had it been subject to flooding. We also spoke to GHCMA officers about the approval of the subdivision, and were informed by GHCMA on 22 February 2000 that it had no record of ever having seen the plan of subdivision prior to it being approved by WCC. GHCMA did assure us, however, that there did not appear to be a problem with flood levels. We were also advised by GHCMA that WCC were currently engaged in a study of flood levels for land to the East of our land, for the purpose of assessing a proposed new subdivision in that area.

   (B) We were disappointed at the level of attention that WCC and GHCMA seemed to have given to the issue of flood levels within the subdivision of which Lot 4 formed part, but we were re-assured by a letter dated 27 April 2000 from WCC Manager Town Planning Russell Guest, a copy of which can be supplied if required. This letter stated...."Lot 4 White's Road is not in an area regarded by any relevant authority as likely to be susceptible to flooding. The area was not included in Council's study of flooding issues,

as it was outside the 1 per cent probability flood event, upon which all flood controls are based.

The subdivision in which you intend to build, (sic) was properly assessed and appropriate drainage measures have been taken, in terms of both drainage from the subdivision and any possible future drainage issues relating to urban development in the upper reaches of Russell's Creek."

The letter went on to say that all subdivisions are designed to cope with drainage and, if relevant, flooding issues. It also referred to a future study by GHCMA of the upper reaches of Russell's Creek and went on to say...."I would suggest that the underlying reason for this study is to assess the effect of future upstream urban development, on particularly those currently designated flood affected areas, with a view to ensuring that measures are taken to ensure that downstream flooding is not increased."

(C) We received a letter dated 30 July 2003 from GHCMA and WCC jointly advising that a Flood Study of Russell (sic) Creek and Merri River had been commissioned by GHCMA and WCC in April 2002. It advised that one of the outputs of the study is the extent of a flood event, which will occur on average once every 100 years. The letter went on to state...."This is known as the 100-year Average Recurrence Interval (ARI) flood. Your property has been identified as being within this extent." It went on to say that GHCMA proposed to declare flood levels pursuant to Section 203 of the Water Act 2003, following a proposed advertising of its intent in this regard. It further advised that the flood level for our home had been established as 19.49 metres AHD, and that the floor level for our home had been established by survey at 20.82 metres AHD. Naturally we were very disappointed to receive this advice, having regard to the history of our previous communications with WCC and GHCMA and the assurances given to us as a result. We took some consolation from the fact that our floor level was above the proposed flood level.

(D) We received a letter dated 20 February 2004 from GHCMA and WCC jointly advising of an additional study required to accurately calculate flood levels and extents for a "breakaway" area, "caused by backwater effect from the Mortlake Road embankment". It was asserted that the initial study could not accurately measure this effect and so additional investigation was required. The letter went on to say...."The unknowns about this backwater effect were described in the initial report by GHD in September 2003." In respect of our property the letter advised that the additional investigation did not result in changes to flood levels or extents for our property....although, in something of a contradiction, the letter went on to say that our flood level "remained at 19.57 metres AHD" (it had previously been advised as 19.49 metres AHD) and that our floor level had been surveyed at 20.68 metres AHD (the earlier advice had been a floor level of 20.82 metres AHD).

(E) In response to an inquiry about building a double garage on Lot 4, we received a letter dated 3 December 2008 from GHCMA advising that a flood level of 19.54 metres AHD had been "declared under the Water Act 1989 (sic)." That level was said to have been obtained from "North Warrnambool Flood Study". In any event, the building of our garage was approved and was built in accordance with the permit conditions.

Having regard to this history, we will pursue a claim for damages against WCC and/or GHCMA in the event that we are flooded at some time in the future, given that those authorities have allowed us to build without any or any proper assessment of the potential for flooding on our land. If we sell our property, we will obtain expert evidence from a qualified valuer as to the difference between our sale price and the sale price that would have been obtained had our land not been subject to flooding, and shall pursue WCC and GHCMA for damages, having regard to the assurances received by us, as set out above. Other land proprietors in our area may well have similar claims and we would therefore respectfully suggest that WCC and GHCMA should be considering further flood mitigation measures urgently, in addition to the expenditure of $2.85 million on installing culverts and levee banks along Russell's Creek, as described in the letter dated 6 February 2013 from WCC to us.

2. NORTH WARRNAMBOOL FLOOD STUDY ("NWFS")

   Planning Scheme Amendment C78....as proposed to affect land in the Russell's Creek area.... seems to rely heavily on the North Warrnambool Flood Study prepared by Cardno as the basis of establishing "the facts" in relation to flooding in the Merri River and in Russell's Creek.

   While there seems to have been a significant amount of flow data obtained in respect of the Merri River, there seems to be a real paucity of information obtained in respect of Russell's Creek.

   The flood analysis of Russell's Creek relied on in the above study seems to be contained in the GHD, 2003 Study and Flood Modelling prepared by Cardno in 2007.

   We had received correspondence about Planning Scheme Amendment C44 which related to land to the North of our land, and which proposed to shift the boundaries of the Urban Floodway Zone and to introduce a Land Subject to Inundation Overlay. This Amendment was apparently withdrawn after a panel appointed to assess it found fault with the GHD, 2003 Study.

   NWFS concludes that Flood Overlay and Land Subject to Inundation Overlay are the recommended controls to be introduced....and the letter dated 30 June 2014 from WCC to us proposes that both Overlays are proposed to be applied to our land "to reflect the new flood levels" (which we assume refers to new flood levels as established by NWFS, although this is not specifically stated).

   At page 45, NWFS states...."In general, the nature of the flood risk and available flood information will determine the extent the provisions are applied in the planning scheme." We agree with this proposition; however the evidence of flood risk and/or available flood information in NWFS is both very thin and contestable.

   On page 14 of NWFS Russell's Creek is said to be "ungauged". On page 23 it is stated...."the Russell Creek catchment is ungauged".

   At page 16 NWFS refers to a 2006 review of the GHD, 2003 Study, the review conducted by Weinmann & Keller. That review observed...."there is scope for improvement of the methodology used in the generation of design flows."

   As it is clear that there is no actual evidence yet obtained as to flows in and through Russell's Creek, NWFS relies heavily on the Flood Modelling that NWFS author Cardno itself prepared in 2007 following what it describes as an industry standard model for calculating hydrographs. After again observing that the Russell Creek catchment is ungauged, NWFS

then comes up with "Adopted Russell Creek Design Flows" in table 3.19 on page 28, having adopted higher rates of flow than assumed by GHD (but at the same time acknowledging an error range in the order of +/- 50%).

Page 34 states...."The main unknown in the calibration was the magnitude of the flows through Russell Creek"

The one thing that appears clear in relation to Russell Creek flows is that much more work needs to be done....and in our view there is a degree of urgency in carrying out this work, given that the flow of water in the section of Russell Creek near our land could be increased by ....(i) additional urban development to the North and East of our land, (ii) any alteration to the culvert in Whites Road, and (iii) any alteration to Wangoom Road, or culverts under Wangoom Road, given that Wangoom Road currently acts as a barrier to the flow of more water down Russell's Creek from the North. Naturally we would be concerned, and would be contemplating legal action, if additional flood water was projected to cover our land, or flood water actually covered our land as a result of any such changes.

It is noted that NWFS also refers to the prospect of making an estimate of flows in Russell's Creek based on comparison with similar regional catchment areas.... and concluded that there were no appropriate comparable regional catchments with which the Russell's Creek catcment could be compared.

In our submission, any planning scheme amendment affecting our land must be deferred until further and more reliable information has been obtained from a rigorous study of the actual flows in and through Russell's Creek.

3. FLOOD MITIGATION

There is considerable scope for flows in Russell's Creek to be reduced by flood mitigation measures. We referred to the culverts and levees already proposed by WCC....and note that protective walls are already being built by WCC.

NWFS refers on page 23 to the possibility of converting, in developed urban areas, natural channels into lined urban channels (presumably pipes) to allow for an increase in the run off rate.

Connell Wagner prepared a Report in 2007 in relation to the North East Corridor Plan. We think that its Report can be accessed on the WCC website. It refers to the need to reduce or retard the flow of water originating from any new development north of Whites Road into Russell's Creek as a key issue. Wetlands and lakes were suggested as the preferred method of reducing flows, with one wetland/lake proposed to be located on the northern side of Whites Road. Figure 3.2.1 of the Connell Wagner North East Corridor Outline Plan refers to a "Drainage Management Feature" and this seems consistent with a proposal to establish a retarding lake adjoining Russell's Creek on the east of Aberline Road. We understand that this has at least been discussed at Council level at WCC over the years. Such a proposal would clearly be of significance in respect of potential flooding on our land.

The Connell Wagner Report also stated that development in the North East Warrnambool structure plan area has the potential to increase the flow of water through the Russell's Creek catchment unless appropriate measures to control storm water and surface water runoff are implemented. It discussed reducing flows into the catchment area using water sensitive urban design, including a series of retarding basins and wetlands.

Clearly there needs to be a floodplain management plan for the area and this needs to be applied rigorously for any new development, by means of both planning permit conditions,

and the enforcement of those conditions. It is not appropriate for Amendment C78 to proceed until the above issues are appropriately addressed.

4. EVIDENCE AND PROJECTIONS FOR RUSSELL'S CREEK NEAR OUR PROPERTY

We can assert positively that there has been no flooding in Russell's Creek near our land in the past 14 years, where we have been living since June 2000. We can produce photographic evidence of Russell's Creek remaining within its channel at the same time as water from the Merri River had reached the back doors of properties along Dooley Street, and at times of significant flooding in other parts of Warrnambool.

Despite our scepticism about the Cardno work (lacking as it does any or any rigorous measurement of flows in Russell's Creek), NWFS contains projections as to the impact of flows on Russell's Creek. At page 42 it projects...."The flows are constrained within Russell Creek downstream of [Wangoom Road]. The flow then breaks out of the main channel near Garden Street and Brierly Street." On page 43 it refers to the 50 year ARI event as being constrained within the channel from Wangoom Road down to Garden Street and Brierly Street. On the same page, it refers to the 200 year ARI event downstream of Wangoom Road as mainly contained "within the Russell Creek main channel again until Brierly Street and Garden Street.

We would therefore strongly urge that, whatever else WCC decides to do with Amendment C78; it should EXCLUDE applying Amendment C78 from any properties along Russell's Creek between Brierly Street and Wangoom Road.

We take strong exception to the following statement contained in the information leaflet forwarded with your letter of 30 June:

"The North Warrnambool Flood Mitigation Project may also reduce or remove the flood controls from your property. Council is aware that some landowners may question why the controls are being applied now, and why Council doesn't simply wait until completion of the works within the creek. Because the flood studies have been prepared on a catchment-wide basis, it is important that they are implemented at the same time. At completion of the works along the creek, any properties that no longer require flood protection will have the flood controls either reduced or removed from their properties."

We strongly disagree with this approach. A rigorous exercise in gauging flows in Russell's Creek should be conducted as soon as possible after the Flood Mitigation Project is completed. There is no valid reason advanced as to why there needs to be a catchment-wide approach, when there will be different considerations in different parts of the catchment. Your approach is inappropriate and wrong.

It also displays a degree of naiveté. There is really no practical prospect of an individual landowner applying to have another Planning Scheme Amendment considered....which is what would be necessary to have the Overlays removed. There is a significant imbalance of power between the individual property owner and WCC. An individual would need to spend a sum of money in the order of tens of thousands of dollars to employ lawyers, town

planners and engineers to progress a Planning Scheme Amendment. This is simply not feasible!

The appropriate, and fair, way of dealing with Amendment C78 is to defer it until after mitigation works are completed, and until after a proper study is made of flows in Russell's Creek, a vital pre-requisite to your Planning Amendment proposal, which will destroy the value of properties affected by the Amendment.

In the event of our selling our property, we will be obliged pursuant to Section 32 of the Sale of Land Act to supply to any proposed purchaser a Land Information Certificate. That Land Information will specify that a flood level has been set, and will give detail as to the level set. The proposed purchaser will no doubt conclude that our land is worth less than it would have been worth if it had been certified to be not subject to flooding. As a result of poor, or at least inadequate and incomplete advice from WCC and GHCMA, that is effectively the advice we received from WCC and GHCMA at the time of our purchase. If our land is found to be not subject to flooding, or if a more favourable flood level is set as a result of a more rigorous assessment of flows in and through Russell's Creek or as a result of flood mitigation works, or as a result of both, then the harm caused to us as a result of the poor, inadequate or incomplete advice given to us at the time of our purchase can be quickly and easily mitigated or eliminated by GHCMA carrying out the reasonably simple and inexpensive administrative process under the Water Act 2003 to alter the flood level, or to determine that no flood level is applicable. If our land is made subject to the C78 Amendment, then the expense and inconvenience of having to pursue a Planning Scheme Amendment to remove the Overlays, simply compounds the harm caused to us as a result of the poor, inadequate or incomplete advice we received from WCC and GHCMA at the time of our purchase.

Yours faithfully

[redacted]

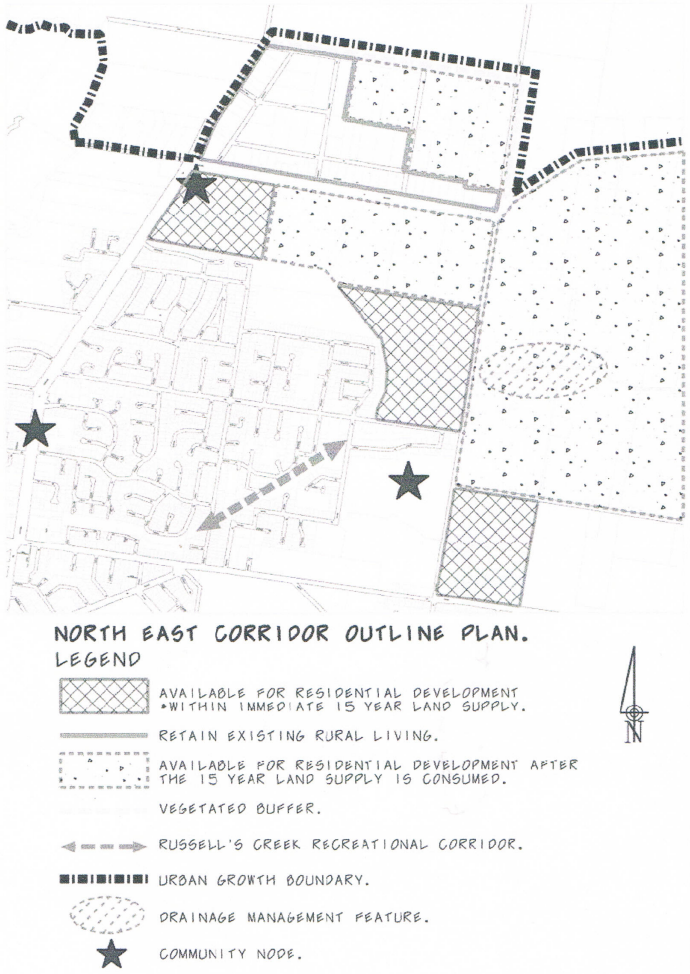
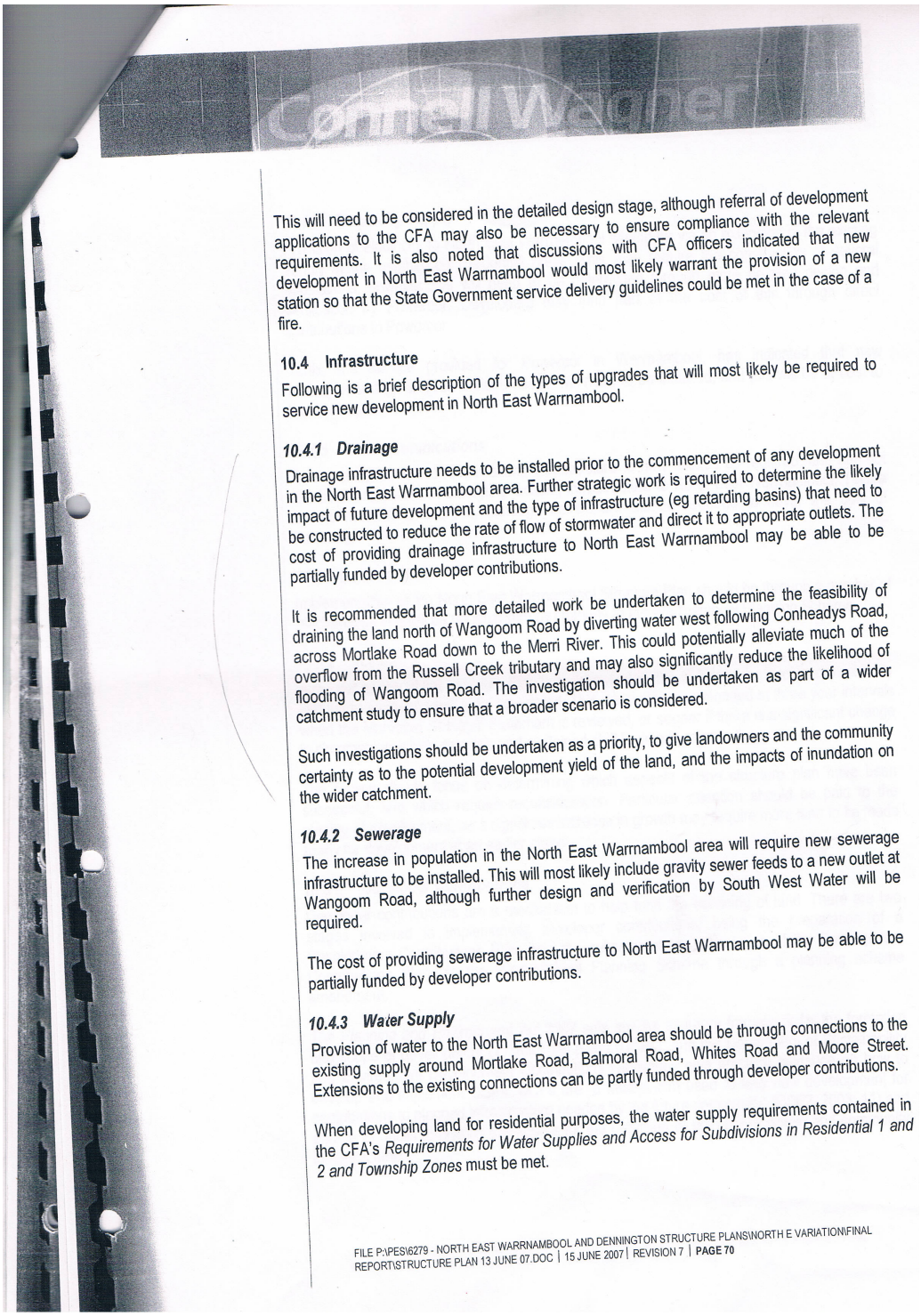


Figure 3.2.1. North East Corridor Outline Plan. Source: Warrnambool City Council, 2006.



This will need to be considered in the detailed design stage, although referral of development applications to the CFA may also be necessary to ensure compliance with the relevant requirements. It is also noted that discussions with CFA officers indicated that new development in North East Warrnambool would most likely warrant the provision of a new station so that the State Government service delivery guidelines could be met in the case of a fire.

10.4 Infrastructure

Following is a brief description of the types of upgrades that will most likely be required to service new development in North East Warrnambool.

10.4.1 Drainage

Drainage infrastructure needs to be installed prior to the commencement of any development in the North East Warrnambool area. Further strategic work is required to determine the likely impact of future development and the type of infrastructure (eg retarding basins) that need to be constructed to reduce the rate of flow of stormwater and direct it to appropriate outlets. The cost of providing drainage infrastructure to North East Warrnambool may be able to be partially funded by developer contributions.

It is recommended that more detailed work be undertaken to determine the feasibility of draining the land north of Wangoom Road by diverting water west following Conheadys Road, across Mortlake Road down to the Merri River. This could potentially alleviate much of the overflow from the Russell Creek tributary and may also significantly reduce the likelihood of flooding of Wangoom Road. The investigation should be undertaken as part of a wider catchment study to ensure that a broader scenario is considered.

Such investigations should be undertaken as a priority, to give landowners and the community certainty as to the potential development yield of the land, and the impacts of inundation on the wider catchment.

10.4.2 Sewerage

The increase in population in the North East Warrnambool area will require new sewerage infrastructure to be installed. This will most likely include gravity sewer feeds to a new outlet at Wangoom Road, although further design and verification by South West Water will be required.

The cost of providing sewerage infrastructure to North East Warrnambool may be able to be partially funded by developer contributions.

10.4.3 Water Supply

Provision of water to the North East Warrnambool area should be through connections to the existing supply around Mortlake Road, Balmoral Road, Whites Road and Moore Street. Extensions to the existing connections can be partly funded through developer contributions.

When developing land for residential purposes, the water supply requirements contained in the CFA's *Requirements for Water Supplies and Access for Subdivisions in Residential 1 and 2 and Township Zones* must be met.

Another issue identified in the Plan is speeding on local streets. Residents see the implementation of traffic-calming measures as necessary to ensure cars drive more slowly in local streets.

4.4 Infrastructure

Preliminary advice was sought from Council and the key infrastructure providers in the Warrnambool area as to issues associated with the existing networks, and whether there exists capacity to cater for new development.

4.4.1 Drainage

Floodplain management is currently a significant issue around Russell Creek in the North East Warrnambool area.

Preliminary investigations identified the need to reduce or retard the flow of water originating from any new development north of Whites Road into the Creek as a key issue. Wetlands/lakes were suggested as the preferred method of retarding flows, with one wetland/lake located on the northern side of Wangoom Road, and another sited on the northern side of Whites Road. Land on the corner of Whites Road and Aberline Road was also identified for potential allocation as open space with the dual purposes of directing water from the eastern side of Aberline Road to drainage facilities north of Whites Road.

Investigations have subsequently been undertaken by Council as to the extent of inundation of the area generally bounded by Wangoom Road, Conheadys Road, Mortlake Road and Aberline Road.

The study was completed in August 2006 and was for the purposes of "extending the 100 year ARI inundation extent of the Russell Creek tributary between Wangoom Road and Wiggs Lane" (GHD, 2006: 1). This study found that, downstream of Wiggs Lane, the Russell Creek tributary breaks out of the tributary in a westerly direction, and "backs up" approximately 500m upstream of Wangoom Road, which increases the flood extent upstream of Wangoom Road (GHD, 2006: 3).

According to the study, the existing culverts under Wangoom Road are of a size that is inadequate to cater for flows in the 100 year ARI event. During such an event, the road overtops by approximately 80mm. Simplistically, the existing culverts underneath Wangoom Road may not be able to manage significant rain, causing Wangoom Road to effectively serve as a dam wall, with water backing up on land north of Wangoom Road. In more extreme events, water will flow over the top of Wangoom Road. The report recommended that Council considers:

1. Adopting the extent of inundation shown in Figure 2 of the report (see Figure 4.4.1 overleaf) for planning purposes (i.e. creating a Land Subject to Inundation Overlay), and
2. Mitigation options along the Russell Creek tributary to reduce flows.

reply please quote

27 April 2000

[redacted]

[redacted]

WARRNAMBOOL CITY COUNCIL
Municipal Offices 25 Liebig Street
Warrnambool 3280 Phone (03) 5564 7800
Fax (03) 5562 8774 Ausdoc DX 28005
Postal Address PO Box 198 Warrnambool 3280
Email wbool_city@wcc.mav.asn.au

RE: LOT 4 WHITE'S ROAD, WARRNAMBOOL

I refer to your letter of 24th February 2000, regarding flood levels enquiries in relation to purchase of the above property. The delay in replying is regretted.

Lot 4 White's Road is not in an area regarded by any relevant authority as likely to be susceptible to flooding. The area was not included in Council's study of flooding issues, as it was outside the 1 per cent probability flood event, upon which all flood controls are based.

The subdivision in which you intend to build, was properly assessed and appropriate drainage measures have been taken, in terms of both drainage from the subdivision and any possible future drainage issues relating to urban development in the upper reaches of Russell's Creek.

My reading of your letter is that you have received correct advice from all persons you have spoken to on this matter. All subdivisions are designed to cope with all relevant drainage and, if relevant, flooding issues.

I am aware you are concerned about the future study by the Glenelg Catchment management Authority for the upper reaches of Russell's Creek. I would suggest that the underlying reason for this study is to assess the effect of future upstream urban development, on particularly those currently designated flood affected areas, with a view to ensuring that measures are taken to ensure that down stream flooding is not increased.

Please initially contact the undersigned for any further information or assistance. will have on those areas.

Yours faithfully

Russell Guest.

RUSSELL GUEST
MANAGER TOWN PLANNING

cc Cr. James Nicol

Submission 7

From: [redacted]
Sent: Fri, 29 Oct 2021 09:15:48 +1100
To: "Julie Glass" <jglass@warrnambool.vic.gov.au>
Subject: RE: C205warr
Attachments: C205warr submission Cannon.pdf

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Julie,

I have polished up the questions and concerns that I emailed you a couple of days ago. Can you please replace those previous comments with the attached submission?

[redacted]

From: Julie Glass [mailto:jglass@warrnambool.vic.gov.au]
Sent: Monday, 25 October 2021 1:54 PM
[redacted]
Subject: RE: C205warr

[redacted]

Thank you for your email. I will register your email as a submission to Amendment C205warr, so that you will be part of the Planning Scheme Amendment process, including the option to participate in a future Independent Planning Panel hearing. If you would like to add anything to your submission, I would be happy to receive any further information.

If the Planning Scheme Amendment is approved as per the exhibited maps, it would be up to the landowners of [redacted] to decide if they want to further develop the residential zoned portion of their land. Dependent upon what their development aspirations might be, a planning permit would possibly be required. As an adjoining landowner you may be notified of any future development, and provided with an opportunity to object at that time, should you choose to do so.

Kind regards
Julie

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This email has been scanned by Sophos Puremessage

[redacted] [redacted]
Sent: Monday, 25 October 2021 11:29 AM
To: Julie Glass <jglass@warrnambool.vic.gov.au>
Subject: C205warr

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Julie,

Several years ago I made a submission about changes to flood plan levels along the Merri River. My concerns then, as now, have to do with the accuracy of the **borders** of the flood levels rather than general area covered by specific flood levels.

My interest is, of course self-interest, and relates to the block of land over our back fence, which generally the home for two horses and is part of a huge battle-axe block of [redacted]. We live at [redacted]. **Warrnambool C205warr 001znMap05 Exhibition Gazetted.pdf** has the portion of the land belonging to [redacted] abutting the back fence line of 24, 26, 28, 30,3 2, 34 and 36 classified in pink as GRZ1. The remainder of [redacted] block is unshaded, which I presume means that it remains classified as flood prone. My argument is still that the pink band is broader

As I said at the start of this note, my argument is still that the boundary of the flood prone area does not reflect the topography of the land, in as much as the land drops away quickly beyond the fence line. This means that the pink GRZ1 strip is broader than it should be.

If the owners of [redacted] decided to develop their horse paddock for residential land, can they do that, and if so, what options do they have?

What is the best way for me to discuss this concern?

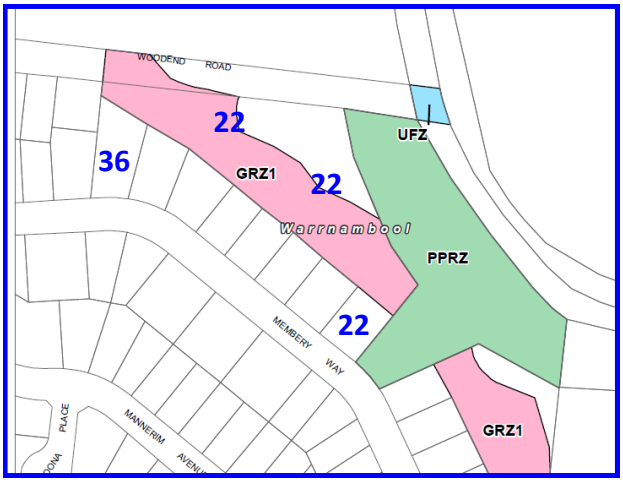
[redacted]

Submission re Amendment C205warr

Several years ago I made a submission about changes to the flood plan levels along the Merri River. My concern then, as now, has to do with the accuracy of the **borders** of the flood levels rather than general area covered by specific flood levels. I appreciate that landfill can solve problems with minor anomalies, but taking that argument to its limit, one could presumably classified all flood plains as residential—just keep on adding more dirt. In that previous submission, I also suggested that aerial photos taken during floods could be used to compare the area of land actually covered by water with that predicted by the water level modelling.

The example I'll use to illustrate my concerns about boundary setting is of course based on self-interest and relates to the block of land over our back fence. Most days it is the home for two horses. It is part of the huge battle-axe block of [redacted]. We live at [redacted]

My understanding from a neighbour who has lived here much longer than we have, is that the initial subdivision had 22 to 36 going though to Woodend Rd or the river reserve but this was vetoed for administrative reasons. Given the previous predicted flood levels basically went to our current northern boundaries, perhaps it was thought easier to deal with only one owner.



The map on the right is part of **Warrnambool C205warr 001znMap05 Exhibition Gazetted.pdf**. It shows the portion of the land belonging to 22 Membery Way abutting the back fence line of 24, 26, 28, 30,32, 34 and 36 that will be classified (in pink) as GRZ1. The remainder of 22 Membery Way's block is unshaded, which I presume means that it remains classified as flood prone. I am uncertain as to whether it could become part of residential blocks should 22 Membery Way be subdivided, the possibility of which is my concern about how the amendment will affect me.

Looking at the paddock (although the pictures overleaf do not do justice to the argument), the land drops away quickly beyond our collective northern fence line and is then almost flat to the Woodend Road fence line. This means that the pink GRZ1 strip is broader than it should be—it does not reflect the topography of the land.

As I said at the start of this note, while the modelling done is more than adequate for estimating flood heights, the modelling is not accurate enough to determine the actual boundary between flood prone areas and residential areas. To do that requires an on-site check.

Accordingly I submit that the area in pink underestimates the risk associated with that land and should be re-assessed.

[redacted]

[redacted]

PS. The plan would appear to change part of Woodend Road into a general residential zone. Is this correct or a drafting error?



9 October 2020
Looking east across the paddock to the north of [redacted]
(above at 6:15, below at 12:45)
Note that the ground is flat for a few metres beside the fence, then drops down to the general flat level of the paddock





9 October 2020
Drain in Woodend Road
above at 6:15,
below at 12:45







October 2021
Looking east across the paddock to the north of [redacted]
Note that the ground is flat for a few metres beside the fence, then drops down to the general flat level of the paddock



October 2021
Looking west across the paddock to the north of [redacted]
Note that the ground slopes down from fence line to the much flatter level of the paddock

Google Earth Pro: May 2021
There are several images taken at different times over the last few years. This one best illustrates the point I'm making about the topography: the area between the set of yellow arrows is steeper than the rest of the paddock.



Submission 8

From: "Town Planning" <planning@warrnambool.vic.gov.au>
Sent: Wed, 3 Nov 2021 08:18:30 +1100
To: "Julie Glass" <jglass@warrnambool.vic.gov.au>
Subject: FW: Opposing Amendment C205warr
Attachments: Bull Arundell letter - opposing C205warr - 1 November 2021.pdf, letter from WCC 27.4.pdf

[redacted] [redacted]
Sent: Tuesday, 2 November 2021 8:09 PM
To: Town Planning <planning@warrnambool.vic.gov.au>
Subject: Opposing Amendment C205warr

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Dear Ms Glass

We refer to your letter dated 20 September 2021 regarding the proposed Warrnambool City Council's **Warrnambool Planning Scheme Amendment C205warr.**

We fully oppose the proposed Warrnambool City Council's **Warrnambool Planning Scheme Amendment C205warr for the following reasons and call for it to be withdrawn immediately.**

1. The letter Warrnambool City Council sent to [redacted] dated 27 April 2000 (copy attached) regarding Lot 4 Whites Roads stated; "*The subdivision in which you intend to build, was properly assessed and appropriate drainage measures have been taken, in terms of both drainage from the subdivision and any possible future drainage issues relating to urban development in the upper reaches of Russell's Creek*", and also stated in the letter was "*outside of the 1% probability flood event, upon which all flood controls are based"*. It is therefore concluded that the recent flood mitigation works Warrnambool City Council undertook downstream of this area, and also the unsuitable culvert size installed at Wares Road has contributed to this issue which was raised in the Connell Wagner 2007 report.

Consequently, planning, design and mitigation works undertaken by Warrnambool City Council has been totally inadequate and is now affecting the future of the Whites Road residents.

Based on this information, this planning scheme amendment (C205warr) needs to be withdrawn and appropriate mitigation measures are undertaken by the Warrnambool City Council now, and for future redevelopment proposals in the upper Russell's Creek catchment area, to ensure this area of Whites Road are not subject to any future flood overlays.

2. The other consequences of these actions by Warrnambool City Council will greatly devalue the affected properties.

3. Massively increase insurance premiums, and.

4. Extraordinarily undermine the 'building a life in Warrnambool" for these families especially our family as we have three young children and are working hard to ensure a secure future for our family. This proposed amendment will set a path which we never imagined causing an uncertain future for the value of our home and an increased cost of living.

Hardship for all Victorians has never been tested to the limits that Covid 19 has presented to us all and for Warrnambool City Council to put this added burden to the residents of the Whites Road area is completely unfathomable.

This proposed amendment is completely unethical, immoral, and downright disgraceful and we appeal, not only for ourselves, but for those other affected residents in this Whites Road area; for Warrnambool City Council to withdraw; **Warrnambool Planning Scheme Amendment C205warr and also undertake planning and mitigation works to ensure this area is never subject to any future flood overlays.**

Your sincerely

[redacted]

Town Planning | | City Strategy & Development
Warrnambool City Council | 25 Liebig Street Warrnambool 3280 | P.O Box 198 Warrnambool 3280
T: 0355594800 | M: |F: | E: planning@warrnambool.vic.gov.au
We value accountability, collaboration, respectfulness, progressiveness and wellbeing.
Council acknowledges the Traditional Owners and Custodians of the lands on which we live and work and pays respects to Elders past, present and emerging.

[redacted]

1 November 2021

Julie Glass
Coordinator City Strategy
Warrnambool City Council
PO Box 198
WARRNAMBOOL VIC 3280

Email: planning@warrnambool.vic.gov.au

SUBMISSION TO WARRNAMBOOL CITY COUNCIL REGARDING Amendment C205warr

Dear Ms Glass

We refer to your letter dated 20 September 2021 regarding the proposed Warrnambool City Council's Warrnambool Planning Scheme Amendment C205warr.

We fully oppose the proposed Warrnambool City Council's Warrnambool Planning Scheme Amendment C205warr for the following reasons and call for it to be withdrawn immediately.

1. The letter Warrnambool City Council sent to [redacted] dated 27 April 2000 (copy attached) regarding Lot 4 Whites Roads stated; "*The subdivision in which you intend to build, was properly assessed and appropriate drainage measures have been taken, in terms of both drainage from the subdivision and any possible future drainage issues relating to urban development in the upper reaches of Russell's Creek*", and also stated in the letter was "*outside of the 1% probability flood event, upon which all flood controls are based"*. It is therefore concluded that the recent flood mitigation works Warrnambool City Council undertook downstream of this area, and also the unsuitable culvert size installed at Wares Road has contributed to this issue which was raised in the Connell Wagner 2007 report.

   Consequently, planning, design and mitigation works undertaken by Warrnambool City Council has been totally inadequate and are now affecting the future of the Whites Road residents.

   Based on this information, this planning scheme amendment (C205warr) needs to be withdrawn and appropriate mitigation measures are undertaken by the Warrnambool City Council now, and for future redevelopment proposals in the upper Russell's Creek catchment area, to ensure this area of Whites Road is not subject to any future flood overlays.

2. The other consequences of these actions by Warrnambool City Council will greatly devaluate the affected properties.

3. Massively increase insurance premiums, and.

4. Extraordinarily undermine the 'building a life in Warrnambool" for these families especially our family as we have three young children and are working hard to ensure a secure future for our family. This proposed amendment will set a path which we never imagined causing an uncertain future for the value of our home and an increased cost of living.

Hardship for all Victorians has never been tested to the limits that Covid 19 has presented to us all and for Warrnambool City Council to put this added burden to the residents of the Whites Road area is completely unfathomable.

This proposed amendment is completely unethical, immoral, and downright disgraceful and we appeal, not only for ourselves, but for those other affected residents in this Whites Road area; for Warrnambool City Council to withdraw; Warrnambool Planning Scheme Amendment C205warr and also undertake planning and mitigation works to ensure this area is never subject to any future flood overlays.



reply please quote

27 April 2000

[redacted]

[redacted]

WARRNAMBOOL CITY COUNCIL
Municipal Offices 25 Liebig Street
Warrnambool 3280 Phone (03) 5564 7800
Fax (03) 5562 8774 Ausdoc DX 28005
Postal Address PO Box 198 Warrnambool 3280
Email wbool_city@wcc.mav.asn.au

RE: LOT 4 WHITE'S ROAD, WARRNAMBOOL

I refer to your letter of 24th February 2000, regarding flood levels enquiries in relation to purchase of the above property. The delay in replying is regretted.

Lot 4 White's Road is not in an area regarded by any relevant authority as likely to be susceptible to flooding. The area was not included in Council's study of flooding issues, as it was outside the 1 per cent probability flood event, upon which all flood controls are based.

The subdivision in which you intend to build, was properly assessed and appropriate drainage measures have been taken, in terms of both drainage from the subdivision and any possible future drainage issues relating to urban development in the upper reaches of Russell's Creek.

My reading of your letter is that you have received correct advice from all persons you have spoken to on this matter. All subdivisions are designed to cope with all relevant drainage and, if relevant, flooding issues.

I am aware you are concerned about the future study by the Glenelg Catchment management Authority for the upper reaches of Russell's Creek. I would suggest that the underlying reason for this study is to assess the effect of future upstream urban development, on particularly those currently designated flood affected areas, with a view to ensuring that measures are taken to ensure that down stream flooding is not increased.

Please initially contact the undersigned for any further information or assistance. will have on those areas.

Yours faithfully

Russell Guest.

RUSSELL GUEST
MANAGER TOWN PLANNING

cc Cr. James Nicol

[redacted] [redacted]

Submission 9

Sent: Tuesday, 2 November 2021 7:48 PM
To: Town Planning <planning@warrnambool.vic.gov.au>
Subject: Amendment C205warr
Importance: High

CAUTION: This email originated from outside of Warrnambool City Council. Do not follow guidance, click links, or open attachments unless you recognise the sender and know the content is safe.

Attn: Warrnambool City Council Planning Department

We refer to your letter dated 20th September 2021.

We wish to oppose proposed Amendment C205 Warrnambool for the reasons as set out below

The proposal to make Amendment C205 Warr regarding implementing a flood overlay in this area of Russel's Creek is both laughable and completely ludicrous!

This proposal would inflict ongoing hardship for the current and ongoing residents of this area of Whites Road that back onto the Russell's Creek area including but certainly not necessarily limited to the following points:

- Implementing a flood overlay would seriously devalue existing properties and could leave some residents possibly in unrecoverable negative equity and loss of initial investment.

- Causing the current property insurance to dramatically increase and become problematic to insure

- The Creek in this area has never flooded enough to come into existing properties previously including the one in 50 years downpour we had causing flash floods elsewhere in Warrnambool and having 48mm of rain in 12 minutes!

We reject this proposal completely and utterly and fully believe it is totally unnecessary and hold the council responsible in every way for the following reasons:

1. The Council has allowed for the residential developments to take place along Whites Road backing onto the Russell's Creek without any prior warning or notification of a flood overlay being possible, therefore the Council is completely and without question responsible for this and needs to take all steps necessary for this not to happen.

2. The Council has allowed for considerable additional residential development to take place in the area including across the road from this part of Whites Road, resulting in the increased take up of Council rates and increased council revenue, however it hasn't channelled any or some of these additional funds back into necessary surface water drainage infrastructure, which is being increasingly challenged and burdened from these developments taking place, both around this area and further down the Russell's Creek, these developments are on a higher ground level from the other side of Whites road so naturally water will find its own level unless channelled correctly.

3. This area of Russell's Creek has plenty of land around it going all the way through to Wares Road and beyond, the Council has shown very little interest and has given no attention to this part of the Creek ever since we have lived here (over 9 years) it has severely lacked even general ongoing grounds maintenance and when this is done it is done as barely necessary as possible and often left long periods of time until a follow up maintenance takes place, therefore it gets worse and worse each time as the maintenance doesn't keep up with where it was maintained to the time before! Leaving it in a more and more jeopardised state, we are good rate paying residents and feel let down at the lack of attention our part of Warrnambool receives! This is just the general maintenance, however the Creek itself is so overgrown with vegetation caused by a build-up of silt etc. that it is almost clogged/blocked in places, I have included images to show this as attached, if this was all cleared it would make a tremendous difference to the water flow of the creek and increase its capacity dramatically, with some decent machines and using the correct attachments that are meant for the job, this wouldn't be a big or high cost job at all, but is one that would make a huge difference in general to the wellbeing of the creek and the environment around it, this action in itself would definitely limit any possible flooding by a large amount!

4. The reason for any flooding anywhere in a creek or river is due to water not being able to get away quickly or quick enough to where it should be going in the right amount of time, so surely instead of inflicting or proposing to inflict unnecessary or undeserved financial and circumstantial pain on the residents of this area of Warrnambool (your rate payers) what you need to be looking at is all the possibilities and requirements necessary for this flooding to never occur in the first place, whatever your carefully researched decisions maybe, rather than taking an easy armchair decision of stamping a piece of paper to try and keep the council out of trouble and responsibility.

5. Regarding the area along the Creek there is plenty of land available beside the Creek to enable to Creek to be both widened and deepened, this in itself would give the creek increased capacity to allow for any extra volume of water it may have to channel in the future, this again wouldn't be a huge job given the right machines with the right attachments are used, yes this would affect the wildlife in this section for a short period of time, however the wildlife is very adaptable and will soon come back again quickly, possibly more than before if the works are carried out well, this would include straightening of the creek which over recent years has begun to meander due to build-up of soil/silt, straightening of the creek would help increase the flow of water meaning that when the water level is raised the creek is not challenged in any way to channel the water to where it needs to go in as quick a way as possible. Along with this Council could if it wishes install sides to the creek to give it more stability and help with the increased water capacity, another option to this would be to pipe the creek in this section and then make the area of ground above the pipes a nature reserve.

Please could you confirm receipt of this email by return

Many thanks

Kind Regards

[redacted]


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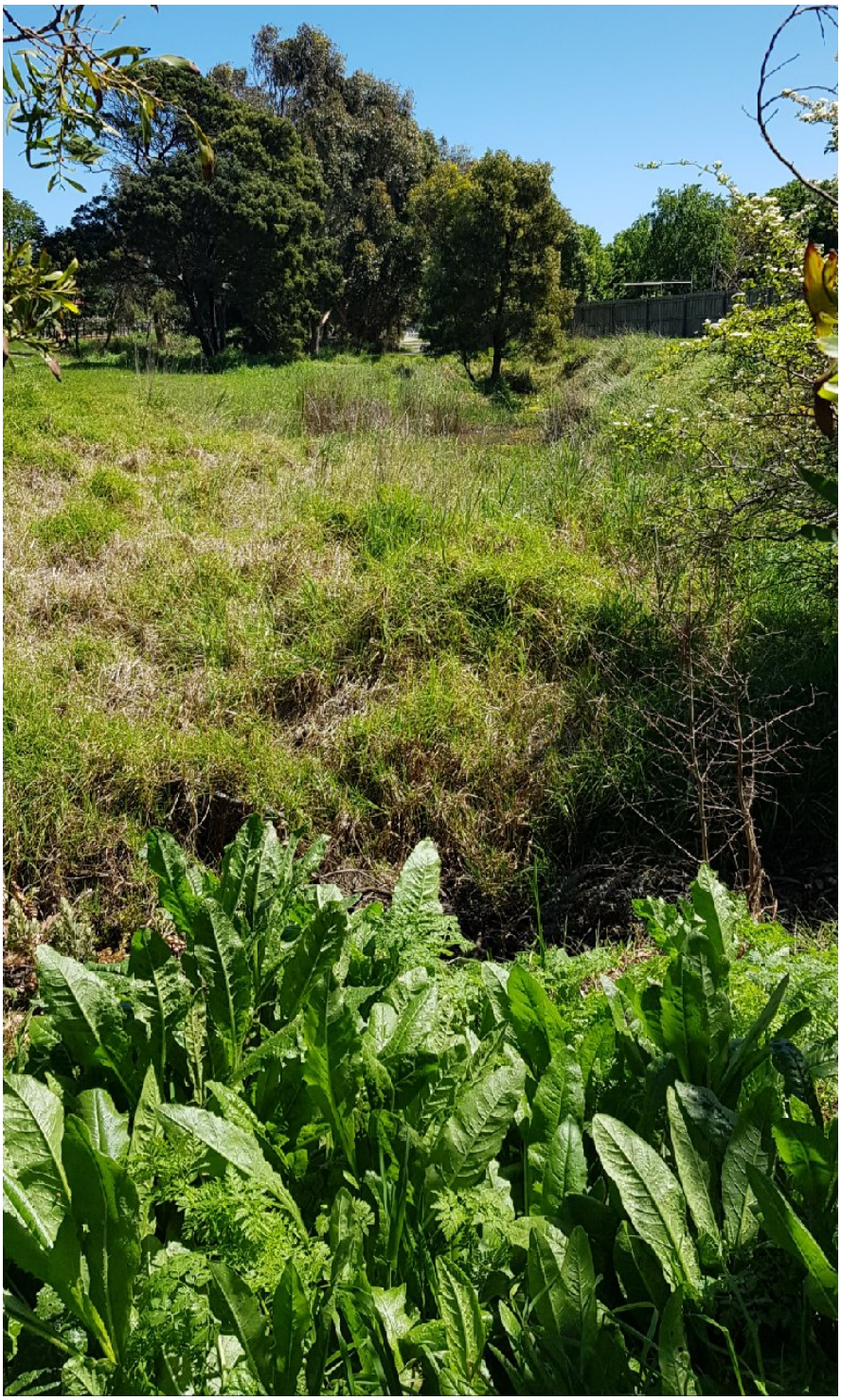


















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Submission 10

15th October 2021

Warrnambool City Council
PO Box 198
Warrnambool 3280

Dear Sir/Madam

Response to the Warrnambool planning scheme amendment C205warr North Warrnambool flood controls

I write in relation to the proposed Flood Overlay (**FO**) and Land Subject to Inundation Overlay (**LSIO**) changes along the Wangoom Road / Russells Creek catchment area.

We as landowners have some significant concerns in relation to the implications of the FO and LSIO changes, and the impacts of current and planned development along Wangoom Road.

We have outlined these below, and ask that council consider and respond to the issues we have raised.

Outline of issues

1. We are concerned about the severity of the change to overlay treatment, which is predominantly FO, rather than the lesser of the risk assessments of the LSIO. These changes will undoubtedly have a significant flow on effect on future property/dwelling extensions, resale value and insurance costs going forward. We feel that if certain risk minimisation strategies were employed, the FO would be more appropriate along the tighter course of the Russells Creek tributary, with the LSIO covering the majority of the proposed changes.

   We strongly believe it to be in the best interest of residents of affected areas to have certain risk minimisation strategies put in place first by council and reassess whether in fact a LSIO be more appropriate, rather than the significant FO. It appears to us that the issues stem largely from inadequate drainage that fails to occur in a timely fashion (subsequent points speak to reasons for this).

2. We are aware of a significant bottle necking of the drainage point under neighbouring rear access. This impedes the volume of water that can drain over a specified time period. Furthermore the current natural course of the Russells creek catchment is a shallow indent in the ground and contains considerable plant material and weeds. Perhaps it is appropriate to address this bottlenecking and lack of infrastructure along the course of the catchment?

   The ground cover that is currently inundated by low-lying water during periods of high rainfall is always at the rear of the property well away from any dwellings. The zone of our block is admittedly adjacent to a natural formation of drainage into the catchment, but this is exacerbated by the above-mentioned point.

3. Our soil type is a highly reactive clay soil, which once saturated does struggle to efficiently drain. Further strain is put on the drainage capacity of our soils due to the fact of the septic systems everybody has in our zoning. We have been previously informed by council that due to our soil type and block gradients, septic systems are in fact not suitable for use where we are. Perhaps it is time to move away from septic and access main line sewerage?

4. The subdivision across from us that has recently gone in, in conjunction with widening of Wangoom road to allow a turn in lane into Carmichael Road, has altered the natural flow of low lying water. Previously a natural wetland existed for most of the year on the south side of Wangoom Road, which created a sink for water accumulating on what was previously

farmland. Because of encroaching development, this natural feature no longer exists. This water now falls to our block and accumulates in our front culvert and frontage.

The road widening was done in a way that we believe hasn't considered the placement of our culvert under our driveway appropriately, and has effectively pushed water that used to lie much further away from us into parts of our front yard.

We note that we have spoken with Council and Rodgers construction about this previously. While this did result in some minor alterations to front verge / culvert, it hasn't resolved the issue.

We think that in the course of assessing the development, this issue was not appropriately considered and resolved.

Questions for council

Can you please consider and respond to the matters raised above. In particular:

1. Can Council respond to our query in relation to FO/ LSIO treatment and whether alternatives were explored? We are interested to understand the reasons for the proposed treatment in light of impacts for affected landholders.
2. Has Council obtained any submissions or suggestions that go to risk minimisation and are these are being considered?
3. Can you advise whether the drainage pressure identified in point 2 above has been earmarked for improvement? We believe this requires an active treatment plan in order to avoid damage to property and negative impacts on amenity.
4. Per point 3 above, can you please advise whether there are plans to resolve longer term treatment of septic waste for properties on Wangoom Road, by facilitating access to main line sewerage? If so, what is the timeline for implementation?
5. Per point 4 above, can you please advise next steps for resolving the pressure that we believe to have been caused by the development along the Southside of Wangoom Road?

We would also ask that the end result of these FO and LSIO changes in respect to time frames of changes and future building permit applications and requirements, be made readily available as we are currently considering future extensions to our dwelling.

Thankyou for your time and consideration.

We would welcome an opportunity to talk with Council about the matters raised, and can be contacted on [redacted] or by email at [redacted]

[redacted]

[redacted]

[redacted]

[redacted]

From: [redacted]
Sent: Friday, 5 November 2021 7:51 AM
To: Julie Glass
Subject: Re: Amendment C205warr

CAUTION: This email originated from outside of Warrnambool City Council. Do not follow guidance, click links, or open attachments unless you recognise the sender and know the content is safe.

Ok thanks Julie.
I was hoping to add to our submission that after the recent heavy rain last week, there was considerable back log of water at the culvert under wangoom road also. Perhaps this is an area that could also be reviewed to aid in water draining in a timely fashion.
Thanks, and look forward to hearing back in due course.
[redacted]

Get Outlook for iOS

From: Julie Glass <jglass@warrnambool.vic.gov.au>
Sent: Friday, November 5, 2021 7:47:31 AM
[redacted]
Cc: Andrew Nield <ANield@warrnambool.vic.gov.au>
Subject: RE: Amendment C205warr

Good morning [redacted]

Thank you for your email.

When all submissions on the planning scheme amendment have been received, we will commence reviewing and following up with landowners as required. It is important that we do this at the close of submissions, as we usually find common issues have been raised by landowners that need to be considered collectively. The closing date for submissions has been extended and is now 12th November 2021.

Please be assured that the concerns raised in your submission will be thoroughly reviewed before being considered by Council. The planning scheme amendment, including consideration of all submissions that we receive, will not be considered by Council until early 2022. So we will be investigating and reviewing all submissions in the meantime.

The process to amend a Planning Scheme is legislated under the Planning and Environment Act 1987. All submissions must be considered by Council, before being referred to an Independent Planning Panel appointed by the Minister for Planning. The Planning Panel will convene a hearing to which you will be invited to appear and speak to the Panel (since COVID, these hearings have been via an online platform). Even if you choose not to participate in the Panel hearing, the Panel will still consider your submission. At this point, a Planning Panel hearing is not anticipated to be held until April 2022, but this timing will be determined by the Minister for Planning, following Council's consideration of all submissions.

The Planning Panel will make its recommendations to both Council and to the Minister for Planning. Please note that the Minister for Planning makes the final decision on whether to approve the planning scheme amendment or not.

I hope this email assists in firstly assuring you that Council will consider and review all submissions thoroughly, and that there is then a further opportunity for you to speak to an independent planning panel if you are not satisfied with Council's response.

Kind regards
Julie

From: [redacted]
Sent: Friday, 5 November 2021 7:39 AM
To: Julie Glass <jglass@warrnambool.vic.gov.au>
Subject: Re: Amendment C205warr

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Hi Julie,

When can we expect some feedback on the issues raised?

Thanks,
[redacted]

On 28 Oct 2021, at 3:24 pm, Julie Glass <jglass@warrnambool.vic.gov.au> wrote:

Hi [redacted]

Thank you for your email. The issues raised in your submission will be further reviewed and considered. In the meantime, please see attached a letter acknowledging receipt of your submission.

Kind regards
Julie

From: Town Planning <planning@warrnambool.vic.gov.au>
Sent: Thursday, 28 October 2021 2:43 PM
To: Julie Glass <jglass@warrnambool.vic.gov.au>
Subject: FW: Amendment C205warr

Town Planning | | City Strategy & Development
Warrnambool City Council | 25 Liebig Street Warrnambool 3280 | P.O Box 198 Warrnambool 3280
T: 0355594800 | M: |F: | E: planning@warrnambool.vic.gov.au
We value accountability, collaboration, respectfulness, progressiveness and wellbeing. Council acknowledges the Traditional Owners and Custodians of the lands on which we live and work and pays respects to Elders past, present and emerging.

From: [redacted]
Sent: Thursday, 28 October 2021 2:42 PM
To: Town Planning <planning@warrnambool.vic.gov.au>
Subject: Amendment C205warr

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Document Set ID: 11362859
Version: 2, Version Date: 29/11/2021

Attention to:

Julie Glass
Coordinator City Strategy
Warrnambool City Council

Hi Julie,
Please find attached our submission in response to the Amendment C205warr.

Thank you,

[redacted]

[redacted]

Document Set ID: 11362859
Version: 2, Version Date: 29/11/2021

Submission 11

15th October 2021

Warrnambool City Council
PO Box 198
Warrnambool 3280

Dear Sir/Madam

Response to the Warrnambool planning scheme amendment C205warr North Warrnambool flood controls

I write in relation to the proposed Flood Overlay (**FO**) and Land Subject to Inundation Overlay (**LSIO**) changes along the Wangoom Road / Russells Creek catchment area.

We as landowners have some significant concerns in relation to the implications of the FO and LSIO changes, and the impacts of current and planned development along Wangoom Road.

We have outlined these below, and ask that council consider and respond to the issues we have raised.

Outline of issues

1. We are concerned about the severity of the change to overlay treatment, which is predominantly FO, rather than the lesser of the risk assessments of the LSIO. These changes will undoubtedly have a significant flow on effect on future property/dwelling extensions, resale value and insurance costs going forward. We feel that if certain risk minimisation strategies were employed, the FO would be more appropriate along the tighter course of the Russells Creek tributary, with the LSIO covering the majority of the proposed changes.

   We strongly believe it to be in the best interest of residents of affected areas to have certain risk minimisation strategies put in place first by council and reassess whether in fact a LSIO be more appropriate, rather than the significant FO. It appears to us that the issues stem largely from inadequate drainage that fails to occur in a timely fashion (subsequent points speak to reasons for this).

2. We are aware of a significant bottle necking of the drainage point under neighbouring rear access. This impedes the volume of water that can drain over a specified time period. Furthermore the current natural course of the Russells creek catchment is a shallow indent in the ground and contains considerable plant material and weeds. Perhaps it is appropriate to address this bottlenecking and lack of infrastructure along the course of the catchment?

   The ground cover that is currently inundated by low-lying water during periods of high rainfall is always at the rear of the property well away from any dwellings. The zone of our block is admittedly adjacent to a natural formation of drainage into the catchment, but this is exacerbated by the above-mentioned point.

3. Our soil type is a highly reactive clay soil, which once saturated does struggle to efficiently drain. Further strain is put on the drainage capacity of our soils due to the fact of the septic systems everybody has in our zoning. We have been previously informed by council that due to our soil type and block gradients, septic systems are in fact not suitable for use where we are. Perhaps it is time to move away from septic and access main line sewerage?

4. The subdivision across from us that has recently gone in, in conjunction with widening of Wangoom road to allow a turn in lane into Carmichael Road, has altered the natural flow of low lying water. Previously a natural wetland existed for most of the year on the south side of Wangoom Road, which created a sink for water accumulating on what was previously

Mr. Andrew Nield

Strategic Planner

Warrnambool City Council

Dear Mr. Nield,

On behalf of my [redacted] and [redacted], we would like to make this submission to the "Wangoom Road North Land Use Options"

Our residence is situated at [redacted] and backs onto Wangoom Road at the point at which Russell Creek runs under Wangoom Road.

We were informed some time back by the SES via a door knock, that it was possible for our kitchen to be under a meter of water following a flood. I would to question how this level was calculated.

Also, a previous report by Connell Wagner titled 'North East Warrnambool and North Dennington Structure Plans' dated 15 June 2007, reference: 6279.01T, Revision 7, I would like to revisit the following points.

4.4.1 Drainage – 'According to the study, the existing culverts under Wangoom Road are of a size that is inadequate to cater for flows in the 100-year ARI event. During such an event, the road overtops by approximately 80mm. Simplistically, the existing culverts underneath Wangoom Road may not be able to manage significant rain, causing Wangoom Road to effectively serve as a dam wall, water backing up on land north of Wangoom Road. In more extreme events, water will flow over the top of Wangoom Road. The report recommended that Council considers:

1. Adopting the extent of inundation shown in Figure 2 of the report for planning purposes.
2. Mitigation options along the Russell Creek tributary to reduce flows.

The report went on to suggest the size of the culverts to reduce the impact of flooding on Wangoom Road.

1. That three, 900mm X 900mm culverts and one, 1800mm X 900mm culvert would be required to prevent over topping of Wangoom Road in a 100-year ARI event
2. That two, 900mm X 900mm and two, 2400mm X 900mm culverts would be required to minimise inundation upstream of Wangoom Road in a 100-year ARI event
3. That two, 900mm X 900mm culverts and one, 750mm X 450mm culverts would be required under Wangoom Road to prevent over topping of Wangoom Road in a 20-year ARI event.'

Currently, there are two culverts under Wangoom Road that measure 900mm X 860mm.

10.4.1 Drainage – 'It is recommended that more detailed work be undertaken to determine the feasibility of draining the land north of Wangoom Road by diverting water west following Conheadys Road, across Mortlake Road down to the Merri River. This could potentially alleviate much of the overflow from the Russell Creek tributary and may also significantly reduce the likelihood of flooding of Wangoom Road. The investigation should be undertaken as part of a wider catchment study to ensure that a broader scenario is considered'

Works that have been undertaken in the area have included the upgrading of Wiggs Lane, works included the upgrading of the culverts under Wiggs Lane. The water that travels under Wiggs Lane is the water that runs from a catchment area that was drained some years back, no retention of water or slowing down of the flow is possible due to the drains.

This water adds to the flow at Wangoom Road.

Water to the north of Wangoom Road can run two different directions. One flow is to the south, which is the Russell Creek flow, the second path is to the west along a gazetted road, unmade, a continuation of Conheadys Road. Water from this flow continues under Mortlake Road and into the Merri River.

Summery: Our submission would like to question the use of directing water to the Merri River via a drain along Conheadys Road. This would help mitigate the amount of water making its way south and into Russell Creek. This would also lessen the amount of water at the under-size culverts under Wangoom Road. The draining of the dam on the east side of Wiggs Lane and the upgrading of the culverts under Wiggs Lane have added to the water making its way to the Wangoom Road culverts into Russell Creek. We have no issue with the area being developed and we understand that drainage is part of this development, but works in the past have added to this problem and overlaying a flood zone on the area and restricting development, we feel is not the answer. Utilizing Wangoom Road as a water retention wall is not a future fix but an easy way to fix issues that are the outcome of previous works.

Please accept this submission from

[redacted]

08-11-2021

[redacted]

Submission 12

5 November 2021

Julie Glass
Strategic Planner
Warrnambool City Council
P. O. Box 198
Warrnambool
Victoria, 3280

Dear Julie,

Re: Warrnambool Planning Scheme Amendment C 205
[redacted]

I refer to the above and lodge for your consideration a request to amend the current amendment to align with a planning permit that has been issued for the land and the works that have been completed under the permit.

The land is located on the north side of Daltons Road. The land also adjoins Bromfield Street.

The current planning scheme shows that the land is zoned Urban Floodway.

The exhibited map indicates that a small area of land on the site is to be rezoned GRZ1.

A planning permit [2017-0127] was issued in July 2018 that allowed for the cut and fill of land on this site. This permit was issued as a precursor to the anticipated rezoning of the land under this current amendment. [Attachment 1]

The approved filling of the land was carried out and now extends 40 metres north of the title boundary with Daltons Road. [see attachment 2]. The cut and fill of the land has allowed for the southern area of the site to be filled above the designated flood level.

The exhibited zoning map shows the GRZ1 only extending a small amount into this title. [Attachment 3]

It is requested that the amendment be varied to extend the GRZ1 40 metres north of the Dalton Road boundary and 135 metres west of the Bromfield Street boundary to accord with the area that has been filled in accordance with planning permit 2017-0127. [See Attachment 4]

[redacted]

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Version: 1, Version Date: 23/11/2021

The rezoning of this land will allow the owner to apply for a planning permit to subdivide the land into residential lots. [Attachment 5]

If the responsible authority is unable to support this submission it is requested that this submission be referred to an independent panel appointed to review submissions made regarding this amendment.
In the meantime if council requires additional information or clarification please do not hesitate to contact the undersigned.

Yours faithfully,

[redacted]

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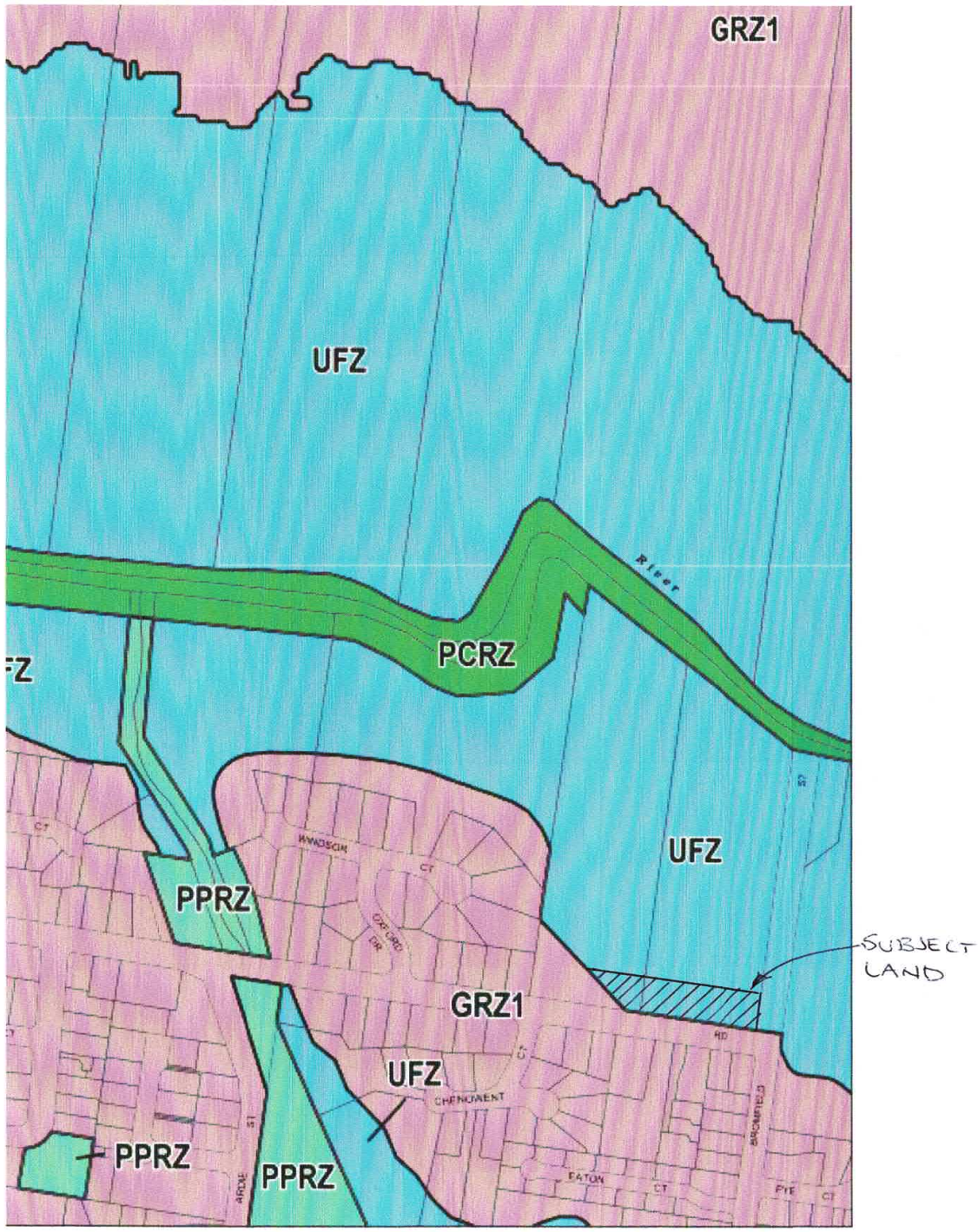
Document Set ID: 11362840
Version: 1, Version Date: 23/11/2021



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Version: 2, Version Date: 29/11/2021

ATTACHMENT 1

Planning Permit No: PP2017-0127

Form 4 – Sections, 63, 64, 64A, 86

PLANNING PERMIT

Permit No.: PP2017-0127

Planning Scheme: Warrnambool

Responsible Authority: Warrnambool City Council

ADDRESS OF THE LAND:

Lot 129 CA TP 21471DPSH WAN TSH WARR (2-18 Daltons Rd WARRNAMBOOL VIC 3280)

Lots 1 & 2 PS 702609s WAN TSH WARR (12 Daltons Rd, WARRNAMBOOL VIC 3280)

Lot 11 PS 211230W WAN TSH WARR (10 Windsor Ct, WARRNAMBOOL VIC 3280)

THE PERMIT ALLOWS:

Cut and fill of land in accordance with the endorsed plans

THE FOLLOWING 7 CONDITIONS APPLY TO THIS PERMIT

1. The works as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.
2. To safeguard the local amenity, reduce noise nuisance and to prevent environmental pollution during the construction period:
   a. Stockpiles of topsoil, sand, aggregate, spoil or other material must be stored clear of any drainage path or easement, natural watercourse, footpath, kerb or road surface and must have measures in place to prevent the movement of such material off site.

   All works on the land must be undertaken to the satisfaction of the Responsible Authority.
3. Cut and fill must be placed in accordance with the *Cut and Fill Assessment for 2-18 Daltons Road Report* (Cardno, September 2016).
4. Any volume of earth cut in excess of the volume of fill to be placed as per the *Cut and Fill Assessment for 2-18 Daltons Road Report* (Cardno, September 2016) must be removed and placed in a location outside the 1% AEP flood extent.

Date Issued: 3 July 2018	**Signature for the Responsible Authority:**
Note: Under Part 4, Division 1A of the Planning and Environment Act 1987, a permit may be amended. Please check with the responsible authority that this permit is the current permit and can be acted upon.	

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5. Survey plans of the finished topography are to be provided to Warrnambool City Council and the Glenelg Hopkins CMA at the completion of works.

6. The application will be required to re-shape the works if the post completion survey shows significant difference between the "as constructed" topography compared to the approved (modelled) topography as per the *Cut and Fill Assessment for 2-18 Daltons Road Report* (Cardno, September 2016).

7. This permit will expire if one of the following circumstances applies:

    a. The works have not started within two (2) years of the date of this permit.
    b. The works have not completed within four (4) years of the date of this permit.

    The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires, or:

    a. Within six months afterwards for commencement, or
    b. Within twelve months afterwards for completion.

Date Issued: 3 July 2018	**Signature for the Responsible Authority:**
Note: Under Part 4, Division 1A of the Planning and Environment Act 1987, a permit may be amended. Please check with the responsible authority that this permit is the current permit and can be acted upon.	

Document Set ID: 11362840
Version: 2, Version Date: 29/11/2021

Document Set ID: 11362840
Version: 1, Version Date: 23/11/2021

ATTACHMENT 2

8/10

PLANNING OFFICE
8 10 AUG 2017

V161403W:HS
13 September 2016

Cardno
Shaping the Future

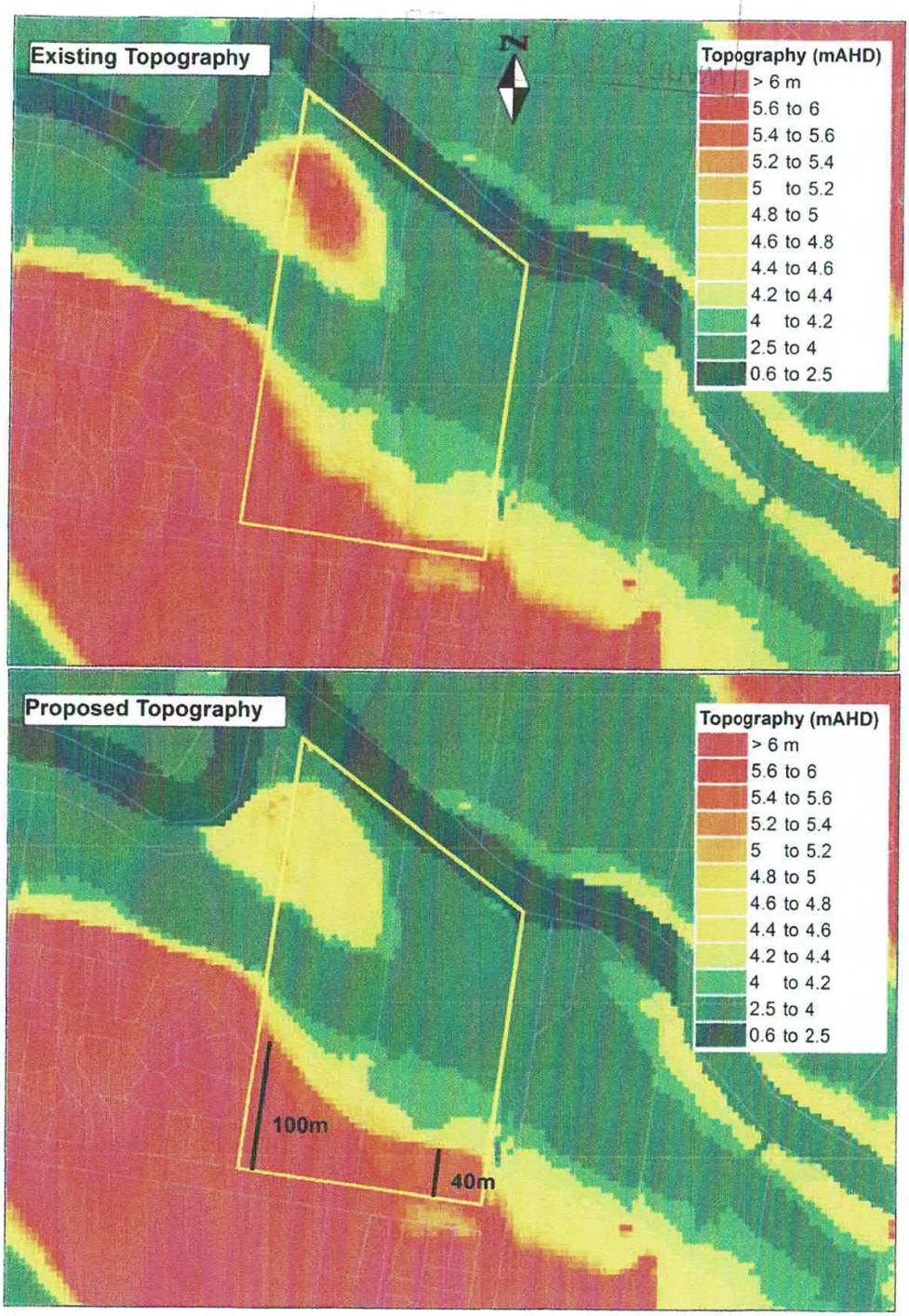

Figure 2 **Proposed topography change for the site**

M:\2016\1001-1500\V161403W_Daltons_Rd_Cut_and_Fill\Water\Reports\L001_Report_Cut_Fill_Balance_DRAFT.docx

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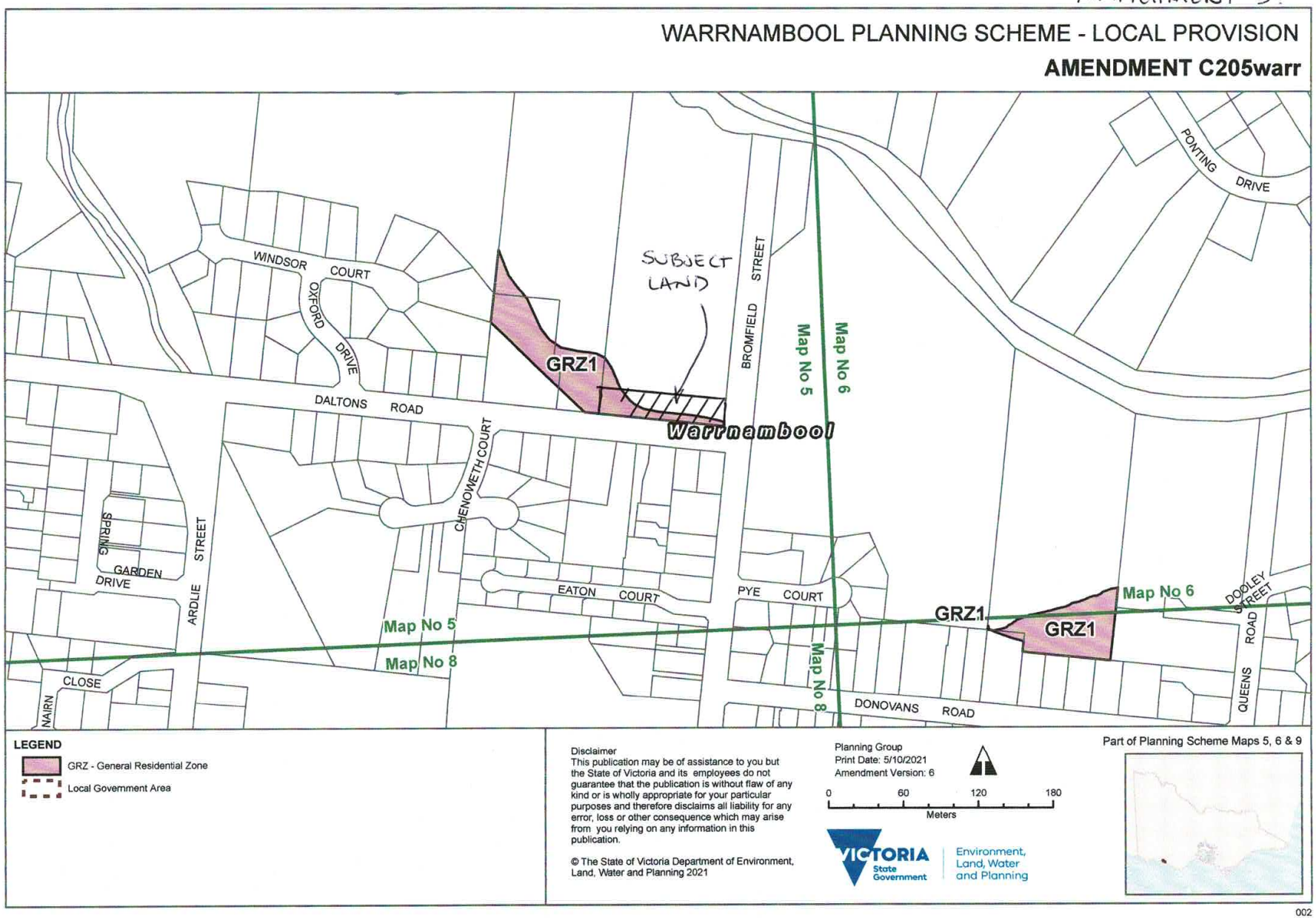
Version: 2, Version Date: 29/11/2021

Document Set ID: 11362840
Version: 1, Version Date: 23/11/2021

ATTACHMENT 3.





ATTACHMENT 4.



ATTACHMENT 5

Document Set ID: 11362840
Version: 2, Version Date: 29/11/2021

[redacted]

Submission 13

Warrnambool City Council
25 Liebig Street, Warrnambool 3280
Town Planning / City Strategy & Development

Att: Julie Glass - Coordinator

Dear Julie,

Re – Submission for Amendment C205 - closing 12th November 2021

Further to my providing my aerial video of our Ians Road property and surrounding [redacted] has owned our land for the past 48 years and has maintained and upgraded the drainage system for rain waters coming from the North and North / West of our property running through our property with an efficient flow out to the under Wangoom Road old antiquated 2 x 900 x 900 square designed culvert system.

(Photos attached) as Warrnambool City Council is aware I have raised the matter of updated this culvert system as recommended by previous WCC engineers reports by Connell Wagner and GHD water resources engineers back in 2006 and prior by Connell Wagner who both had identified the problem with the Wangoom Road culverts and both recommending an upgrade with extra culverts be added (copy of the GHD 2006 REPORT attached).

I have always believed that our Ians road properties have been used as a retention basin which was evident when the $3 million mitigation works were completed on the South side of Wangoom Road with no consultation with property owners on the North Side of Wangoom Road. South side of Wangoom Road has seen ongoing plus further future residential estates development planned for the South and Eastern sides of Wangoom Road plus over the years residential housing has developed on the Northwest side my view is the lack of planning for an upgrade to the Wangoom Road culverts to alleviate a one in 5o years or one in 100-year flood remains a concern with myself and other landowners in the area.

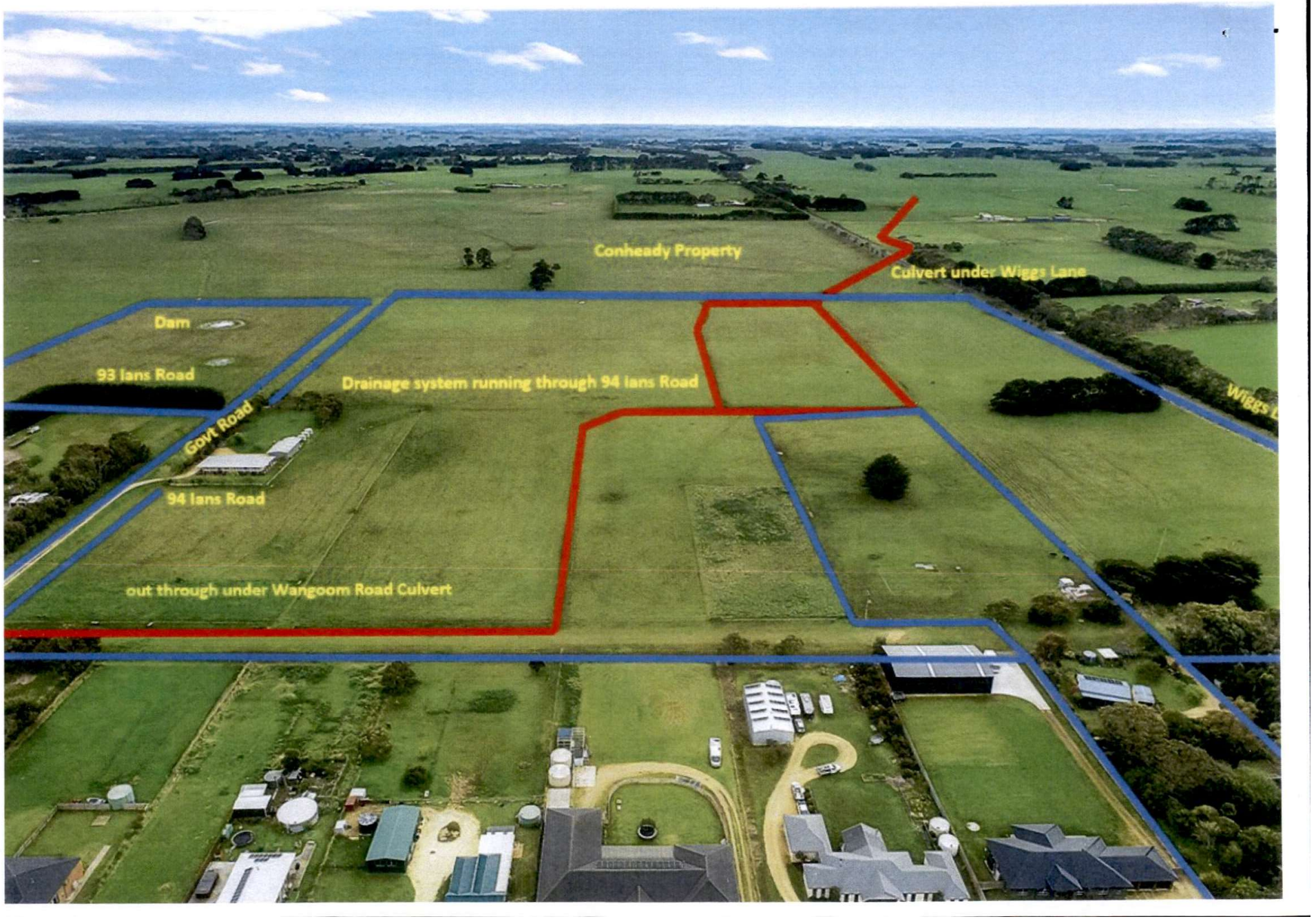
My reasoning of example is if these 2 culverts in say a flood situation were blocked in some way as per part of the cause that happened in the 1946 flood when a haystack went down the Merri River caught at and blocked at the Caramut Road Bridge causing a huge water backup it would create a flooding problem for the immediate Wangoom Road constructed houses.

Should you or any other person / persons require a tour over our property for further drainage understanding I am happy to assist.

[redacted]



Brown colour represents areas of proposed Floodway Overlay
Green colour represents areas of proposed Land Subject to Inundation Overlay


Conheady Property
Culvert under Wiggs Lane
Dam
93 Ians Road
Drainage system running through 94 Ians Road
Govt Road
94 Ians Road
out through under Wangoom Road Culvert


under road culvert


Conheadys Property
Wiggs Lane
94 Ians Road Land


Conheadys Property to North Drainage line runs through
Re North East 94 Ians Road Boundary at Wiggs Lane








Wiggs Lane under road culvert running into 94 Ians Road Land


New Large Flood Way installed under Wiggs Lane running into Conheadys Property




Wiggs Lane
Wangoom Road corner


m
AHD
34.3
34.2
34.1
34.0
33.9
33.8
33.7
33.6
33.5
33.4
33.3
33.2
33.1
AHD MARKER near Wangoom Road Culverts


Dual Culverts Running North / South
Under Wangoom Road start of Russells Creek


Dual Culverts Running North / South
Under Wangoom Road start of Russells Creek


Dual Culverts Running North / South
Under Wangoom Road start of Russells Creek


Dual Culverts Running North / South
Under Wangoom Road start of Russells Creek

[redacted]

22nd March 2007

Dear Councillors

The attached documents are a summary of our application for a dwelling house to be constructed on [redacted]

I believe this application has not been processed and dealt with in the correct manner I seek your assistance and input to bring this matter to an end by having a just and equal Permit issued for our property.

I am available to speak with and discuss any part of the attached material by phoning [redacted] or my office on [redacted]

Yours [redacted]

Permit P 2006 - 130
Lot 53 - 94 Inns Road
Date issued 25/9/2006
Copy attached.

[redacted]

21st March 2007

Warrnambool City Council
25 Liebig Street
WARRNAMBOOL

Attention - Mr Matt Kirby, Executive Manager - Development Services
The Mayor, Councillors and Council Officers

Dear Matt,

Re: New House Development on Lot 17 Wangoom Road, Warrnambool [redacted]

I thank you for following up by phone on (19/03/07) re my enquiry regarding the Planning Permit issued for Lot 17 last week to the land owner[redacted], as stated in my follow up letter on the 19/03/07 which you had not received a copy of at the time but had been notified verbally by Julie Perry of my concern as to a Building Permit being issued for Lot 17.

You stated that you went out and inspected the Land on 19/03/07 and found it was not close to a water course which could effect the land by flood water, I asked the question had any Levels or Engineers Flood Modelling been carried out in this area which you stated there were none available or had not been carried out and that land was suitable to re-issue another Building Permit on and no mention of the 34.6AHD was given to the landowner in the permit

I again inspected the vacant land adjoining Lot 17 which I have been told is owned by the Warrnambool City Council and known as the old pound site now leased to [redacted] for his horses. I photographed the open drain running from East West Culverts off Wangoom Road from top of Wrights Road down over the road reserve heading North West through the adjoining Council owned land close to the North East rear boundary of Lot 17 this drain runs through to and under Crothers Road then into a holding pond then out and under the Hopkins Highway and down to the Merri River.

This open drain is the only main rain water run off outlet for the immediate land area blind Freddy can see this .I have attached an Area Plan and Photographs for the Councils file which firmly reinstates my belief that two sets of rules are being applied for our land as against other surrounding properties.

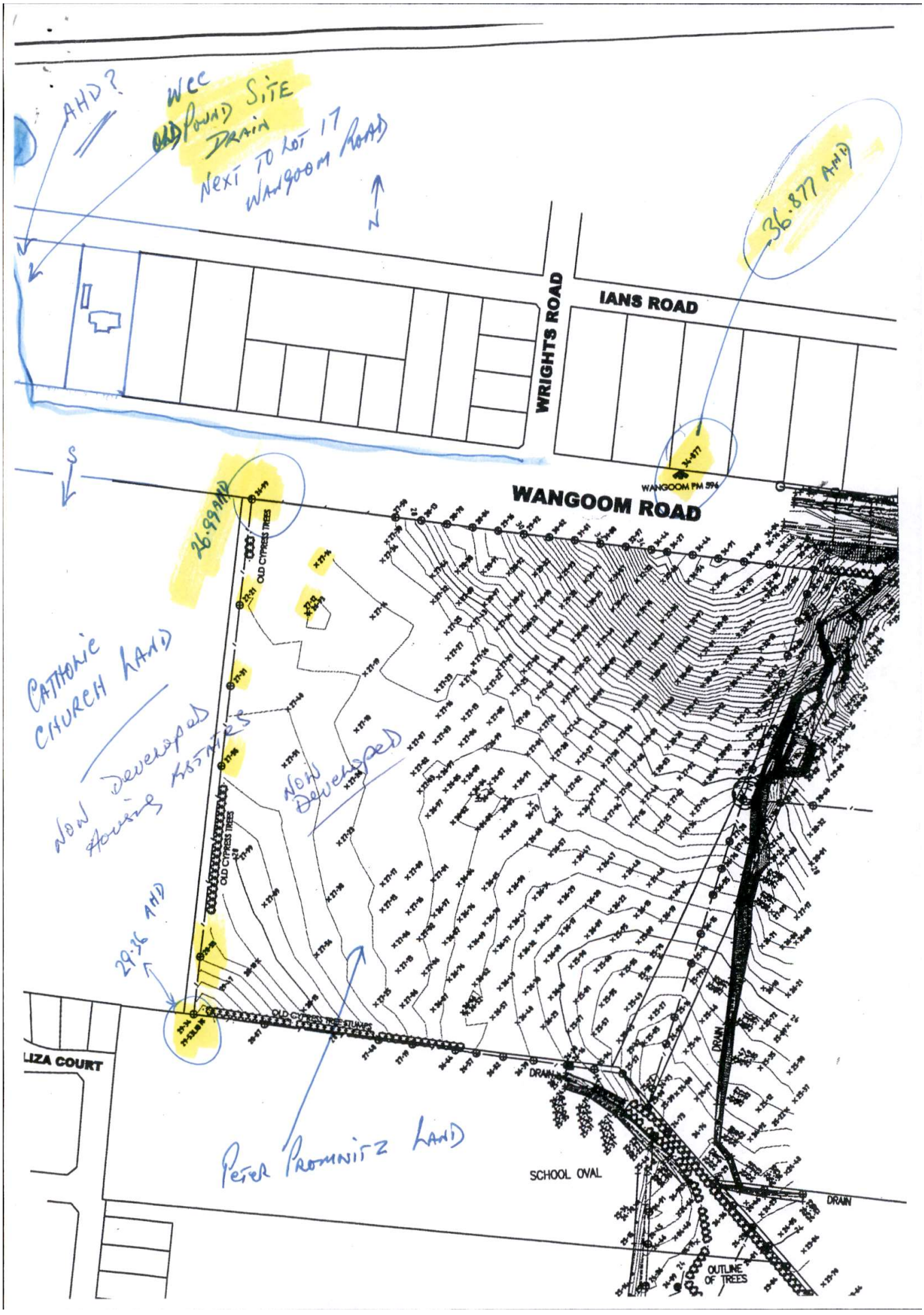
I cannot understand the Warrnambool City Councils Infrastructure Services Department not engaging the Melbourne based Engineering Consultants GHD to take Contour Levels for this end of Wangoom Road which would be at least 5-6metres lower than our land, as the opposite land on the south side of Wangoom Road sits at approximately 26.9AHD the opportunity to take these Contour Levels and Inundation Modelling last year through GHD represents a bad waste of rate payer's funds seeing they were already working in the nearby area at the end of Ians Road. I also attach photographs of further drainage work being carried out on our property today to ensure consistent water flow and no inundation occurring on our property.

Please note - No response by you or Peter Robinson as to my letter dated 27/02/07 has been received.

Again I make myself available for an onsite inspection with any of the Councils Officers or Councillors themselves. Please notify all, of my offer I can be contacted on [redacted].
I assure you this matter is not going away.

[redacted]


Flow to Merri River
Hopkins Highway
Holding Pond
Lot 17
Main Drain Course from Wrights & Wangoom Roads Down to Merri River
93 Ians Road
93 Ians Rd
Conheadys Rd
Wrights Rd
Wangoom Rd
Ian Rd
Grothers Rd
Hartley Road
Unnamed5 Rd
Wiggs Rd
LP207853
LP207793
PS316428
TP22718
A
D


AHD?
WCC
OLD POUND SITE
DRAIN
NEXT TO LOT 17
WANGOOM ROAD
N
36.877 AHD
WRIGHTS ROAD
IANS ROAD
WANGOOM PM 594
WANGOOM ROAD
S
26.99 AHD
OLD CYPRESS TREES
CATHOLIC CHURCH LAND
NOW DEVELOPED HOUSING ESTATES
NOW DEVELOPED
29.36 AHD
OLD CYPRESS TREE STUMPS
DRAIN
LIZA COURT
PETER PROMNITZ LAND
SCHOOL OVAL
DRAIN
OUTLINE OF TREES

[redacted]

19th March 2007

Warrnambool City Council
25 Liebig Street
WARRNAMBOOL 3280

Attention: Mr Peter Robinson, Executive Manager - Infrastructure Services
Mr Matt Kirby, Executive Manager - Development Services
Mayor Mr Lindsay Merrett & City Councillors

RE: PLANNING PERMIT NO P2006 -130 FOR 94 IANS ROAD (CA53) WANGOOM

I wrote to you on the 27/2/2007 regarding the way our permit was dealt with and the issued Permit Conditions, as yet I have not received a reply either by phone or letter form from the Warrnambool City Council Planing or Infrastructure Officers within this 29 day period.

This morning on Lot 17 Wangoom Road, builders Bryan & Petersen Homes commenced excavation work to prepare a concrete slab for a new house to be erected for the owners [redacted] I was told that a new renewed permit was issued last Wednesday 14/3/2007 for the construction of their house which required it to be only 600mm from natural ground and there was no mention of the 34.6 AHD height factor I have raised this issue with the builders who state that due to a New Permit being issued last week the Warrnambool City Council had the opportunity to amend, change or include the height factor in the New Permit I in turn pointed out our Permit Requirements which they believed unreasonable further they stated that a waffle concrete slab is more stable in the Wangoom Road area than stumps.

As I pointed out in my 27/2/2007 letter I had prepared the ground on the same basis as what our engineer advised.

It now appears to me that we are being discriminated against, as Lot 17 Wangoom Road is the lowest level point and the difference in the required building level of 600mm against our required 1.13mm level on stumps is unjust.

I now request the Planning Department and Infrastructure Department to reassess Planning Permit P2006-130 and issue an amended Permit with the same ground height level of 600mm on a waffle concrete slab for the dwelling and the separate detached garage/workshop at a ground height level of 150mm on a concrete slab. Again I am available to meet and discuss any of the above by phoning my mobile on [redacted] my of[redacted]

P.S. A fair consistency would be appreciated.

[redacted]

Planning and Environment Regulations 2005 Form 4

PLANNING PERMIT

Permit No.: P2006-130

Planning Scheme: Warrnambool

Responsible Authority: Warrnambool City Council

ADDRESS OF THE LAND: **Crown allotment 53 Section D Parish of Wangoom**
94 Ians Road, Warrnambool.

THE PERMIT ALLOWS: **Construction and Use of Dwelling and detached Garage in accordance with endorsed plans.**

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT

1. Before the development start, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the plans submitted with the application but modified to show:

Floor Height Being 1.13M Above Ground Level

(a) The finished floor levels of the dwelling/other structure must be a minimum of 300mm above the applicable flood level for the property which is 34.6 metres AHD.* → 34.9M

(b) The finished floor level/surface level of the new garage/vehicle parking area must be a minimum of 150 mm above the applicable flood level for the property which is 34.6 metres AHD. → 34.75M

(c) The construction of all buildings must be of stumps and perimeter walls provided with adequate open area to allow free flow of water underneath the building to the satisfaction of the Responsible Authority.

2. All stormwater drainage must be retained on site to the satisfaction of the responsible authority.

FINISHED FLOOR LEVEL TO BE 1.13M (CONCRETE STUMPS)
GARAGE / WORKSHOP FLOOR LEVEL TO BE 150MM. (CONCRETE)

Date Issued: 25th September, 2006

Signature for the Responsible Authority:

Note: Under Part 4, Division 1A of the Planning and Environment Act 1987, a permit may be amended. Please check with the responsible authority that this permit is the current permit and can be acted upon.

Page 1 of 2

MR NEIL ALLAN
PLEASE CONFIRM THESE AMENDED HEIGHTS FOR THIS PLANNING PERMIT IN WRITING. REGARDS BRIAN HANCOCK

[redacted]

Tuesday 27th February, 2007

Warrnambool City Council
25 Liebig Street
WARRNAMBOOL VIC 3280

Attention: Mr Peter Robinson
Executive Manager – Infrastructure Services

Dear Sir,

Re: Planning permit no P2006-130 for 94 Ians road, Wangoom- (CA.53)
Planning permit issued by WCC on 25/09/2006
Planning permit fee paid $430.00 on 21/06/2006

As stated previously I write in response to the permit conditions that apply with the issued planning permit.

Firstly I point out that communications with the town planning officer Mr. Kola Ewedairo was very diffcult due to his lack of english understanding. I made numerous attempts to have an on site meeting with Kola who refused and wanted to inspect the property by himself.
Our application was submitted by Greig Powers Building Services on 21/06/2006.

I recieved a letter from him on the 07/07/2006 which as requested I supplied a copy of title and topped up the application fee by $10.00, as we were not told of the increase in the fees. Further, he stated that we must prepare an all weather road on the Government road as per clause 35-01-2. I spoke by phone with him to clarify his requirements and standard of work. I then engaged Keanes Civil Contractors to carry out the required road works and drainage culverts at my own expense. On 27/07/2006 he phoned and requested I supply photographs and quote for the construction of the government road which was forwarded to him.

Engineer Barry Wilson inspected the site and also took soil samples. He advised that it would be prudent to excavate 400mm deep the areas of the planned house and garage all the top soil and replace it with compacted Davidson Quarry Tower Hill Tuft, which I agreed and duly notified Kola by phone this work was carried out by the contractors as specified.

Kola inspected the site and phoned my office that day to explain the he knew the work was being carried out and that he witnessed the tractors working. (Grader and Kato excavator, trucks.)
I assured him that the work would comply or be better than he requested.

The work was completed on Monday 14/08/2006. I paid Keane Civil $27,394.95 on the 18/08/2006.

From the 14/08/2006 to the 18/08/2006 I phoned Kola and tried to meet on site with him to verify and approve the completed works, finally through frustration I contacted Paul Cughley of WCC, who responded immediately and met on site at 3.30pm of the 18/08/2006 where by approving the road work and house/garage base work, I believe he then went back to the council offices and E-mailed you to notify you that he was very satisfied with the ground and road works. I gave him a copy of the work schedule, which I believe was over and above the requirement. I also point out that at no time during any phone conversation, my attendance at the planning front counter or in his writen letters had he made mention of any AHD level or height factor for the proposed buildings. (As a concrete slab was always planned.) I spoke with Kola on the 12/07/2006, 13/07/2006 as a follow up on my application.

The permit issued on the 25/09/2006 was in stark contrast to what I was lead to believe could be constructed on our property.

You can recall a meeting at Council Offices organised by Tom Lindsay regarding the Northern Corridor Development. You were present along with Matt Kirby and Neil Allen, Brendan Howard, Peter Prominitz. At that meeting I notified you all that we had an application in on Lot 53 to construct a dwelling handing over ariel photographs. Following that meeting you arranged with GHD to prepare contour levels on our property without you notifying myself of their entry to our property. As pointed out in my recent letter to Matt Kirby and also stated at the meeting that I would arrange the surveyor Allan Simpson to prepare accurate contours which was what he did by GPS.

The modelling carried out by GHD has identified the culverts under Wangoom Road to be totally inadequate. I have spoken with Ron Mason of Connell Wagner Consultants who suggest that if the identified inadequate under Wangoom Road culverts were to be replaced by adding the further culverts then this would alleviate and relieve inundation from a wet year on our property as I have stated to them and Matt Kirby. I believe the WCC has been put on notice to best practice and immediately respond to the stated required culvert replacement to work in with the noted required culvert work under Mortlake as the standard article mentions in Todays paper. The Wangoom Road tributary running into Russells Creek is just as important in forming proper drainage outlets for all landowners south and north of Wangoom Road.

As my prepared contour map shows the intended house site level stands at 33.77m requiring the house to be built 1.13 metres from the current ground height. (34.6AHD plus 300mm to 34.9m)

The Garage will be an uninhabitable building therefore I cannot see any reasoning for it to be 150mm above 34.6m. AHD. Let alone be built on stumps as clause 1-(c) states. I believe a concrete slab floor on the completed base would be sufficient. Please note an underground

power pit is at the gate clause 5. I have had a water bore drilled on the property and intend to install 2 large rain water run off storage tanks clause 4.

I still believe that a concrete slab base would be more suitable for this site given the preparation work I have completed. Barry Wilson the engineer believes it to be more suitable than stumps on this site as the only issue is with some possible inundation build up on our property. I have now engaged contractors to grade wider and deeeper the tributary drains running through our property, last year I improved the culvert drains coming out of our property heading towards the culverts under Wangoom Road by a double up of culvert drains which will clear drainage water more efficiently and faster from our land should there be a wet year occurance. I now request Warrnambool City Council to act immediately and incorporate the extra culverts required under Wangoom Road to be included within the drainage works under Mortlake Road. Please forward this letter onto Lindsay Merritt, Neil Allen and Warrnambool City Councillors as due notice of my concerns to address the identified drainage problem, through your GHD report, please note, I have made every effort to have (controlled water flow through our property)

I enclose a copy of the house plan and other relevant copies of sent letters for your total understanding of my permit concerns and the associated costs I have incurred. I would appreciate a meeting with you to discuss any of the above content to enable us to get on with our house/garage construction. I await your reply. I can be contacted at all times by phoning my office [redacted]

[redacted]

[redacted]

Our Ref: P13-01-04-NEW

21 February 2007

WARRNAMBOOL
CITY COUNCIL

[redacted] VIC 3280

[redacted]

North East Warrnambool Structure Plan
Land North of Wangoom Road

I refer to your correspondence of 14 February 2007 in response to our meeting of 13 February 2007. I once again thank you for your attendance at that meeting and the subsequent correspondence both productive in relation to the resolution of the matters affecting the final outcome of the North East Structure Plan process.

As was noted at that meeting, I have met with Connell Wagner about the best way to approach some of the issues still affecting the site. For your information, it was resolved that all parties were in favour of retaining the subject land within the designated structure plan area. It was noted that the structure plan, as a strategic document was able to prescribe this as a preferred outcome, with the content of the document prescribing that further drainage investigation will be required for the area. It was agreed however that a drainage outcome is possible, and although the details of such are not available at present, this would not impact upon the consideration of this land within the second stage of release as has always been the expectation.

The consultant is presently representing a number of minor alterations to the structure plan to accommodate a number of matters required to resolve the plan to the optimum satisfaction of most parties, it being expected that the final draft will be available for checking in approximately 3-4 weeks. Once this draft has been confirmed, a copy will be forwarded to affected parties including yourself for information.

I thank you for your assistance on this matter and apologise for any concern caused by our conversation. I am confident we can over time find a mutually agreeable outcome for this land.

Should you have any further queries on this matter, please contact myself through Development Services Administration on 5559 4800, or directly by email mkirby@warrnambool.vic.gov.au.

Yours Sincerely

Matt Kirby
Executive Manager Development Services

Civic Centre 25 Liebig Street
Warrnambool Victoria Australia
PO Box 198 Warrnambool VIC 3280

Telephone (03) 5559 4800
Facsimile (03) 5559 4900
Ausdoc DX 28005

Website www.warrnambool.vic.gov.au
ABN 44 594 264 321

[redacted]

Warrnambool City Council
Mr Matt Kirby – Town Planning
25 Liebig Street
Warrnambool 3280

Attention: **Mr Matt Kirby WCC Town Planning Officer and Connell Wagner Consultants – Noel Matthews**

Dear Matt,

RE: **Northeast Structure Plan – Our meeting at the WCC office yesterday 13th February 2007.**

Regarding our land north of Wangoom Road as part of the Northeast structure plan being part of Warrnambool's overall strategic town plan.

I address this letter to you as planning officer for the WCC also to the consultants Connell Wagner for further consideration to be implemented in the new study. Following our meeting yesterday I now have major concerns as to which way the WCC and Connell Wagner consultants intend to treat our land for Drumoak P/L and all other landholders on the northern boundary of Wangoom Road. In particular our land which makes up approximately 20% of the area which has been identified to be included in a future plan for rezoning to residential one and notably advertised as such.

As I stated to you yesterday throughout our meeting it appeared the WCC is now looking for a back door to not include the northern side of Wangoom Road into their structure plan and agreed by you, having said by you that our land is holding up the planning process and that they needed to move on only with the southern side of Wangoom Road.

However leaving the door open as a possible stage 2 to evaluate and revisit our land in the future with no time frame given. You further stated you are to have a meeting in Melbourne on Friday 16/2/2007 with the consultants Connell Wagner and would discuss the issues with drainage on our land which has now been identified and assisted by myself at past meetings to address the drainage flow through our property shown as a tributary on plan that runs out and under Wangoom Road into the shown start of Russell's Creek.

As there now appears to be pressure from the landholders with the areas bounded by Aberline Road, Whites Road, Mortlake Road and South of Wangoom Road to get on with rezoning of their land to make up the shortfall and development of residential block land supply for Warrnambool.

My submission to the land WCC strategic plan study on August 2005 and copy given to Connell Wagner suggested and showed that upto 70% of water flow through our property could easily be diverted by way of a new drainage scheme pipeline running east to west from Wiggs Lane to Mortlake Road then down

direct into the Merri River. This line could also pick up water flow from the Bushfield side from Springflat Road through Gapes and Conheady's properties which in turn would take enormous pressure and water flow from the Russell's Creek system and help alleviate flooding problems on the south side of Wangoom Road which may occur in a wet high rainfall year.

I believe the focus on our land has been brought to attention by my application to the WCC for planning approval to construct a new home on Lot 53 which has been approved subject to the height factor being 1.2 meters above the AHD being 34.6 meters. As happened in September 2006 the WCC sought to have their own levels taken on our property by GHD without my knowledge and approval to enter into and on our land. If I had been notified I could have saved the WCC and ratepayers this expense as I already had engaged surveyor Mr Alan Simpson to carry out by GPS a full level survey on site contours report by 2m intervals (A4 copy attached).

As previously pointed out over the past 18 months we have spent $40,000 on road and drainage works within our property this had been inspected and approved by WCC engineer – Mr Paul Cugley. Warrnambool City Council has not been asked for any part payment towards those costs. I further point out that the WCC (funded) report by GHD into the flood inundation which their model has shown could happen in a one in a hundred year flood in our area strongly points out that immediate action should be taken by WCC to increase the now in place two 900 X 900 culverts under Wangoom Road to the recommended sizes shown in the attached report. Perhaps it would be wise to look at the larger picture and install a large round via duct type culvert which could include a walk way under Wangoom Road forming part of the proposed walk trail however as I see it the WCC has been put on notice to upgrade the Wangoom Road culvert which I do point out they have not been maintained for many years as attached photographs show that if there is a wet year in the near future and these culverts block they will cause inundation and flooding to our land and the now existing housing in that area.

Please note I am not being cynical about any of the above content as I have always been totally forward and transparent with any issue regarding our property or the surrounding area. We have owned this property since January 1979 and know it backwards I have yet to see any resemblance of proof as to the modelled inundation report given by GHD of which I am critical of. (See Alan Simpson letter).

Matt you stated to me at our meeting yesterday that you would reply to me within 2 weeks of Friday's meeting with Connell Wagner. I request you as the planning officer at WCC along with Connell Wagner consultants give this matter of withdrawing our property from the structure plan serious consideration as I believe the north side of Wangoom Road should still remain within this plan and viewed as the larger picture for the future given the rapid growth in Warrnambool's northern corridor.

[redacted]

Planning and Environment Regulations 2005 Form 4

PLANNING PERMIT

Permit No.: P2006-130

Planning Scheme: Warrnambool

Responsible Authority: Warrnambool City Council

ADDRESS OF THE LAND: **Crown allotment 53 Section D Parish of Wangoom**
94 Ians Road, Warrnambool.

THE PERMIT ALLOWS: **Construction and Use of Dwelling and detached Garage in accordance with endorsed plans.**

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT

1. Before the development start, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the plans submitted with the application but modified to show:

   (a) The finished floor levels of the dwelling/other structure must be a minimum of 300mm above the applicable flood level for the property which is 34.6 metres AHD.

   Height 1.83 m

   34.9"

   (b) The finished floor level/surface level of the new garage/vehicle parking area must be a minimum of 150 mm above the applicable flood level for the property which is 34.6 metres AHD.

   34.75

   (c) The construction of all buildings must be of stumps and perimeter walls provided with adequate open area to allow free flow of water underneath the building to the satisfaction of the Responsible Authority.

2. All stormwater drainage must be retained on site to the satisfaction of the responsible authority.

Date Issued: 25th September, 2006

Signature for the Responsible Authority:

Note: Under Part 4, Division 1A of the Planning and Environment Act 1987, a permit may be amended. Please check with the responsible authority that this permit is the current permit and can be acted upon.

3. All effluent must be retained on site via the a septic tank to the satisfaction of the Responsible Authority in accordance with the Code of Practice – Septic Tanks 2003. A new Septic Tank permit must be obtained from Council's Environmental Health Officer.

4. The dwelling must be connected to a reticulated potable water supply of have an alternative potable water supply with adequate supply for domestic use as well as for fire fighting purposes to the satisfaction of the Responsible Authority.

5. The dwelling must be connected to a reticulated electricity supply or have an alternative energy source to the satisfaction of the Responsible Authority.

6. The external surfaces of the approved building must be non-reflective to the satisfaction of the Responsible Authority.

7. The area under the building shall remain free from obstruction at all times.

8. The area under the building shall be sloped so that water does not pool under the dwelling.

9. Any fencing on the property shall be of an open style that would not obstruct the conveyance of flood water across the property, for example post and wire fencing or open pool fencing.

Expiry of permit:

In accordance with section 68 of the *Planning and Environment Act* 1987, this permit will expire if one of the following circumstances applies:

- The development is not started before 25th September 2008.
- The development is not completed before 25th September 2010.

In accordance with section 69 of the *Planning and Environment Act* 1987, the responsible authority may extend the periods referred to if a request is made in writing before the permit expires, or within three months afterwards.

Date Issued: 25th September, 2006 **Signature for the Responsible Authority:**

Note: Under Part 4, Division 1A of the Planning and Environment Act 1987, a permit may be amended. Please check with the responsible authority that this permit is the current permit and can be acted upon.

[redacted]

From: [redacted]
Sent: Tuesday, 21 November 2006 12:42 PM
Attach: 1576_WANGOOMROAD_211106.zip
Subject: Wangoom Road Warrnambool - current survey detail.

Joanna,

[redacted] has discussed with you recently the flood levels issue for land adjacent to Wangoom Road to the north of Warrnambool. He has asked that we forward to you copies of our recent survey plan that indicates current ground levels. We attach a ZIP file that contains a number of files in PDF format. The file prefix 1576 is the land that Brian has interest with, file with prefix 1586 is an adjoining portion of land owned by Bishop, and files with prefix 1590 is works undertaken for Wannon Water for lands to the south of Wangoom Road. The survey works for thse files were all undertaken at the one time using GPS RTK techniques and using a number of registered ground datum marks as datum. We would fully expect that any measured point using this technique should be accurate to +/-0.02m vertically when compared to the datum points used. Likely accuracy will be better than that. The spacing of measured ground points and the general uniformity of the ground surface should allow for contours to be reliably derived to say +/- 0.10 metre accuracy. File with prefix 1224 is an older file for a subdivsion proposal that has been completed. My understanding there is that the adopted flood level accords closely with the east most boundary of the lots which at the northerly corner is approximately 1.2 metres above the centre line of the shallow creek.

Given the accepted situation to the south from Wangoom Road, at file 1224, and with past local knowledge from long time residents of the area of the 1946 flood events (discussed with the 1224 application), and unless the Wangoom Road road pavement causes a massive daming effect, it seems inconcievable and nonsensicle to me that for the flatter areas of land to the north of Wangoom Road of interest to Mr Hancock that the land be shown with a flood level some 1.3 metres above current ground levels. I truly wonder what authentication processes were undertaken when the current modelling was undertaken and whether that modelling was ever critically appraised.

I trust that this supplied information may assist.
Regards
[redacted]



NOTATIONS

SURVEY DATUM IS TO MGA 94 VIDE PM 698 AND PM 195.
LEVEL DATUM IS AHD VIDE PM 698 RL 34.877m
LEVELS ARE SHOWN THUS +
MAJOR CONTOUR INTERVAL IS 2.00m, MINOR CONTOUR INTERVAL IS 0.20m
DATE OF SURVEY 22 / 09 / 2006
PLAN PREPARED 13 / 11 / 2006

LEGEND

- ROUND FENCE POST
- SQUARE FENCE POST
- STAY WIRE
- ELECTRICITY POLE
- BORE HOLE
- TOP OF BANK
- TOE OF BANK
- BACK OF CONC. KERB
- PLANTATION
- EDGE OF GRAVEL
- OVERHEAD POWERLINE
- CULVERT
- EXISTING SITE FENCING

SURVEY AND FEATURE PLAN

DRUMOAK PTY LTD

C/-92 LIEBIG STREET
PARISH OF WANGOOM
SECTION D
CROWN ALLOTMENTS 51, 52, 53, 70, 71, 72, 73, 49 & 49A (PART)

ALAN H. SIMPSON
LAND SURVEYOR
A.B.N. 28 897 940 618
P.O.BOX 421, WARRNAMBOOL, 3280
PHONE (03) 55611646 FAX (03) 55621778

SURVEYORS REF.	ORIGINAL SCALE	SHEET SIZE
1576	1:1250	A1
1576_DETAIL.DWG 1576.SEE		



NOTATIONS

SURVEY DATUM IS TO MGA 94 VIDE PM 598 AND PM 195.
LEVEL DATUM IS AHD VIDE PM 598 RL 34.877m
LEVELS ARE SHOWN THUS +34.28
MAJOR CONTOUR INTERVAL IS 2.00m, MINOR CONTOUR INTERVAL IS 0.20m
DATE OF SURVEY 22 / 09 / 2006
PLAN PREPARED 29 / 09 / 2006

ALAN H. SIMPSON
LAND SURVEYOR
P.O.BOX 421, WARRNAMBOOL 3280
PHONE (03) 55611846 FAX (03) 55621775

SURVEYORS REF.	ORIGINAL	
	SCALE	SHEET SIZE
1586	1:750	A1
1586_DETAIL.DWG		
1576.SEE		

LEGEND

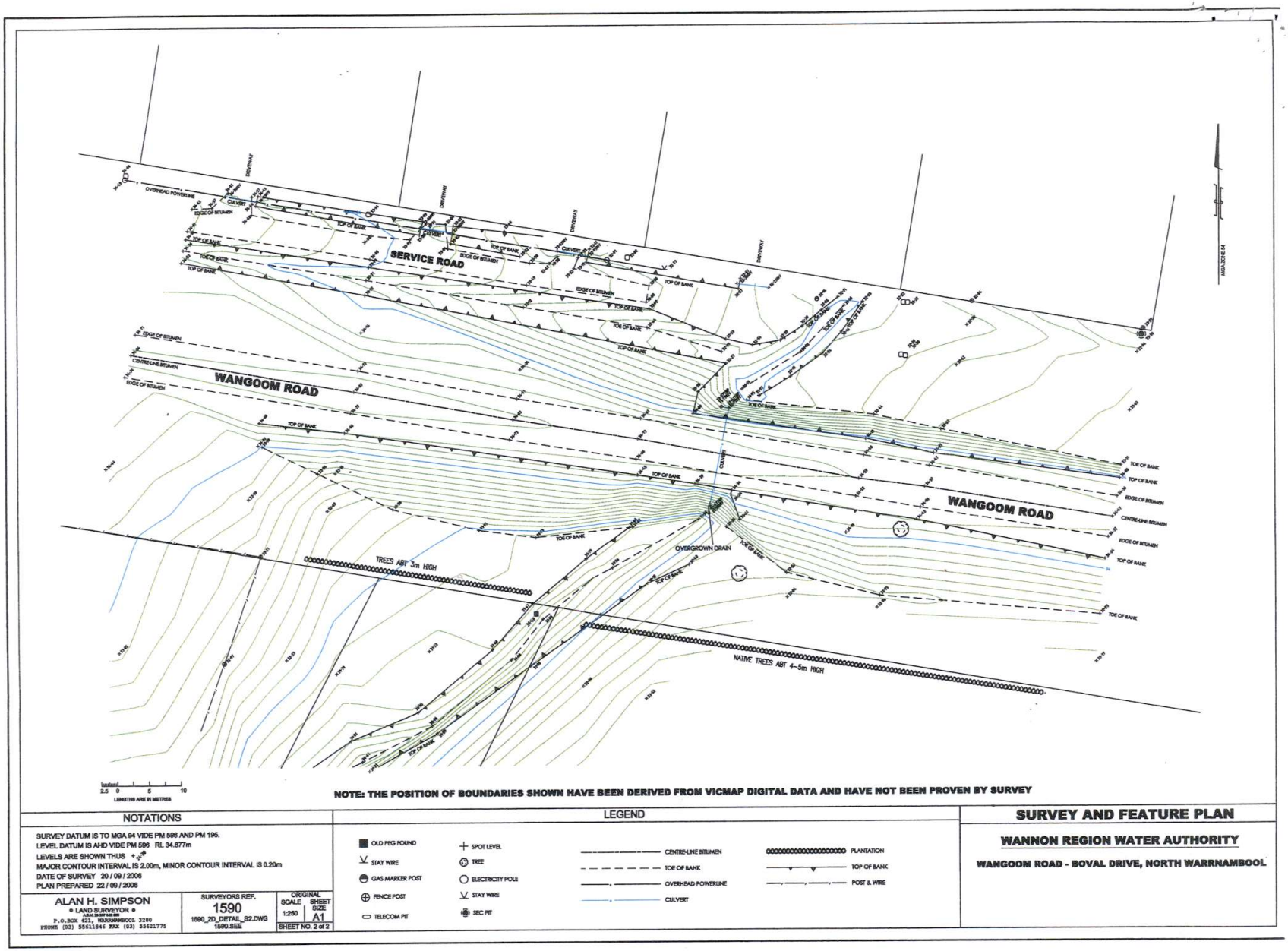
- SPOT LEVEL
- TREE
- FENCE POST
- WINDMILL
- TOE OF BANK
- TOP OF BANK
- POST & WIRE
- CULVERT
- BUILDING

SURVEY AND FEATURE PLAN

MR P.B. BISHOP
P.O. BOX 801 WARRNAMBOOL 3280

PARISH OF WANGOOM
SECTION D
CROWN ALLOTMENTS 69 & 74
VOLUME 10543 FOLIO 935
VOLUME 07189 FOLIO 666


WRIGHTS ROAD
IANS ROAD
WANGOOM ROAD
WANGOOM PM 194
WANGOOM PM 192
SEE SHEET 2
FOR ENLARGEMENT
MGA ZONE 54
ELIZA COURT
SCHOOL OVAL
DRAIN
BUILDING OF NOTES
DAM
TOAL DRIVE
BOOVAL DRIVE
SUBJECT AREA
LOCALITY DIAGRAM
(NOT TO SCALE)
20 0 20 40 60 80
LENGTHS ARE IN METRES
NOTE: THE POSITION OF BOUNDARIES SHOWN HAVE BEEN DERIVED FROM VICMAP DIGITAL DATA AND HAVE NOT BEEN PROVEN BY SURVEY
NOTATIONS
SURVEY DATUM IS TO MGA 94 VIDE PM 595 AND PM 195.
LEVEL DATUM IS AHD VIDE PM 595 RL 34.877m
LEVELS ARE SHOWN THUS +
MAJOR CONTOUR INTERVAL IS 2.00m, MINOR CONTOUR INTERVAL IS 0.20m
DATE OF SURVEY 20 / 09 / 2006
PLAN PREPARED 25 / 09 / 2006
ALAN H. SIMPSON
LAND SURVEYOR
SURVEYORS REF.
1590
1590_2D_DETAIL_S1.DWG
1590.SEE
ORIGINAL SCALE 1:2000
SHEET SIZE A1
SHEET NO. 1 of 2
LEGEND
ELECTRICITY POLE
TELECOM PIT
TREE
OLD PEG FOUND
GAS MARKER POST
WINDMILL
STAY WIRE
SEC PIT
PLANTATION
TOP OF BANK
TOE OF BANK
POST & WIRE
EDGE OF CONCRETE
SURVEY AND FEATURE PLAN
WANNON REGION WATER AUTHORITY
WANGOOM ROAD - BOVAL DRIVE, NORTH WARRNAMBOOL


SERVICE ROAD
WANGOOM ROAD
WANGOOM ROAD
TREES ABT 3m HIGH
OVERGROWN DRAIN
NATIVE TREES ABT 4–5m HIGH
NOTE: THE POSITION OF BOUNDARIES SHOWN HAVE BEEN DERIVED FROM VICMAP DIGITAL DATA AND HAVE NOT BEEN PROVEN BY SURVEY
NOTATIONS
SURVEY DATUM IS TO MGA 94 VIDE PM 596 AND PM 195.
LEVEL DATUM IS AHD VIDE PM 596 RL 34.877m
LEVELS ARE SHOWN THUS +x.xx
MAJOR CONTOUR INTERVAL IS 2.00m, MINOR CONTOUR INTERVAL IS 0.20m
DATE OF SURVEY 20 / 09 / 2006
PLAN PREPARED 22 / 09 / 2006
ALAN H. SIMPSON
LAND SURVEYOR
P.O.BOX 423, WARRNAMBOOL 3280
PHONE (03) 55611646 FAX (03) 55621775
SURVEYORS REF.
1590
1590_2D_DETAIL_S2.DWG
1590.SEE
ORIGINAL SCALE 1:250
SHEET SIZE A1
SHEET NO. 2 of 2
LEGEND
OLD PEG FOUND
STAY WIRE
GAS MARKER POST
FENCE POST
TELECOM PIT
SPOT LEVEL
TREE
ELECTRICITY POLE
STAY WIRE
SEC PIT
CENTRE-LINE BITUMEN
TOE OF BANK
OVERHEAD POWERLINE
CULVERT
PLANTATION
TOP OF BANK
POST & WIRE
SURVEY AND FEATURE PLAN
WANNON REGION WATER AUTHORITY
WANGOOM ROAD - BOVAL DRIVE, NORTH WARRNAMBOOL

GHD CLIENTS|PEOPLE|PERFORMANCE

27 September 2006

Mr Peter Robertson
Warrnambool City Council
25 Liebig Street
WARRNAMBOOL VIC 3280

Our ref: 31/16989/122792
Your ref:

Dear Peter

Russell Creek and Merri River Floodplain Management Plan
Mitigation Option for Russell Creek Tributary between Wangoom Road and Wiggs Lane

The following presents the investigation undertaken to determine the size of culverts required under Wangoom Road to reduce the inundation extent for the Russell Creek tributary between Wangoom Road and Wiggs Lane. This letter should be read in conjunction with our letter dated 24 August 2006, which describes the work undertaken to determine the 100 year ARI inundation extent. A copy of that letter is attached for your convenience.

1 Introduction

Warrnambool City Council commissioned GHD on the 1 September 2006 to determine the size of culverts required under Wangoom Road to reduce the inundation extent for the Russell Creek tributary between Wangoom Road and Wiggs Lane. The investigation had three objectives, namely the:

- Size of culverts required under Wangoom Road to prevent over topping of Wangoom Road in a 100 year ARI event;
- Size of culverts required under Wangoom Road to minimise inundation upstream of Wangoom Road in a 100 year ARI event; and
- Size of culverts required under Wangoom Road to prevent over topping of Wangoom Road in a 20 year ARI event.

This investigation follows on from a study undertaken by GHD in August 2006. The August 2006 investigation details the work undertaken to produce an inundation extent for the 100 year ARI event. The HECRAS model set up for the August 2006 study was used for this investigation.

2 Methodology and Result

As mentioned above, the HECRAS model established in August 2006 between Wiggs Lane and Wangoom Road was used "as a starting point" for this investigation. To model the three objectives listed in Section 1, the HECRAS model established in August 2006 was modelled with a combination of culverts until the objectives were met. It was assumed that Council would keep the existing (2 No. 900 x 900) culverts in place and add additional culverts, as required. Also a model was also set up with no road (Wangoom Road) in place (Option 1 in Table 1) to represent pre-existing conditions. The 100 year ARI flow entered into HECRAS was 19m^3/s and the 20 year ARI flow entered was 9 m^3/s. The results are listed in Table 1.

Winner ENGINEERING EXCELLENCE 2005

GHD Pty Ltd ABN 39 008 488 373 Level 8, 180 Lonsdale Street Melbourne VIC 3000 Australia
T 61 3 8687 8000 **F** 61 3 8687 8111 **E** melmail@ghd.com.au **W** www.ghd.com.au

Table 1 HECRAS Results

Option No.	Culvert Arrangement	Waterway Area (m^2)	Upstream Water Level During 100yr ARI Event (mAHD)	Comment
1	No Culverts	-	33.35	No Road (Wangoom)
2	2 No. 900 x 900	1.62	34.64	Existing conditions. Road overtops in 20 year ARI event by 23 mm. Road overtops in 100 year ARI event by 100 mm
3	2 No. 900 x 900 1 No. 750 x 450	1.96	34.64	No overtopping of road in 20 year ARI event. Road overtops in 100 year ARI event by 80 mm
4	3 No. 900 x 900 1 No. 1800 x 900	4.05	34.46	No overtopping of road in 100 year ARI event
5	2 No. 900 x 900 2 No. 2400 x 900	5.94	33.35	Upstream water level the same as Option No. 1 (No Road)

The results from Option 5 (2 No. 900 x 900 and 2 No. 2400 x 900) were then plotted to produce a 100 year flood extent between Wangoom Road and Wiggs Lane. Figure 1 shows the existing conditions (Option 2) inundation extent compared with the inundation extent for Option 5 (2 No. 900 x 900 and 2 No. 2400 x 900).

2.1 Discussion

A number of combinations of culverts would be possible to achieve the required objectives listed in Section 1. The important aspect is the waterway area.

Even with an additional 2 No. 2400 x 900 culverts (Option 5) in place, which gives the same flood level as existing conditions, Figure 1 shows that the inundation extent is still significant, compared with existing conditions (Option 2). With a flow of 19 m^3/s for the 100 year ARI event, the Russell Creek tributary is unable to contain the flow within the tributary. Approximately 100 m downstream of Wiggs Lane flow breaks out of the tributary and flows in a westerly direction. In order to be appropriately conservative, it was assumed all flow proceeds generally south towards Wangoom Road. A limit of mapping is shown in this location as the HECRAS model is unable to model two dimensional flow, we are therefore unable to estimate the flow that "spills" to the west.

From the HECRAS modelling GHD found that, increasing the number of culverts under Wangoom Road to anything greater than an additional 2 No. 2400 x 900 culverts (Option 5) would not reduce the inundation extent upstream of Wangoom Road during the 100 year ARI event. With an additional 2 No. 2400 x 900 culverts, according to the modelling, the water level upstream of Wangoom Road is the same as Option 1 i.e. with no road in place.

It is important to note that a high velocity of 2.5 m/s was modelled downstream of the proposed additional 2 No. 2400 x 900 culverts (Option 5). This indicates that scour protection is required downstream of Wangoom Road.

With an additional 1 No. 750 x 450 culvert placed (Option 3) under Wangoom Road, the modelling indicates that water does not overtop the road during a 20 year ARI event. With an additional 1 No. 750 x 450 culvert in place the modelling indicates that Wangoom Road is overtopped by approximately 80 mm during a 100 year ARI event.

To prevent overtopping of Wangoom Road during a 100 year ARI event 3 No. 900 x 900 culverts and 1 No. 1800 x 900 culvert is required (Option 4). The inundation extent shown in Figure 1 for existing conditions is similar to the extent for Option 4.

3 Conclusion

It is concluded that:

- The size of culverts required under Wangoom Road to prevent over topping of Wangoom Road in a 100 year ARI event are 3 No. 900 x 900 culverts and 1 No. 1800 x 900 culvert (total waterway area 4.05 m^2);
- The size of culverts required under Wangoom Road required to minimise inundation upstream of Wangoom Road in a 100 year ARI event are 2 No. 900 x 900 (existing) and 2 No. 2400 x 900 culverts (total waterway area 5.94 m^2); and
- The size of culverts required under Wangoom Road to prevent over topping of Wangoom Road in a 20 year ARI event are 2 No. 900 x 900 culverts and 1 No. 750 x 450 culvert (total waterway area 1.96 m^2). With this option the road is overtopped by approximately 80 mm during a 100 year ARI event.

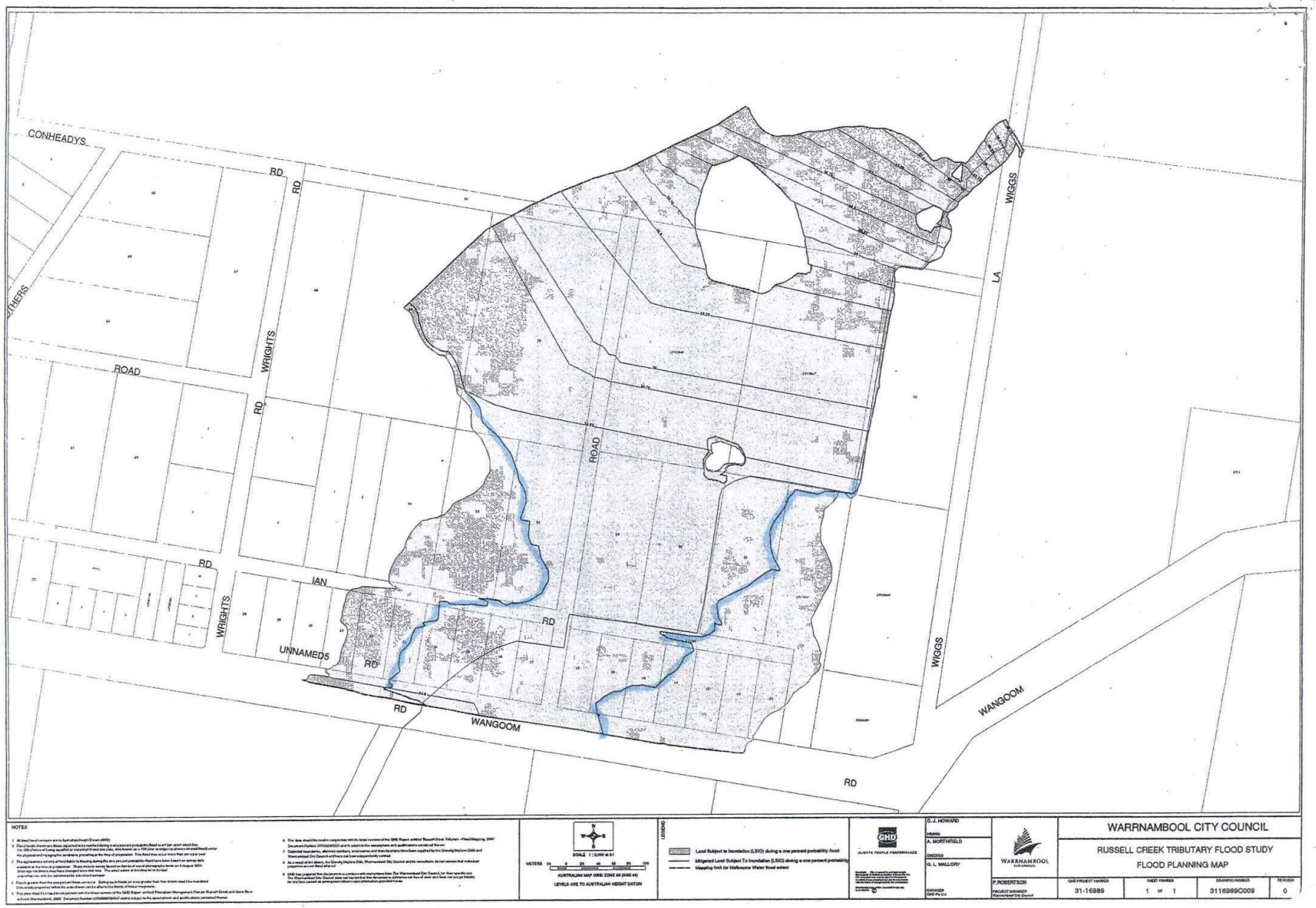
If you have any queries in relation to this letter please do not hesitate to contact either myself or George Mallory on [redacted]

Yours sincerely

[redacted]

Attachments: Figure 1
GHD Letter dated 24 August 2006

Spoke By Phone
with Andrew Northfield
THURS 16/11/2006


CONHEADYS
RD
RD
WRIGHTS
ROAD
RD
ROAD
WIGGS
LA
RD
IAN
WRIGHTS
UNNAMED5
RD
RD
WANGOOM
WIGGS
WANGOOM
RD
NOTES
SCALE 1 : 2,000 at A1
METERS 20 0 20 40 60 80 100
AUSTRALIAN MAP GRID ZONE 55 (AGD 84)
LEVELS ARE TO AUSTRALIAN HEIGHT DATUM
LEGEND
Land Subject to Inundation (LSIO) during a one percent probability flood
Mitigated Land Subject To Inundation (LSIO) during a one percent probability
Mapping limit for Melbourne Water flood extent
GHD
QUENTA PEOPLE PERFORMANCE
D. J. HOWARD
A. MORTHFIELD
G. L. MALLORY
WARRNAMBOOL
P. ROBERTSON
WARRNAMBOOL CITY COUNCIL
RUSSELL CREEK TRIBUTARY FLOOD STUDY
FLOOD PLANNING MAP
GHD PROJECT NUMBER
31-16989
SHEET NUMBER
1 OF 1
DRAWING NUMBER
3116989C009
REVISION
0

[redacted]

24 August 2006

Mr Peter Robertson
Warrnambool City Council
25 Liebig Street
WARRNAMBOOL VIC 3280

Our ref: 31/16989/121657
Your ref:

Dear Peter

Russell Creek and Merri River Floodplain Management Plan
Inundation Extent of Russell Creek Tributary between Wangoom Road and Wiggs Lane

The following presents the 100 year ARI inundation extent for the Russell Creek tributary between Wangoom Road and Wiggs Lane. This letter details the work undertaken to obtain the 100 year ARI inundation extent.

1 Introduction

Warrnambool City Council commissioned GHD on the 1 August 2006 to extend the 100 year ARI inundation extent of the Russell Creek tributary between Wangoom Road and Wiggs Lane. Figure 1 shows the location of the Russell Creek tributary.

This investigation follows on from a study undertaken by GHD in April 2003 and December 2003. The April 2003 investigation was on the Russell Creek Tributary between Whites Road and Wangoom Lane, refer to Figure 1. The December 2003 investigation was a flood study of the Merri River and Russell Creek.

For the December 2003 investigation a RORB model was established to model flows along Russell Creek. This RORB model was used in the April 2003 study (RORB model established before report produced) to establish flows along Russell Creek. The Russell Creek tributary forms a part of the RORB model.

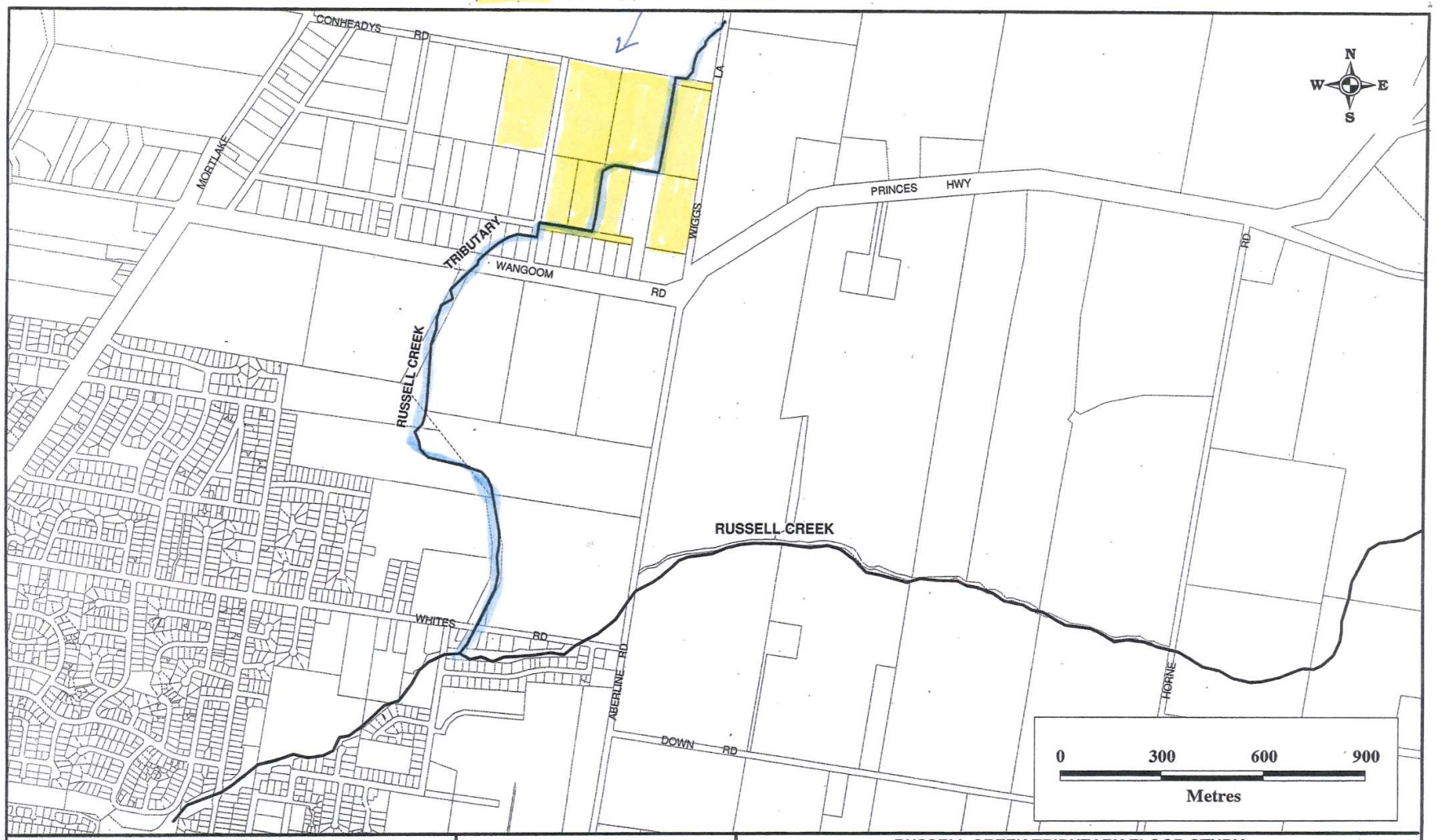
In the April 2003 investigation a HECRAS model was established between Whites Road and Wangoom Road. The flows entered into the HECRAS model were those established using RORB. Flood inundation extents were determined using the HECRAS model. Flood inundation maps were then produced using the results from the HECRAS model.

In December 2005 GHD produced a draft Floodplain Management Plan for Russell Creek and Merri River. For the 2005 work, the RORB model established in 2003 was modified to allow for proposed future development of the catchment. The RORB model, as modified in 2005 was used in this investigation.

For a full explanation of the previous modelling undertaken the reader is referred to GHD April 2003, December 2003 and December 2005.

[redacted]

DRUMONA P/L
LAND - 93 + 94 INNS ROAD



DATA SOURCE				
Prepared.	DJH	21/08/06	Workspace	Figure 1 Layout.WOR
Checked.	AN	21/08/06	Location	G:\31\16989\Tech\Wangoom\Tech\GIS
Approved.	GLM	21/08/06	Map Grid	AGD 66 (Zone 55)

GHD
CLIENTS PEOPLE PERFORMANCE

180 Lonsdale Steet
Melbourne Vic 3000
Tel: 61 3 8687 8000
Fax: 61 3 8687 8111

Project:	RUSSELL CREEK TRIBUTARY FLOOD STUDY				
Title:	Figure 1: Site Plan				
Project No: 31/16989	Date: 21/08/2006	A4	Scale: 1:15,000	Sh 1 of 1	Rev. 0

2 Inputs

To undertake this analysis the following inputs were required:

- The RORB model modified in 2005, with "proposed development";
- Terrain data comprising 0.25m contours were supplied by the Warrnambool City Council on the 3 August 2006;
- A HECRAS model of the Russell Creek tributary between Whites Road and Wangoom Road established by GHD in 2003; and
- Culvert information under Wangoom Road. This information was supplied by the Warrnambool City Council on the 16 August 2006. There are currently 2 No. 900 x 900 mm box culverts under Wangoom Road.

3 Methodology and Result

The RORB model established in 2005 for the Floodplain Management Plan was used as a starting point for this investigation. The RORB model established in 2005 was for the "proposed developed" conditions. The 2005 RORB model was modified for this study such that flows could be extracted at Wiggs Lane, refer to Figure 1. Flows were required at Wiggs Lane as input into the HECRAS model (see below). The flow extract from the modified 2006 RORB model at Wiggs Lane was 19 m^3/s for the 100 year ARI event. This value allows for the proposed development in the catchment but no attenuation.

A HECRAS model was established between Wiggs Lane and Wangoom Road. Cross sections were extracted from the terrain data supplied by the Warrnambool City Council. Cross sections were placed at approximately 50 m spacings. A Mannings n value of 0.035 was used in the channel and on the floodplain. A Mannings n value of 0.035 within the channel represents a channel with weeds and pasture on the floodplain.

The tailwater level in HECRAS was set as 32.53 mAHD. This level was taken from the previous work undertaken by GHD.

The results from HECRAS were then plotted to produce a 100 year flood extent between Wangoom Road and Wiggs Lane. Figure 2 shows the inundation extent.

3.1 Discussion

The inundation extent shown is significant. With a flow of 19 m^3/s the Russell Creek tributary is unable to contain the flow within the tributary. Approximately 100 m downstream of Wiggs Lane flow breaks out of the tributary and flows in a westerly direction. In order to be appropriately conservative, it was assumed all flow proceeds generally south towards Wangoom Road. A limit of mapping is shown in this location as the HECRAS model is unable to model two dimensional flow.

Also the HECRAS model shows that during the 100 year ARI event water will "back up" approximately 500 m upstream of Wangoom Road, increasing the flood extent upstream of Wangoom Road.

Even though HECRAS is conservative because flow is not "lost" from the system, i.e. the flow entered at the upstream end of the model is the same everywhere along the length of the channel, the culverts under Wangoom Road (2 No. 900 x 900 mm box culverts) appear to be undersized to carry the 100 year ARI flow i.e. Wangoom Road overtops by approximately 80 mm and the flood level is 2 metres lower on the downstream side.

It is advisable that the Warrnambool City Council consider mitigation works along the Russell Creek tributary to alleviate the extent of flooding in the 100 year ARI event. Two options the Warrnambool City Council may consider are to:

- Increase the capacity of the Russell Creek tributary possibly by the provision of a constructed drain; and
- Increase the capacity of the culverts under Wangoom Road, or provide a floodway over Wangoom Road. With a floodway, the flood safety risk would need to be considered.

4 Conclusion

It is concluded that:

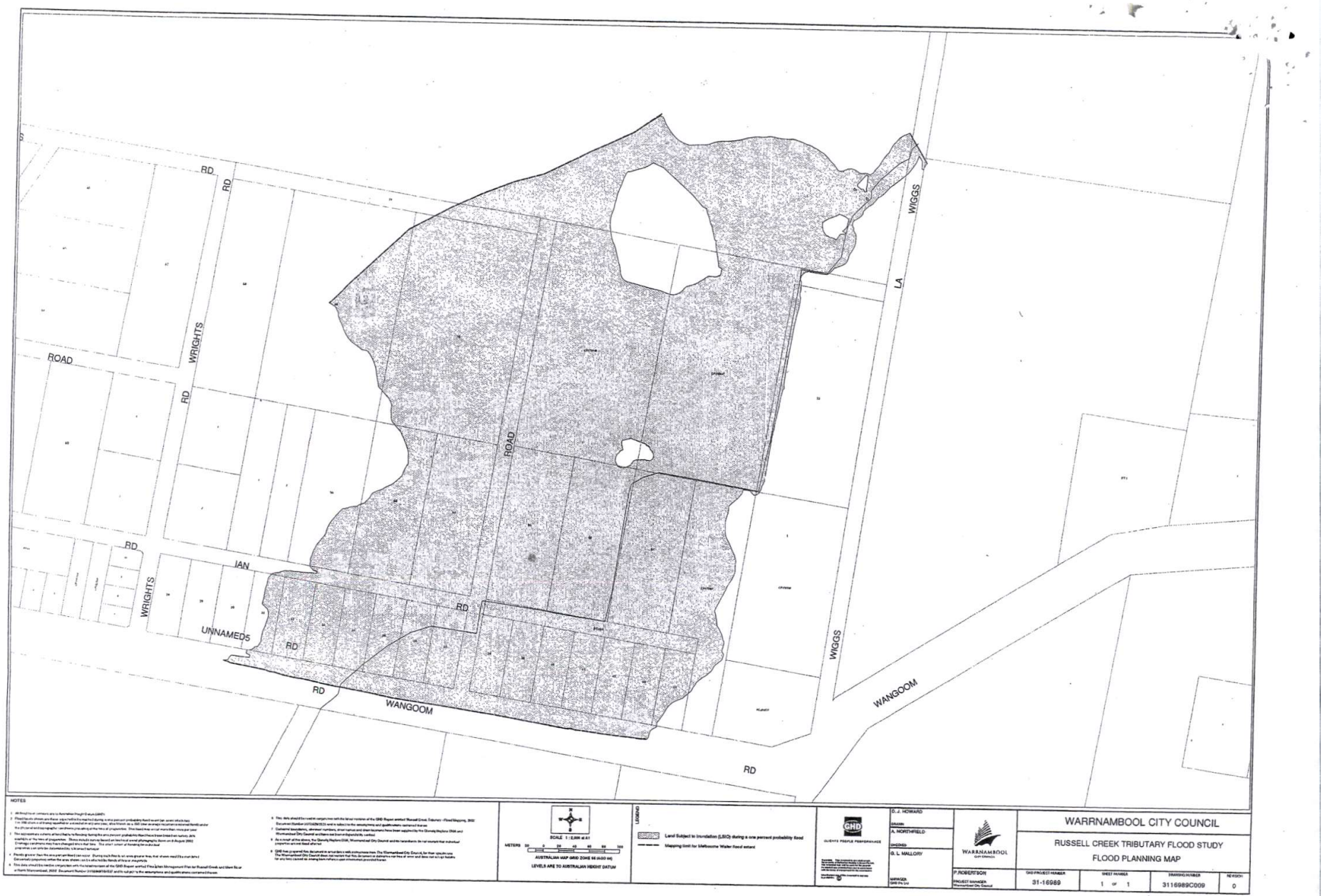
- The Warrnambool City Council adopt the extent of inundation shown in Figure 2 for planning purposes; and
- The Warrnambool City Council consider mitigation options along the Russell Creek tributary.

If you have any queries in relation to this letter please do not hesitate to contact either myself or [redacted]

Yours sincerely

[redacted]

Attachment: Figure 2


RD
WRIGHTS
ROAD
IAN
UNNAMEDS
WIGGS
LA
WANGOOM
Land Subject to Inundation (LSIO) during a one percent probability flood
Mapping limit for Melbourne Water flood extent
WARRNAMBOOL CITY COUNCIL
RUSSELL CREEK TRIBUTARY FLOOD STUDY
FLOOD PLANNING MAP
31-16989
3116989C009

29-MAY-2001 11:05 FROM BSU INFO CLERKS TO 055611710 P.05/16

Nature of Instrument.	Time of its Production for Registration.	Names of the Parties to it.	Number of Symbol thereon
Mortgage	The 1st day of November, 1895, at 11.46 a.m.	James Granter to The Bank of Victoria Limited. Assistant-Registrar of Titles.	

Hugh Adams of Wangoom Farmer is now the proprietor of the within described Estate and Land by Transfer from the within named James Granter registered on the 6th day of January 1900 at 11.30 o'clock in the fore noon, and Numbered 416443

Assistant-Registrar of Titles.

Ink. No. 5510622
Hugh Adams
th April 1952 Probate of his died WIL
in or granted to Vera Esler Robertson, Married Woman Granter Adams, Chemist both of Canterbury Road Warrnambool and Murray Glasgow Adams of Wangoom, Farmer
d
January 1954 Assistant Registrar of Titles

MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED
Registered 25 OCT 1967
N 792881 N

Murray Glasgow Adams of Wangoom Farmer is now the proprietor of the within described estate by transfer registered on 26 JAN 1954 and numbered 2619653
Assistant Registrar of Titles

DRUMOAK PROPRIETARY LIMITED of 104 Liebig Street Warrnambool is now the proprietor
Registered 30th January 1979
No.H388753

TRANSFER AS TO PART No. K256 998
Registered 9th February 1983.
CANCELLED AS TO PART
See Vol. 9521 Fol. 314
Area: 1.679 ha

Julie Glass

From: Julie Glass
Sent: Thursday, 23 September 2021 3:04 PM
To: Luke Coughlan
Subject: FW: AMENDMENT C205 WARR

Hi Luke

For background to the on site meeting Jodie has scheduled for next Friday, the following is the email from [redacted] in relation to flooding and stormwater drainage works affecting his property at [redacted], Warrnambool. Flood controls are proposed to be applied to Brian's property as part of the north Warrnambool flood amendment that has commenced exhibition.

Happy to further discuss,

Kind regards
Julie

[redacted]>
Sent: Thursday, 23 September 2021 11:54 AM
To: Julie Glass <jglass@warrnambool.vic.gov.au>
Subject: RE: AMENDMENT C205 WARR

CAUTION: This email originated from outside of Warrnambool City Council. Do not follow guidance, click links, or open attachments unless you recognise the sender and know the content is safe.

Thanks Julie
[redacted]

Question Julie -- With all the residential development going on in around Wangoom Road and over the next 5 years within the area has WCC

Has any consideration or plans being put in in place to construct and enlarge the 2 antiquated culverts running under Wangoom Road from the drains running off our land 93 / 94 Ians Road and other neighbouring properties

As has been advised over the past 30 years within 3 previous WCC conducted engineers reports which I have made mention of in my previous forwarded submissions

If one looks at what Moyne Shire has achieved with the implementation of the new floodway Culvert system in under Wiggs Lane this should draw attention to what system is needed to be built

Under Wangoom road to alleviate any potential flood waters retention on ours and adjoining properties whilst at the same time giving a more evenly balanced discharge into the waterway system

Further there appears to be conflicting evidence of water drainage run off from our land with the main Drainage through our property not depicted we have spent a lot of time and money keeping

The drain lines running through our property cleared and open for unrestricted run off - it is obvious the biggest obstacle is the bank up of rain waters going through Billings property out the under Wangoom road

I am available at most times for WCC or Glenelg Catchment Authority representatives to meet on site -- I look forward to your reply

[redacted]

[redacted]

Warrnambool voted " Australia,s most liveable City "

From: Julie Glass <jglass@warrnambool.vic.gov.au>
Sent: Thursday, 23 September 2021 10:43 AM
[redacted]
Subject: RE: AMENDMENT C205 WARR

Good morning [redacted]

Please see link to the exhibited information for Amendment C205 available on Council's website. Included on the website is a fact sheet that may assist in explaining what the proposed controls mean.
https://www.warrnambool.vic.gov.au/planning-scheme-amendments

I have also attached a map which shows how the proposed flood controls will affect your property at 93/94 Ian Road.

I hope this information is of assistance.

Kind regards
Julie

From: Town Planning <planning@warrnambool.vic.gov.au>
Sent: Wednesday, 22 September 2021 1:41 PM
To: Julie Glass <jglass@warrnambool.vic.gov.au>
Subject: FW: AMENEDMENT C205 WARR

Town Planning | | City Strategy & Development
Warrnambool City Council | 25 Liebig Street Warrnambool 3280 | P.O Box 198 Warrnambool 3280
T: 0355594800 | M: |F: | E: planning@warrnambool.vic.gov.au
We value accountability, collaboration, respectfulness, progressiveness and wellbeing.
Council acknowledges the Traditional Owners and Custodians of the lands on which we live and work and pays respects to Elders past, present and emerging.

[redacted]
Sent: Wednesday, 22 September 2021 12:49 PM

To: Town Planning <planning@warrnambool.vic.gov.au>
Subject: AMENEDMENT C205 WARR

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Attention Julie Glass – wcc planning

Hello Julie can you email me all the information and overview plan connected to this amendment which effects our property at [redacted]

[redacted]

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Submission 14

To whom it may concern,

We are the landowners of [redacted] in Warrnambool. Although our property is not in the current Warrnambool Planning Scheme Amendment C205warr proposal we would like to use this opportunity to request a review our situation and have you consider adding it into the current proposal.

Below is a summary of the situation, documents and information I have collected via contacting various parties.

We purchased [redacted] in August 2020 and started looking into constructing a new dwelling to make a home. The process of building has raised some concerns/queries and I have been in contact with both WCC and GHCMA as it involves both bodies. The issue we are trying to resolve is that the topographic layouts used in previous flood studies don't accurately represent the actual lie of the land and thus reduces the actual area in which we can build a home.

Below is the initial letter we sent to GHCMA via their website, a simple indication of what we are trying to achieve and a marked-up example of before/after pictures I have pieced together.

1. Initial contact email GHCMA.pdf
2. Documents indicate different to
3. Example of proposal.pdf

We have no intention to build on the lower (North) section of the block, all our queries are based around the top/high section (West or Dooley St end). There have recently been two houses built on the adjoining blocks to the East ([redacted]) and we would like to mimic their block layout for the high side of the block to "square it up" and make best use of the space. The raised area is landfill (we were informed it was clean, however it is not) and we were hoping to have the ability to make the building area like the neighbours once we sift the tyres and other fill from the soil, re-compact it all with some form of retaining wall before building.

Please see the below correspondence with GHCMA after initial contact and documents they requested. Also attached is an email from the surveyor involved in that parcel of land, including more current/realistic topographic maps used for stage 3 of the subdivision (2019), these having greater heights that those of previous surveys.

4. GHCMA correspondence.pdf
5. Forster Land Surveying .pdf
6. 2011 Topographic.pdf
7. 2019 Topographic.pdf

I also applied to the GHCMA for Flood Report on the property. The findings of this are attached below, however the flood depths in this are depicted from the 2007 North Warrnambool Flood Study and not really accurate as to how the Dooley St end of the block is formed.

8. GHCMA Flood Data.pdf

After we purchased in August 2020 and during the conveyancing stage, we believe there was "gap" in the paperwork somewhere as the subdivision had been finalised but all the different government departments were playing catch-up with the documents. We were informed there was no UFZ on the west end of the block, that section was like the two existing houses at [redacted]. This was based on the current planning property report that was in the contract of sale that still had the property as [redacted]. As it currently stands, VicPlan still has the particular block as #24 (see below)

9. VicPlan address incorrect.pdf

Our concern is that the report doesn't provide an accurate indication of how the land is actually formed and indicate where we can build, it is smaller than what we believe actual usable land. During the recent flooding event in October 2020 we have photos and videos to show where the flood levels reached, at least 10m from the current boundary between the UFZ and GRZ section. The January event didn't see any impact on the entire block area at all. We were hoping the top part of the flood overlay could be reassessed and the top section follow the boundary lines of our neighbours allowing for a greater building area.

I understand that slight altering of the water flow will cause displacement elsewhere, however the small area we are querying about would have minimal effect given the mass inundation areas on the surrounding council lands.

We hope to see a positive outcome of this request, regardless of the outcome, I still hope to work with both parties towards an outcome that will give us the best and most practicable use of the property in a responsible manner.

This is quite an unusual set of circumstances and it's difficult to explain via email and documents. If there was any way to meet at site and walk through the issue, I would be more than happy as I believe this would clarify the situation.

Thank you for your time and consideration. Please feel free to contact me at any stage to discuss further on [redacted]

Regards,

[redacted]

Attachment 1 - Initial contact email GHCMA.pdf

This is the initial email sent to GHCMA on the 18.03.21 via their website.

Hi,

We purchased the parcel of land at the end of last year and have started to look into constructing a new dwelling. This process has raised some concerns/queries and we hope you can assist or guide us towards solutions before we proceed further. We do not intend to build on the lower part of the block, all our queries are based around the top/high section. There have recently been two houses built on the adjoining blocks to the East (28 and 30 Dooley Street) and we would like to mimic their block layout for the high side of the block to "square it up". The raised area is landfill (we were informed it was clean, however it is not) and we were hoping to have the ability to make the building area similar to the neighbours thus allowing us to sift the tyres and other fill from the soil and recompacting all before building. The queries are as follows;

1: In our Contract of Sale there is a surveyor report indicating the area of land we can build on. We believe this area is based off the various sources available (including your website) indicating the 1 in 100-year flood levels. Our concern is that the report doesn't provide an accurate indication of how the land is actually formed and indicate where we can build, it is smaller than what we believe usable land. During the recent flooding event in October of last year, we have photos and videos to show where the flood levels came up to, at least 10m from the current Northern building boundary of the high section. The January event didn't see any impact on the entire block area at all. We were hoping the top part of the flood overlay could be reassessed and the top section follow the boundary lines of our neighbours allowing for a greater building area. I understand that slight altering of the water flow will cause displacement elsewhere, however the small area we are querying about would have minimal effect given the mass inundation areas on the surrounding council lands.

2: The land/fill drops away sharply on part of the Western side of the block. I am sure that some of it has washed away over many years and that has also affected the lay of the land there. We were hoping to place a retaining wall of sorts there and re-establish the missing soil to help square the block shape.

3: Where the is a gentle slope on the North of the block to the lower section, there is a lot of exposed fill (concrete and rocks). Are we allowed to remove that fill and look at replacing it with clean fill by terracing the fall to meet the existing contours? This would allow easier access to the bottom section of the block for our young son and elderly parents.

It is my hope that re-assessing the land would allow a greater area for us to build our home to enjoy the open views of the area. I apologise in advance with so many questions but I want to understand and work towards achievable outcomes. I am also interested of any future projects that may affect the lower section of the land.

All of the above queries are quite difficult to explain via email and I was wondering if there was any way possible to meet at the site to discuss and relay queries in person?

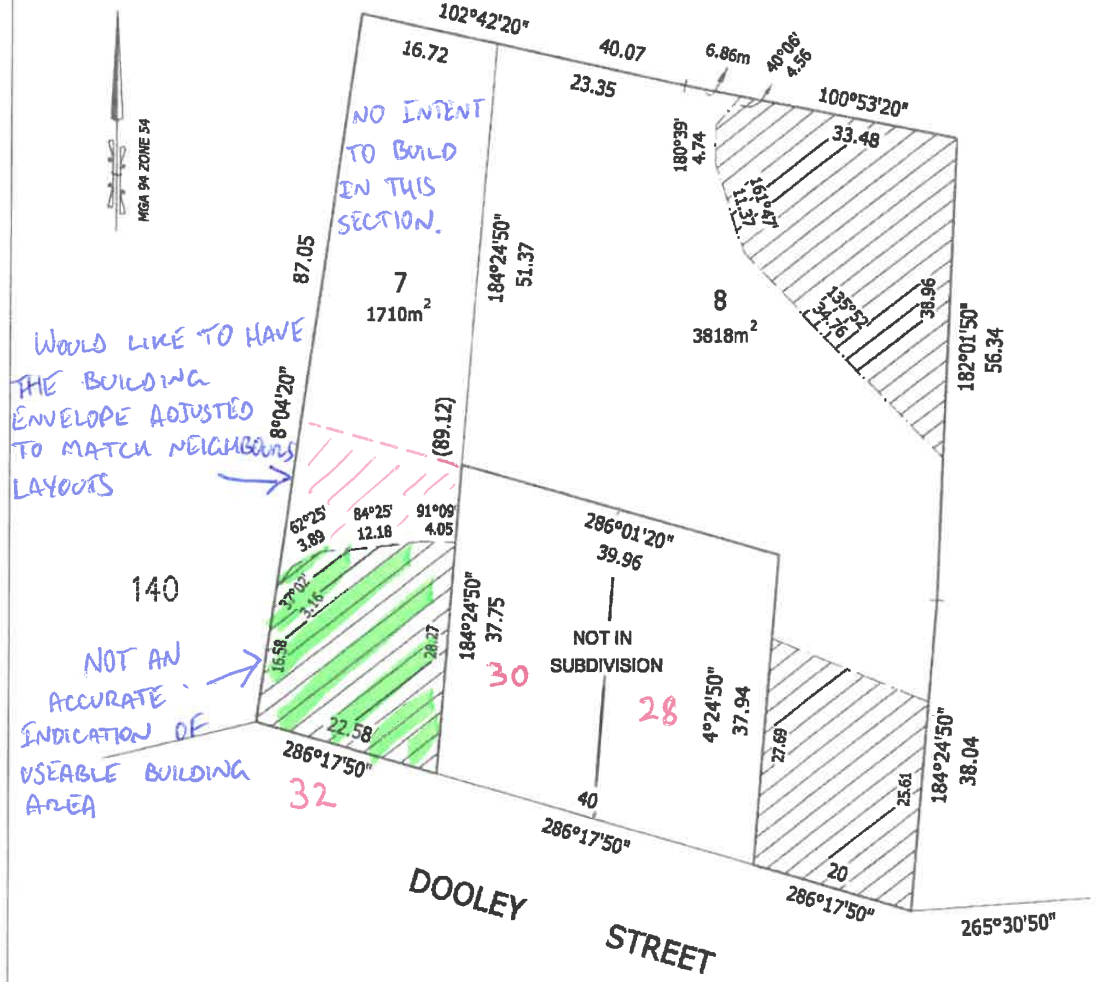
Regards,

[redacted]

Delivered by LANDATA®, timestamp 24/09/2020 15:33 Page 4 of 4

Attachment 2 - Documents to indicate difference to field.pdf

PS814854D



Restriction 2

The registered proprietor or proprietors for the time being of Lots 7 & 8 on this plan shall not:
Erect or cause to be erected any building or buildings outside the area shown hatched on the schedule hereon unless further approval is granted from Glenelg Hopkins Catchment Management Authority

FORSTER LAND SURVEYING PTY LTD ABN 74 553 624 822 29 Greengable Court CROYDON HILLS 3136 TEL. 0448 043 853 forsterlandsurvey@bigpond.com	SCALE 1:500 5 0 5 10 15 20 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	Ref. 1388-4 Ver. 3	SHEET 4
Digitally signed by: Geoffrey I Forster, Licensed Surveyor, Surveyor's Plan Version (3), 18/05/2020, SPEAR Ref: S152208M		Digitally signed by: Warrnambool City Council, 17/07/2020, SPEAR Ref: S152208M		

Amended by: Geoffrey I Forster, Licensed Surveyor 21/09/2020.

PLANNING PROPERTY REPORT

VICTORIA State Government | Environment, Land, Water and Planning

From www.planning.vic.gov.au at 03 March 2021 05:30 PM

PROPERTY DETAILS

Address:	**32 DOOLEY STREET WARRNAMBOOL 3280**	
Lot and Plan Number:	**Lot 7 PS814854**	
Standard Parcel Identifier (SPI):	**7\PS814854**	
Local Government Area (Council):	**WARRNAMBOOL**	www.warrnambool.vic.gov.au
Council Property Number:	**151813**	
Planning Scheme:	**Warrnambool**	Planning Scheme - Warrnambool
Directory Reference:	**Vicroads 515 L4**	

UTILITIES

Rural Water Corporation:	**Southern Rural Water**
Urban Water Corporation:	**Wannon Water**
Melbourne Water:	**Outside drainage boundary**
Power Distributor:	**POWERCOR**

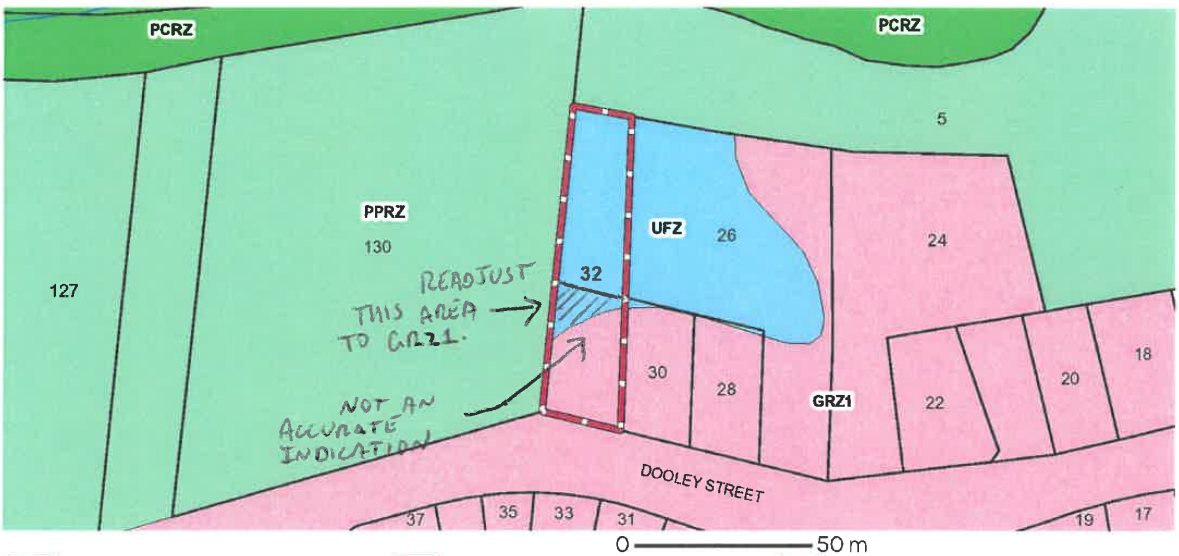
View location in VicPlan

STATE ELECTORATES

Legislative Council:	**WESTERN VICTORIA**
Legislative Assembly:	**SOUTH-WEST COAST**

Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)
GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)
URBAN FLOODWAY ZONE (UFZ)
SCHEDULE TO THE URBAN FLOODWAY ZONE (UFZ)



GRZ - General Residential
PCRZ - Public Conservation and Resource
PPRZ - Public Park and Recreation
UFZ - Urban Floodway
Water course

Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

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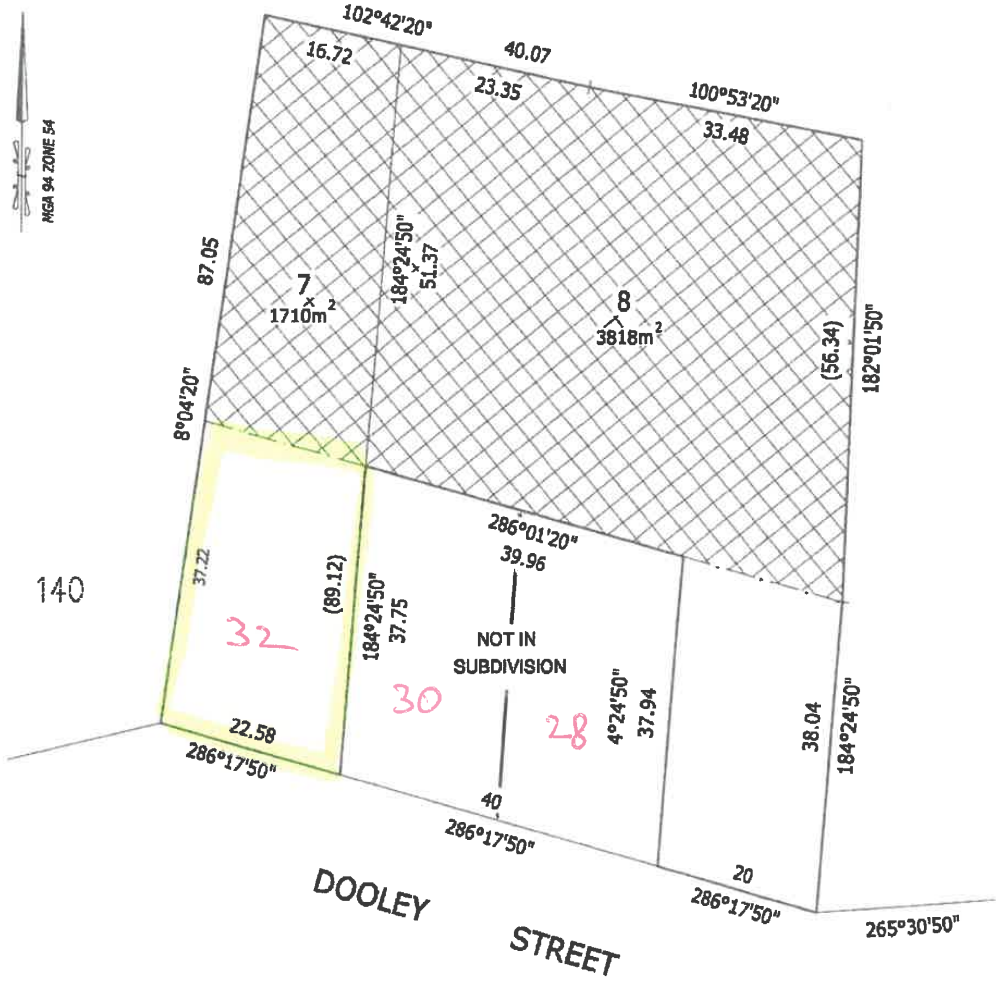
PS814854D



Restriction 1

The registered proprietor or proprietors for the time being of Lots 7 & 8 on this plan shall not:
Construct a building requiring sewerage services within the land shown cross hatched on the schedule hereon unless further approval is granted from Wannon Region Water Corporation.

FORSTER LAND SURVEYING PTY LTD ABN 74 553 824 822 29 Greengable Court CROYDON HILLS 3136 TEL. 0448 043 853 forsterlandsurvey@bigpond.com	SCALE 1:500 5 0 5 10 15 20 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	Ref. 1388-4 Ver. 3	SHEET 3
	Digitally signed by: Geoffrey I Forster, Licensed Surveyor, Surveyor's Plan Version (3), 18/05/2020, SPEAR Ref: S152208M		Digitally signed by: Warrnambool City Council, 17/07/2020, SPEAR Ref: S152208M	

Amended by: Geoffrey I Forster, Licensed Surveyor 21/09/2020.

Document Set ID: 11362949
Version: 3, Version Date: 29/11/2021

From: [redacted]
Sent: Wed, 10 Nov 2021 14:15:33 +1100
To: "Andrew Nield" <ANield@warrnambool.vic.gov.au>
Cc: [redacted]
Subject: Warrnambool Planning Scheme Amendment C205warr
Attachments: Re: 32 Dooley Street Warrnambool

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Hi Andrew,

I was having trouble with the last email and I'm not sure all the documents went through to you and it appears there was a double of some.

Here is correspondence with Forster Land Surveying that has the more recent (2019) topographic survey. May still not be 100% as I think more fill may have gone prior to our purchase.

I might take the opportunity to print the documents at work tonight and have them bought into you also.

Thanks again for your time,

[redacted]

From: "[redacted]
Sent: Mon, 3 May 2021 13:38:27 +1100
To: [redacted]
Subject: [redacted]
Attachments: Other Document Type (Ver #1) (6).pdf

Hi [redacted]

I've attached a Level Plan that was taken for the 'Third' subdivision when [redacted] house was subdivided from the lower land.
It was done in April 2019 and was done for the GHCMA flood level.

I did originally do a feature and level survey in the higher area towards Dooley Street, but it is more than 10 years old and I cannot guarantee that the levels would still be the same.

If you are wanting a feature & level survey for a new house design, I would recommend getting a surveyor to do a new feature & level survey of the property to ensure that all levels are current and correct.

Feel free to call me on [redacted] if you have any queries.

Regards
[redacted]

From: [redacted]
Sent: Friday, April 30, 2021 1:37 P
[redacted]
Subject: 32 Dooley Street Warrnambool

Hi [redacted],

My name is [redacted] and we purchased [redacted], Warrnambool in October last year. I am currently in discussion with GHCMA in regards to retaining part of the raised section of the block to enable a slightly larger building envelope. I have been requested to consider obtaining a current topographical plan of the property to progressing these discussions.

Whilst going through the sale of contract I have noticed you were involved in the initial survey for the proposed subdivision for [redacted] in 2007/2011 and again in the boundary surveying for the sale of the property for [redacted] to us through Forster Land Surveying.

I was wondering if you had a clear copy of the topographic map from 2007/2011? If so, how would I possibly retain a copy of that to compare to what is currently on-site? If not, what would the process of obtaining a new topographic plan of the site? Would you be interested given your history with the site?

I understand you work for REALSERVE and would welcome any local suggestions if you were unavailable.

Regards,

[redacted]

PS814853F

LEVEL PLAN

MGA 94 ZONE 54

102°42'20"
16.81m
6.04
(40.07)
11.16m
6.04
100°53'20"
40
33.48
6.52
93°39'20"
42.30
168°44'20"
45.45
8°04'20"
49.83
E-3
E-4
E-5
E-6
E-7
E-8
5
3996m²
6
3414m²
R 61
(81.55)
C 75.61
328°06'20"
144°33'20"
C 72.40
A 79.03
R55
2°01'50"
(56.34)
121°45'20"
22.25
15.81
13.27
15°27'
11.72
32
286°01'20"
80.08
8.02
93°39'20"
18.92
82°32'20"
14.10
163°53'
2.02
25
262°32'20"
44.49
262°33'
6.44
262°33'
9.07
38.04
4°24'50"
6.79
359°41'20"
38.38
175°30'50"
6.80m
0.93
13.60
13.97
6.47
265°30'50"
21.37
DOOLEY
STREET
ENLARGEMENT

LEVELS ARE IN METRES TO THE AUSTRALIAN HEIGHT DATUM
CONTOUR INTERVAL 0.25m

ENLARGEMENT
SCALE 1:250
0 5 10

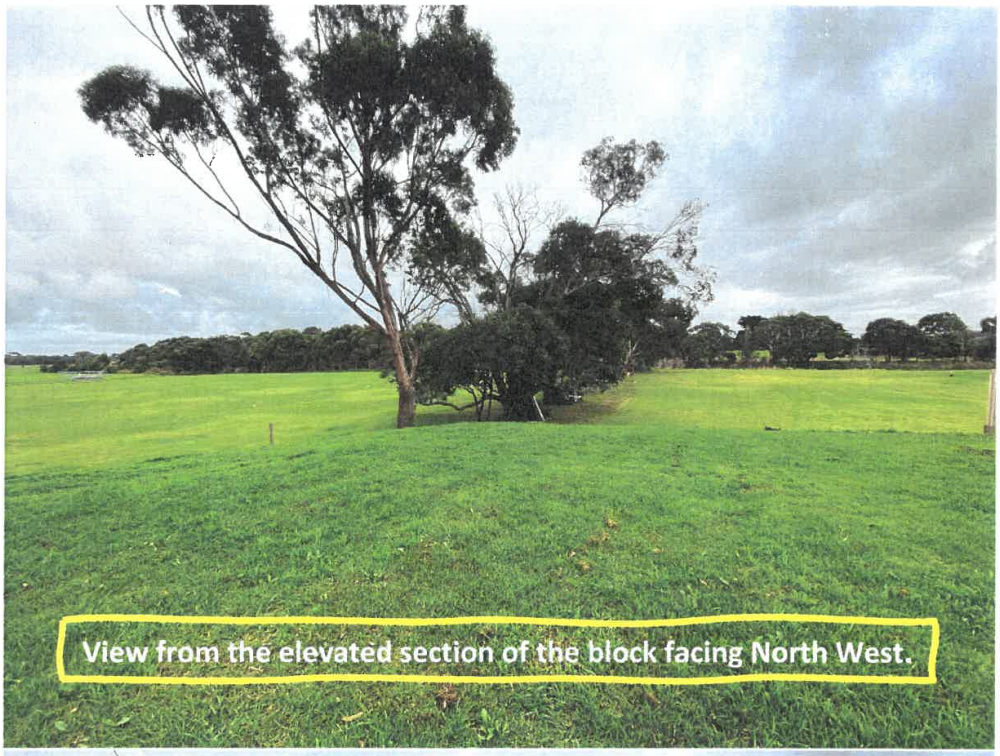
282°50'
C 2.18
A 2.18
R55
93°39'20"
18.92
134°31'
7.16
6.10
6.44
262°33'
134°31'
6.22

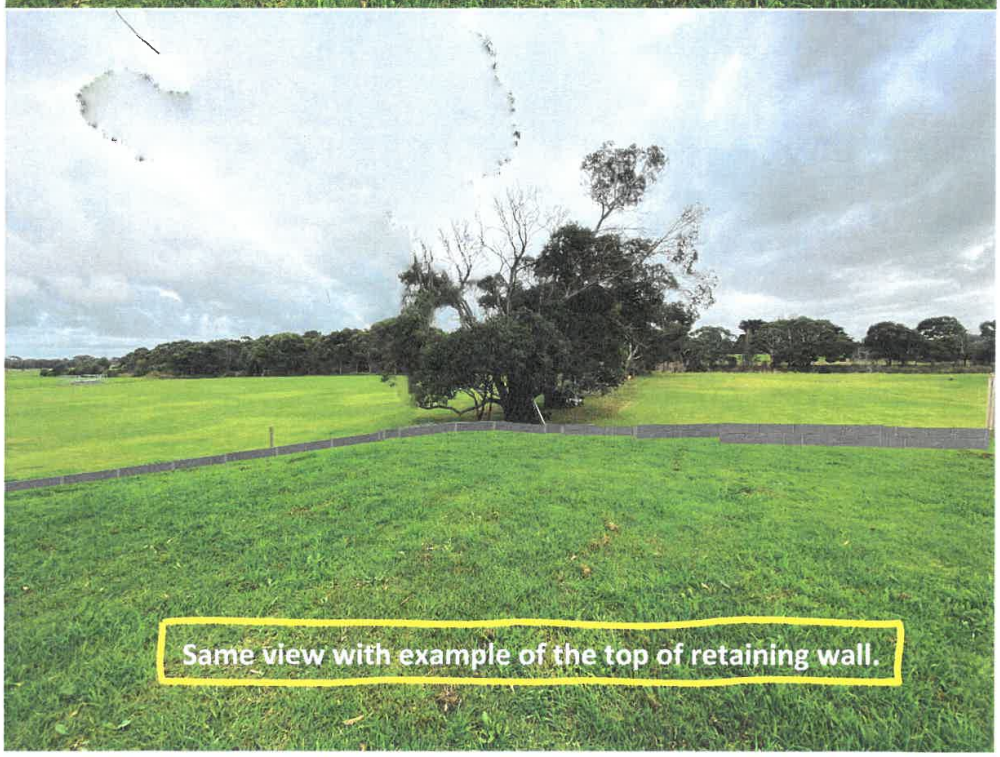
FORSTER LAND SURVEYING PTY. LTD.
ABN 74 553 624 822
29 Greengable Court
CROYDON HILLS 3136
TEL. 0448 043 853
forsterlandsurvey@bigpond.com

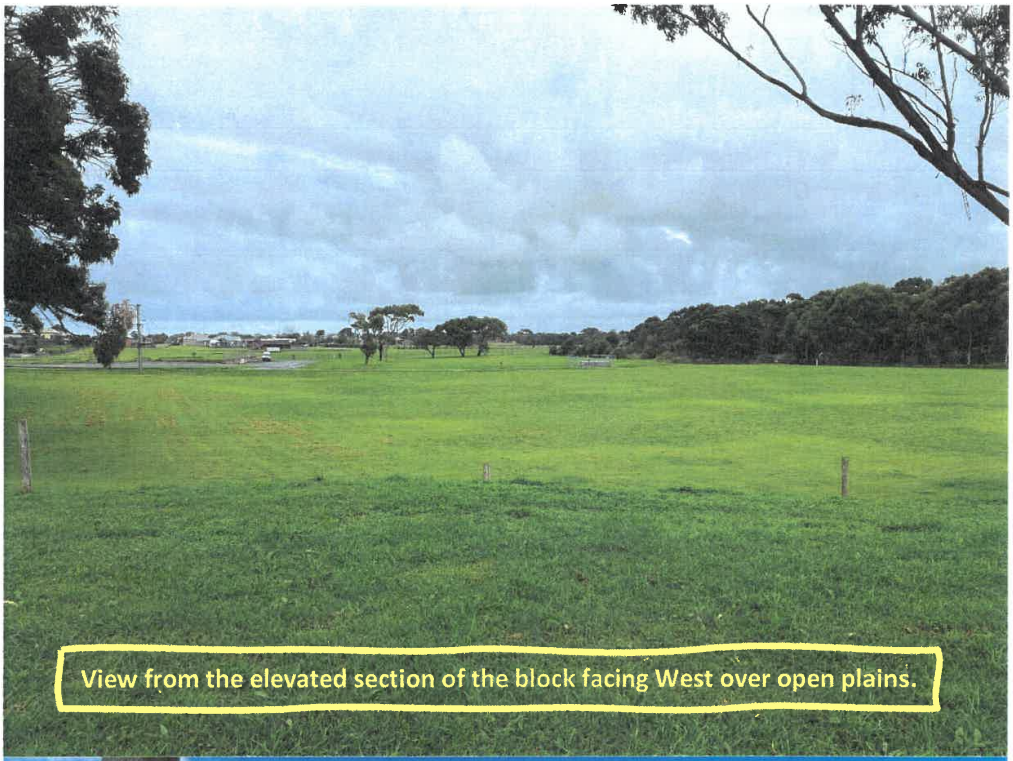
SCALE 1:500	4 0 4 8 12 16 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	Ref. 1388-3 Ver. 2	SHEET 2

Licensed Surveyor:
GEOFFREY IAN FORSTER / Version No 2

Attachment 3 - Example of Proposal.pdf

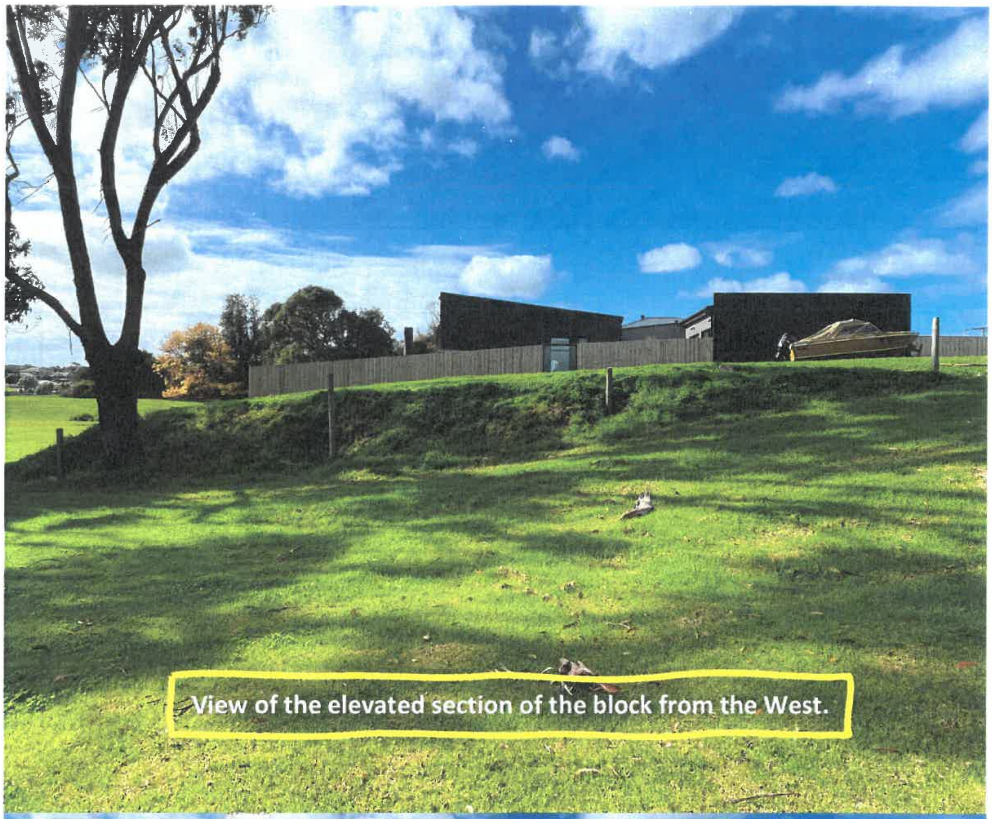




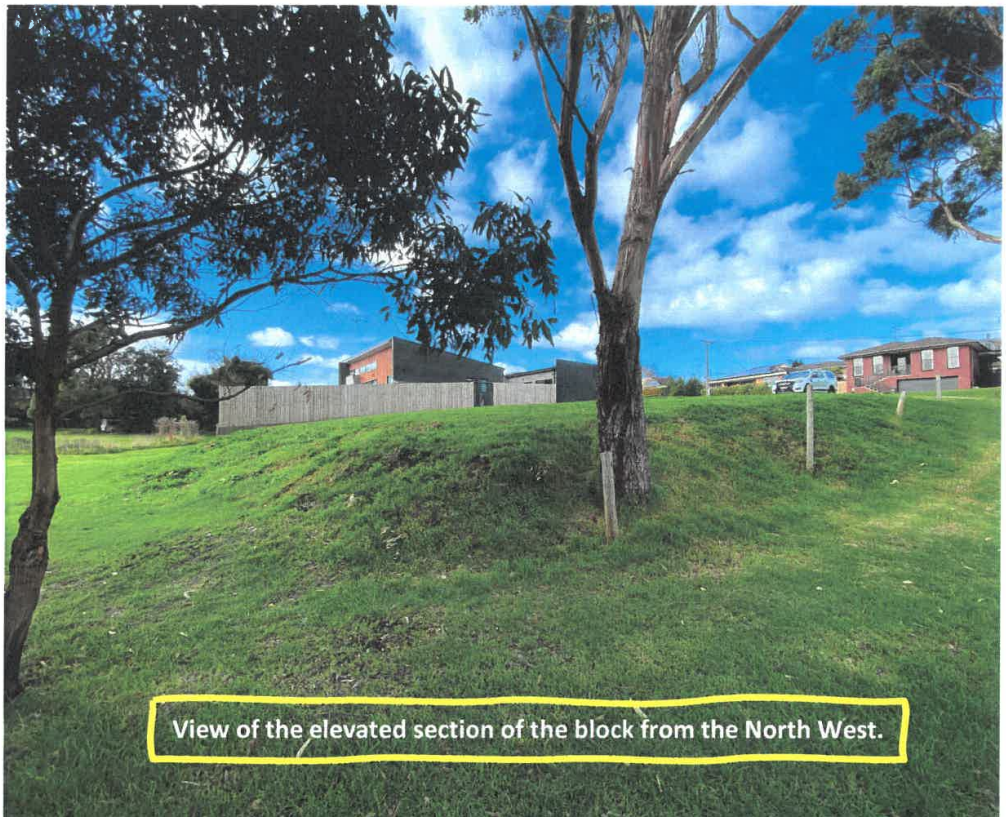


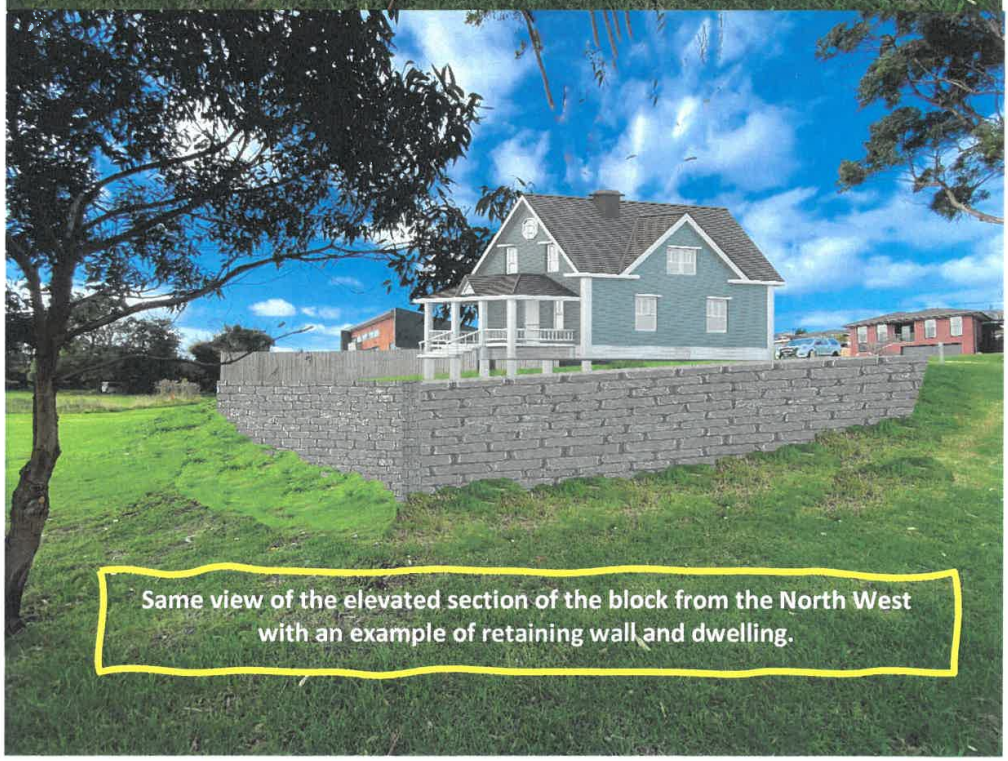


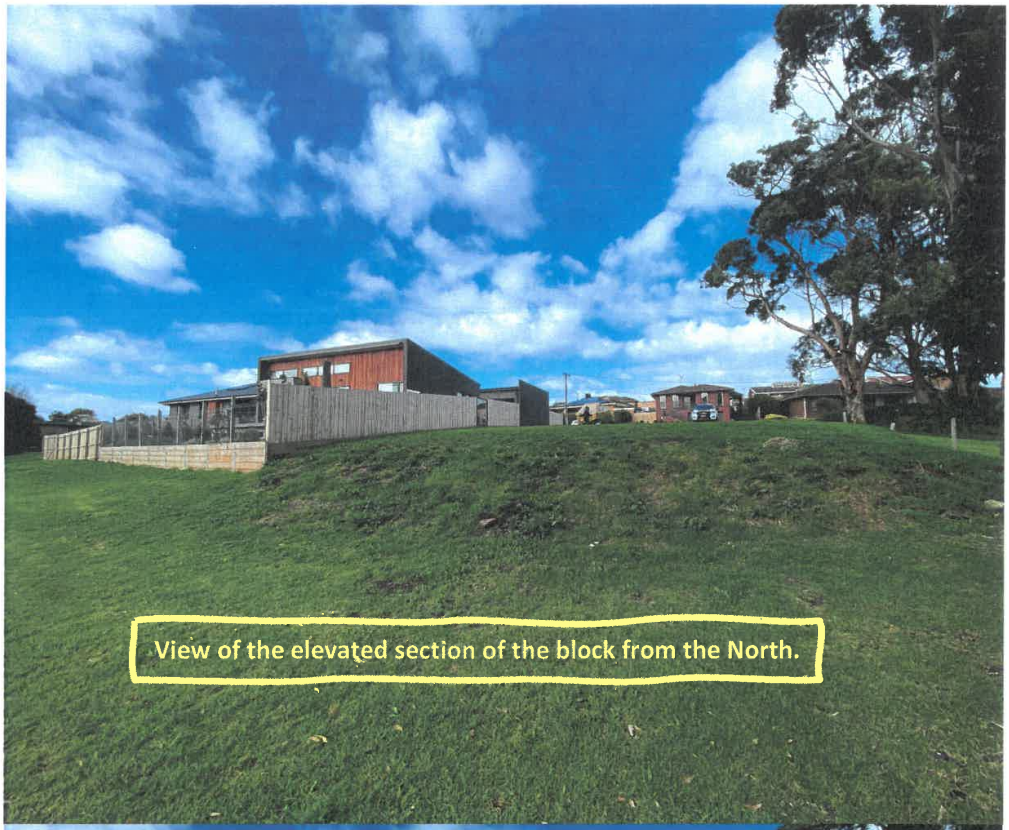
Picture to give visual indication of current height of land elevation.


View of the elevated section of the block from the West.

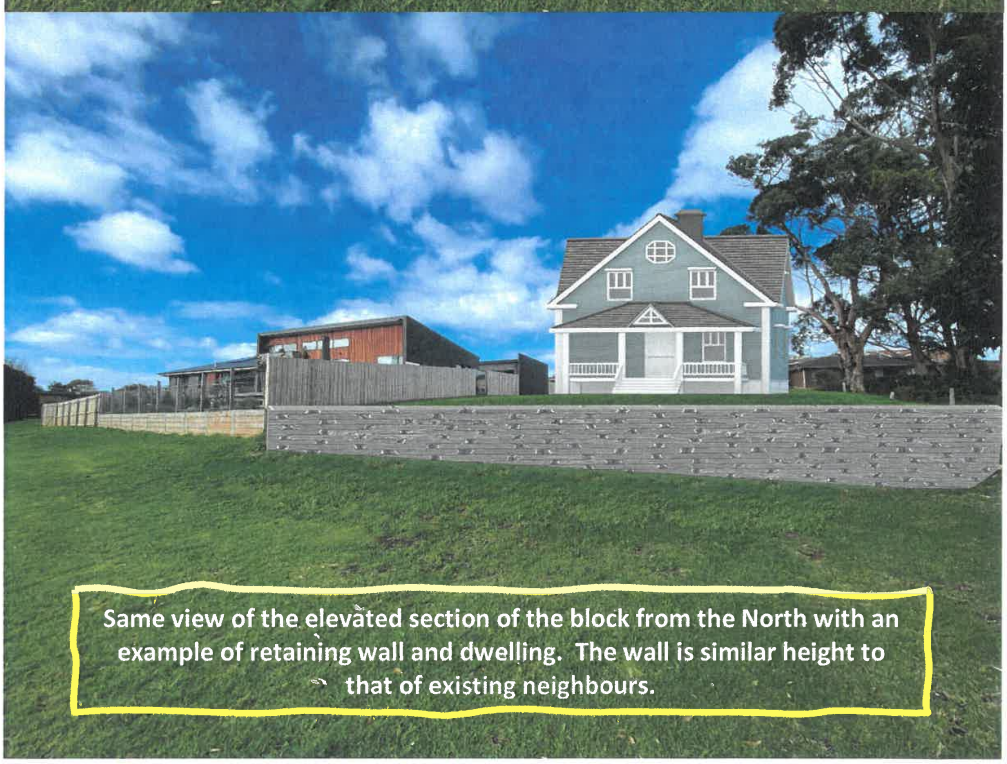

Same view of the elevated section of the block from the West with an example of retaining wall and dwelling.


View of the elevated section of the block from the North West.


Same view of the elevated section of the block from the North West
with an example of retaining wall and dwelling.



View of the elevated section of the block from the North.



Same view of the elevated section of the block from the North with an example of retaining wall and dwelling. The wall is similar height to that of existing neighbours.

Attachment 4 - GHCMA Correspondence.pdf

[redacted]
Subject: [redacted]
Date: 16 June 2021 at 10:14 pm
To: Planning planning@ghcma.vic.gov.au

Hi Tatjana,

Thank you for your response. I'm glad the attachments made it a little easier to try and express what we are looking at achieving. Part of the difficulty in this is when we talk to draftspersons/architects we really don't know the areas we can give them to work within. We would ideally like to use as much of the elevated part of the block on the West and Northern sides, this is also the area I am trying to understand what we can do.

We are not sure if it would still be possible to have the sloping land but build part of the house or a balcony in that section that was well above the 100-year flood level via pier and beam foundation? Is this what's meant by an amendment to the planning scheme?

The retaining wall in the last response was just an example, we are trying to understand what is possible. There are many examples in Warrnambool where land meeting flood areas is tiered, terraced or sloped (as mentioned by you) which we would be happy to look at, we just need to have an understanding of this from a site perspective so I can grasp where we will need to sure up the land that is there.

We have been lucky enough to escape a Warrnambool winter and are completing a 4+ month 1/2 lap of Australia. I was planning on getting an aerial picture with my drone before we left, however given border issues with C19 etc we departed quicker than expected (hence my delayed response). I will attempt to put together a hand drawn picture however it's a little trickier whilst on the road.

Would it possible to meet someone onsite in October when we return so we can fully understand what options we can look at considering? As we have both mentioned in previous discussions, this section of land is rather unique with its challenges. I feel without me having visual and factual understanding of these onsite issues, any information I try to relay to a designer will just create delays in progress.

Please let me know if there is anything I can attempt to do to assist in this matter given my limited access to the Dooley Street site. Thanks again for your continued assistance in this matter.

Regards,

[redacted]

From: Planning <planning@ghcma.vic.gov.au>
Sent: Thursday, 3 June 2021 3:21 PM
[redacted]

OFFICIAL

[redacted]

Sincere apologies, I had though I sent a response and found it sitting in my drafts.

Thanks so much for the drawings. You have done a great job and I have much better idea of what are you planning to accomplish.

The contour maps do indicate there has been ground level manipulation over time. The reduction of flood hazard as a result of this may provide you will more developable land, however the UFZ does not allow for development and to do so may require an amendment to the planning scheme.

I note that the retaining wall in the floodplain is not something the CMA would support. Our preference would be to see some of the fill removed to provide a gentler slope to make the back portion of the property more accessible.

To understand if the current proposal extends into the UFZ and for us to try and determine the existing hazards at your proposed development location can you please provide an aerial view plan indicating the dwelling location. If the plan is not to scale you can draw in the house footprint and then mark out the distances to the property boundaries.

Thankyou,
Tatjana

[redacted]

[redacted]
Sent: Wednesday, 2 June 2021 11:55 AM
To: Planning <planning@ghcma.vic.gov.au>
Subject: Fw[redacted]

Hi Tatjana,

Was wondering if you had managed to review the email and documents (attached again) sent to you on the 4th of May. I know it was a reasonable size message but I didn't get a bounce back message. I have sent them via the cloud this time.

Regards

[redacted]

From: [redacted]
Sent: Tuesday, 4 May 2021 9:34 PM
To: Planning <planning@ghcma.vic.gov.au>
Subject: Re: [redacted]
Hi Tatjana,

We appreciate your call the other day regarding our case.

I managed to contact Geoff Forster of Forster Land Surveying who did the boundary measurements for our purchase. Geoff completed the initial feature and level survey in the higher area towards Dooley Street in 2011, this I have attached. He also provided me with a Level Plan that was taken for the 'Third' subdivision when Peter Cook's house was subdivided from the lower land (also attached). He informs me it was done in April 2019 and was for the GHCMA flood level.

I have put together a Word document with pictures to indicate what I am trying to express and help progress us through to the next steps/options. Given I'm not a graphic designer and only have basic software I hope the document can represent our possible dream.

Even though we have spoken to a builder and architect, we decided to halt the process until we gained a better understanding of what building envelope we can work within and what pre ground works we may have to undertake. This obviously stops us from currently been able to provide dwelling plans. If we are able to achieve what we desire for the high end of the block, we intend to have the house built up off the ground for extra height also.
As mentioned over the phone, it really is quite a unique situation and we look forward to working together to achieve a fair and reasonable outcome for all.

Regards,

Paul Gardner

From: Planning <planning@ghcma.vic.gov.au>
Sent: Thursday, 29 April 2021 4:19 PM
[redacted]

OFFICIAL

Hi [redacted]
Thanks for getting in touch.
To properly understand existing conditions we will need to know the ground levels on your property referenced to m AHD.
Could you please provide this survey in a pdf plan and also as a digital file (dxf or dwg) along with you design plans.
From there we can discuss what options/next steps there might be.
Regards,

Tatjana
Floodplain and Works Team
Floodplain and Works I **Integrated Catchment Management**
03 5571 2526 I 79 French St, Hamilton Vic I PO Box 502, Hamilton Vic 3300 I www.ghcma.vic.gov.au
Glenelg Hopkins

Please note our reception hours are Monday to Friday, 9:00am to 4:30pm

I respectfully acknowledge the Traditional Owners of Country throughout Victoria and pay respect to their Elders past, present and future.

This email and any files transmitted with it are confidential to the sender and the intended recipient, may be privileged or subject to copyright of the sender or a third party. If you are not the intended recipient please notify the sender via return email or by calling 03 5571 2526.

Please consider the environment before printing this email.

Attachment 5 - Forster Land Surveyin.pdf

[redacted]

FS

Hi [redacted]

I've attached a Level Plan that was taken for the 'Third' subdivision when [redacted] house was subdivided from the lower land.
It was done in April 2019 and was done for the GHCMA flood level.

I did originally do a feature and level survey in the higher area towards Dooley Street, but it is more than 10 years old and I cannot guarantee that the levels would still be the same.

If you are wanting a feature & level survey for a new house design, I would recommend getting a surveyor to do a new feature & level survey of the property to ensure that all levels are current and correct.

Feel free to call me o[redacted]f you have any queries.

[redacted]

[redacted]

Sent: Friday, April 30, 2021 1:37 PM
To: forsterlandsurvey[redacted]
Subject: 32 Dooley Street Warrnambool

Hi Geoffrey,

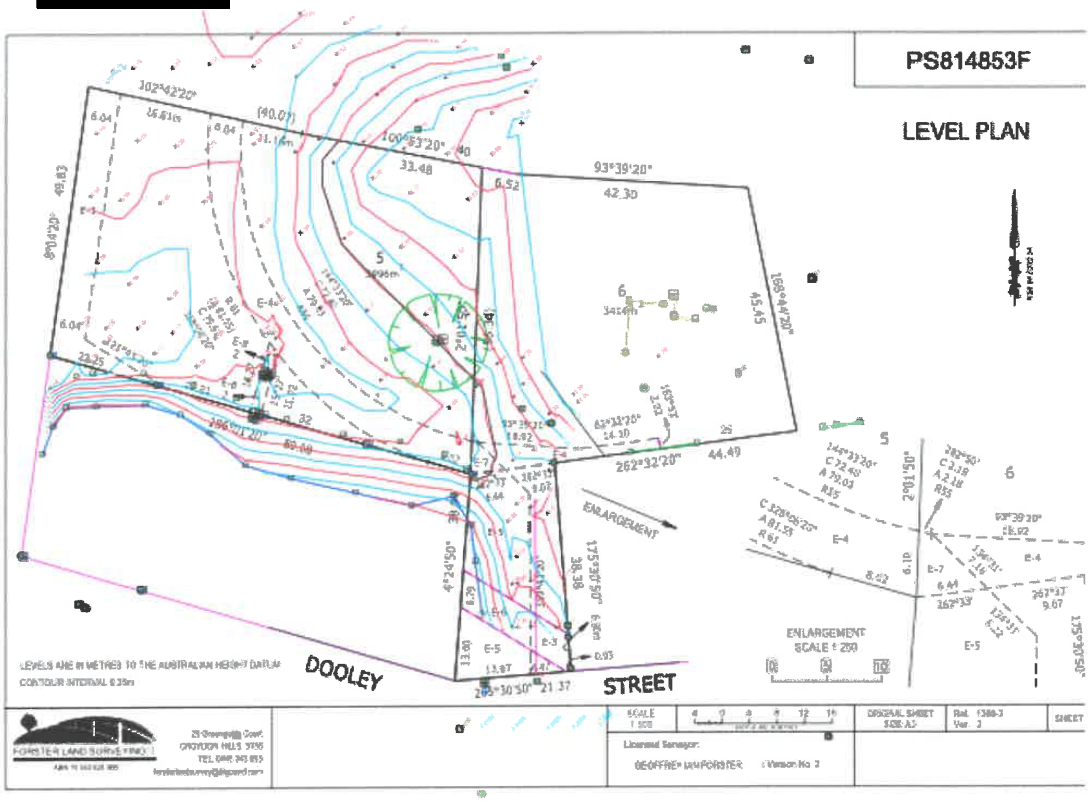
My name is [redacted] and we purchased [redacted] in October last year. I am currently in discussion with GHCMA in regards to retaining part of the raised section of the block to enable a slightly larger building envelope. I have been requested to consider obtaining a current topographical plan of the property to progressing these discussions.

Whilst going through the sale of contract I have noticed you were involved in the initial survey for the proposed subdivision for [redacted] in 2007/2011 and again in the boundary surveying for the sale of the property for Mr. Hetherington to us through Forster Land Surveying.

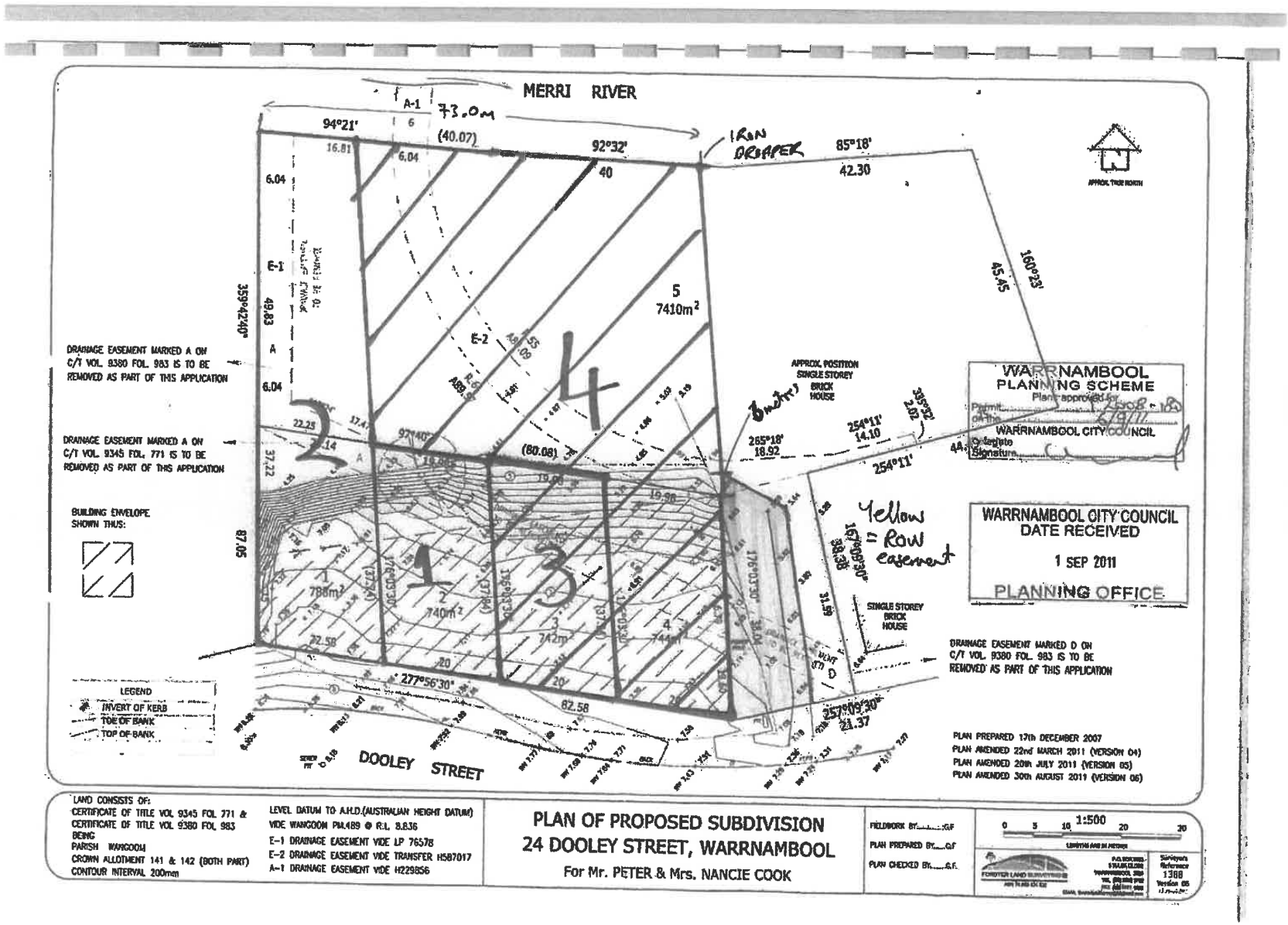
I was wondering if you had a clear copy of the topographic map from 2007/2011? If so, how would I possibly retain a copy of that to compare to what is currently on-site? If not, what would the process of obtaining a new topographic plan of the site? Would you be interested given your history with the site?

I understand you work for REALSERVE and would welcome any local suggestions if you were unavailable.

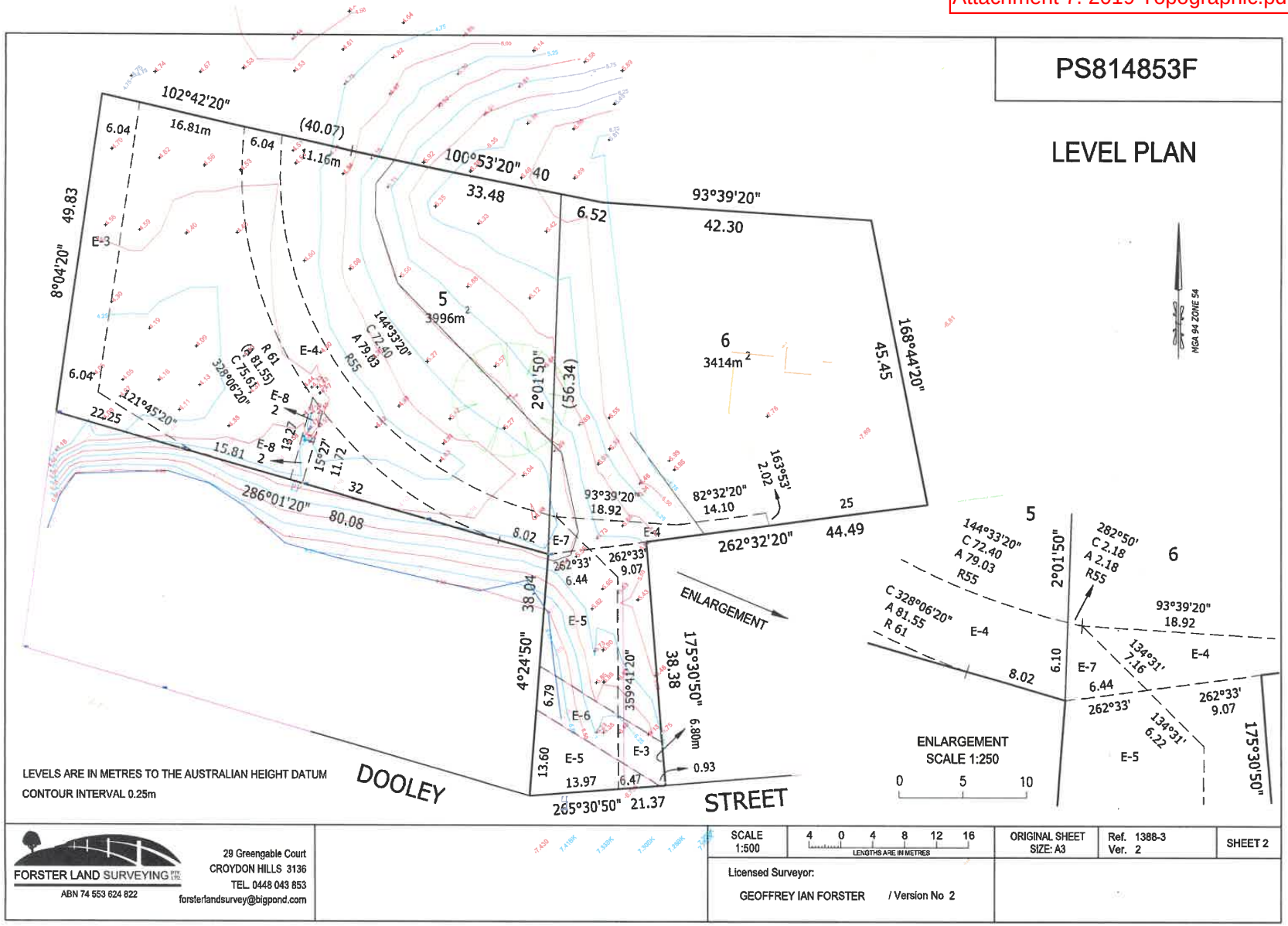
[redacted]


PS814853F
LEVEL PLAN
DOOLEY
STREET
ENLARGEMENT
SCALE 1:250
LEVELS ARE IN METRES TO THE AUSTRALIAN HEIGHT DATUM
CONTOUR INTERVAL 0.25m
FORSTER LAND SURVEYING

Attachment 6 - 2011 Topographic.pdf



Attachment 7. 2019 Topographic.pdf



Attachment 8 - GHCMA Flood data.pdf

[redacted]

[redacted]

[redacted]

Date: 22 April 2021
Document No: 1

Dear Paul,

Application Number (CMA Ref):	**GHCMA-F-2021-00113**
Property Address:	[redacted]
Cadastral:	**Lot 7, PS814854, Parish of Wangoom**
Zone(s):	**Urban Floodway Zone, General Residential Zone - Schedule 1**
Overlay(s):	**N/A**

Thank you for your application which we received on 22 March 2021.

The table below summarises the available flood data for this property.

Flood Information Summary

Item	Best Available Information
20% AEP flood level	N/A
10% AEP flood level	N/A
5% AEP flood level	4.58 m AHD
2% AEP flood level	5.13 m AHD
1% AEP flood level	5.55 m AHD
0.5% AEP flood level	6.09 m AHD
Minimum depth of flooding on site - 1% AEP	0.00 m
Maximum depth of flooding on site - 1% AEP	1.84 m
Property Hazard category - 1% AEP	Low to Extreme

This location is within the floodplain of Merri River.

The CMA's estimate of the 1% AEP flood level for this property is 5.55 metres AHD. This level comes from the North Warrnambool Flood Study (2010). During 1% AEP floods a significant portion of the property would be subject to inundation by the Merri River as indicated by the blue shading on Figure 1.

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Statutory Water Group
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The CMA supported the subdivision to create this lot on the provision that building envelopes were created outside the estimated 1% AEP flood extent. Photos and the description provided in the application when compared to contour data based from 2007 LiDAR (as shown in Figure 3), indicate that levels have been altered and that unclean fill has at some stage been placed on this property without consultation with the CMA. This portion of the property is covered by Urban Floodway Zoning (UFZ) - see Figure 2. It's our understanding that removal or addition of fill in the UFZ would trigger a requirement for a planning permit. UFZ also does not provide for development of a dwelling. The UFZ would need to be formally removed through a deletion amendment before construction of a dwelling within this area could be considered.

The CMA is unlikely to support application of fill in the floodplain that is not consistent with the Cut and Fill Guidelines - attached.

Contact [redacted] on [redacted] should you have any queries. Please quote **GHCMA-F-2021-00113** to assist the CMA in handling your enquiry.

Yours sincerely,

Peter Robertson
Manager Statutory Planning (Floodplain & Works)

Figure 1: 1% AEP flood depths - 2007 North Warrnambool Flood Study

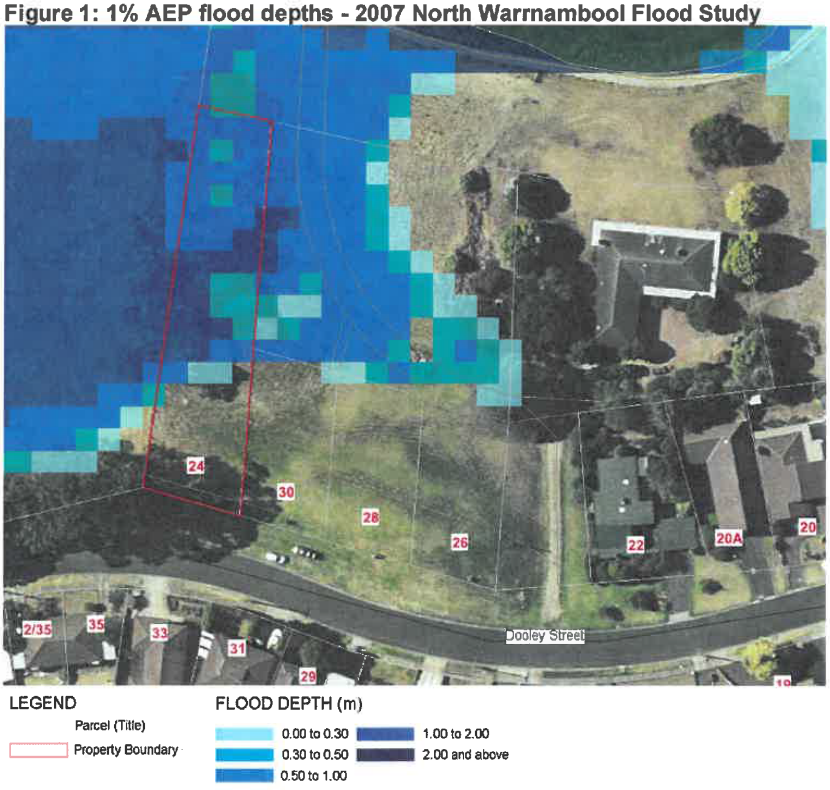

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Figure 2: Planning controls - Floodway Overlay and Urban Flood Zone

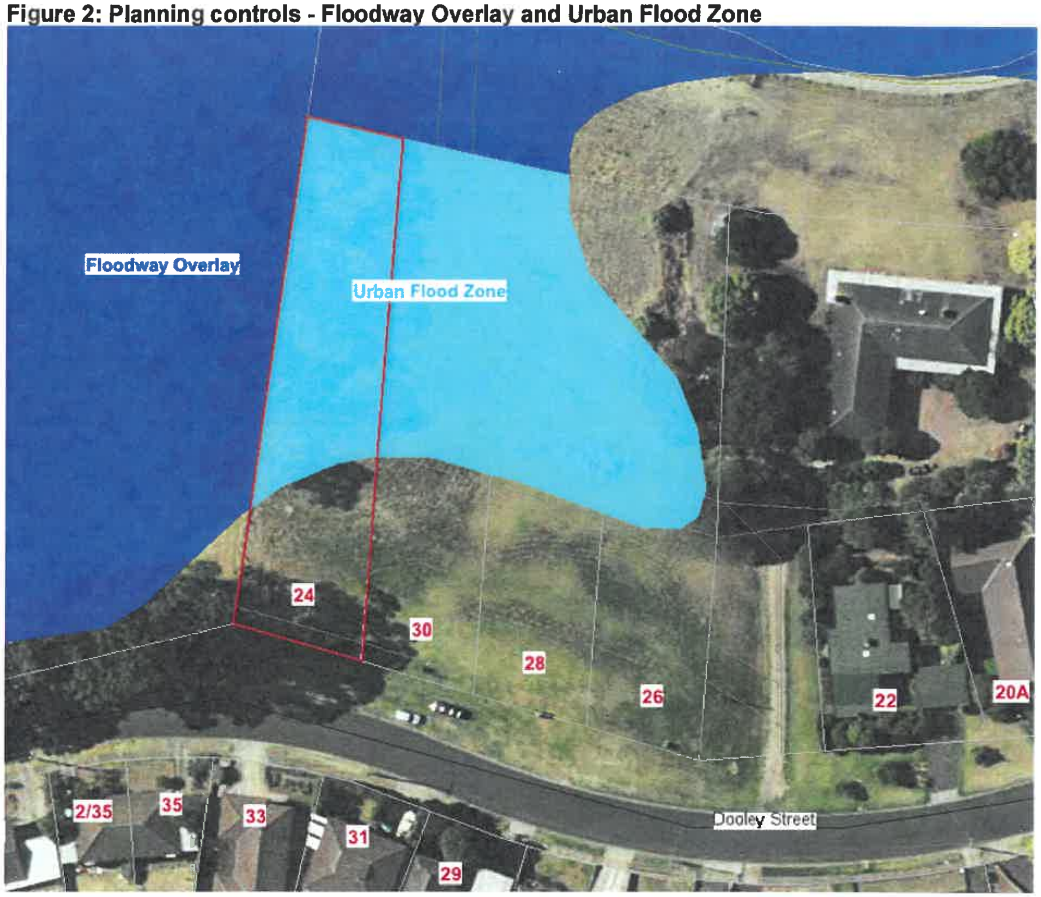

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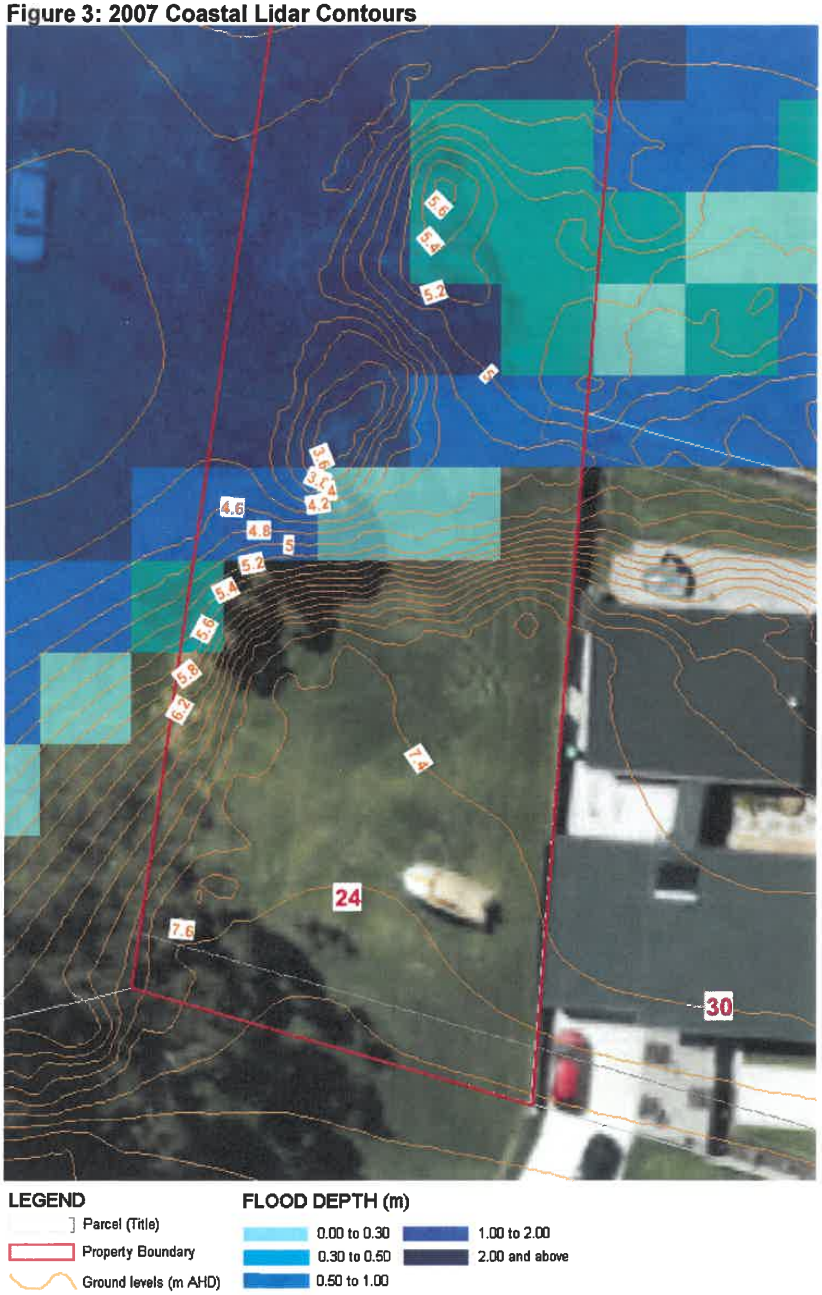
Figure 3: 2007 Coastal Lidar Contours



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Definitions and Disclaimers

1. The area referred to in this letter as the 'property' is the land parcel(s) that, according to the CMA's assessment, most closely represent(s) the location identified by the applicant. The identification of the 'property' on the CMA's GIS has been done in good faith and in accordance with the information given to the CMA by the applicant(s) and/or relevant local government authority.

2. While every endeavour has been made by the CMA to identify the proposed development location on its GIS using VicMap Parcel and Address data, the CMA accepts no responsibility for or makes no warranty with regard to the accuracy or naming of this proposed development location according to its official land title description.

3. No warranty is made as to the accuracy or liability of any studies, estimates, calculations, opinions, conclusions, recommendations (which may change without notice) or other information contained in this letter and, to the maximum extent permitted by law, the CMA disclaims all liability and responsibility for any direct or indirect loss or damage which may be suffered by any recipient or other person through relying on anything contained in or omitted from this letter.

4. This letter has been prepared for the sole use by the party to whom it is addressed and no responsibility is accepted by the CMA with regard to any third party use of the whole or of any part of its contents. Neither the whole nor any part of this letter or any reference thereto may be included in any document, circular or statement without the CMA's written approval of the form and context in which it would appear.

5. The flood information provided represents the best estimates based on currently available information. This information is subject to change as new information becomes available and as further studies are carried out.

6. **1%AEP Flood** – A flood of this magnitude has a 1% chance of occurring in any given year. However a flood of this magnitude (or greater) may occur more frequently than once in any year. The 1% AEP flood extent is the minimum standard for land use and development planning decisions in Victoria (the planned for flood level). There is always a possibility that floods larger in height and extent than the 1% AEP flood may occur in the future. The 1% AEP flood is not the probable maximum flood (PMF).

7. **AEP** as Annual Exceedance Probability – is expressed as a percentage (%) risk.

8. **PMF** as Probable Maximum Flood – is the largest conceivable flood for a location

9. **AHD** as Australian Height Datum – is the adopted national height datum that generally relates to height above mean sea level. Elevation is in metres.

10. **Freeboard** is a height allowance above a flood level. In the context of planning for development of flood-prone land, freeboard is applied to ensure floors are finished at a level above the estimated flood level. This lowers the risk of over-floor flooding due to floods bigger than the 1%AEP event and due to uncertainties in estimation of the planned for flood level. Uncertainties include factors such as the effect of waves caused by wind or the effect of vehicles moving through a flooded area, or the impact of rising mean sea level.

11. **Nominal Flood Protection Level (NFPL)** is the 1%AEP flood level plus a freeboard (height) allowance to provide increased protection against flooding. It is generally the minimum floor level for habitable spaces and the level below which no electrical outlets or sewer openings are permitted.

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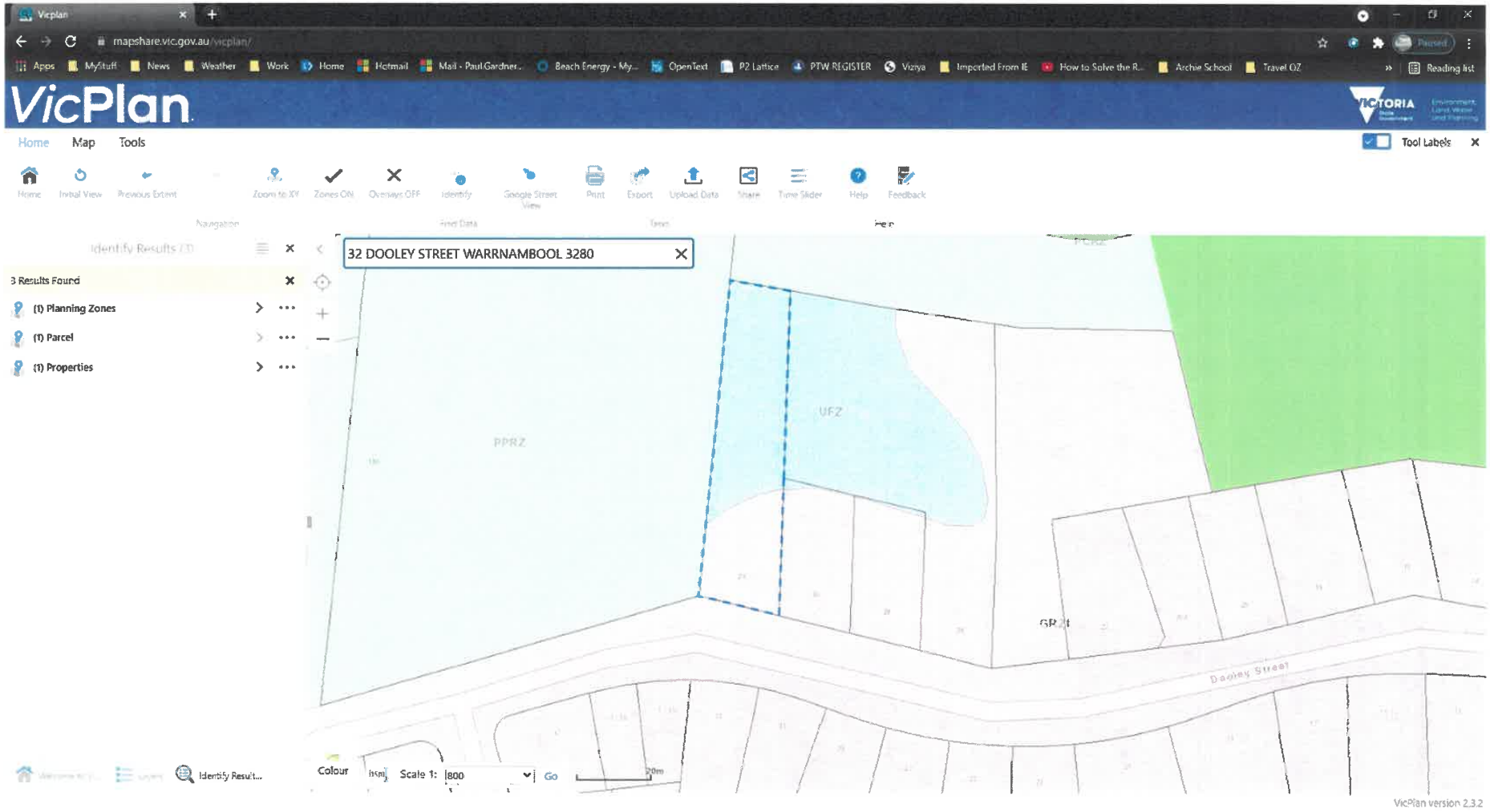
Attachment 9 - VicPlan address incorrect.pdf



Submission 15

Warrnambool Planning Scheme

[redacted]

Dear Sir/Madam

[redacted]

Would like to make an submission that the land at the rear of [redacted] which has been filled and applied for residential zoning, is joining the back boundary of our property at [redacted].
This property has been filled the full width of our property. The planning permit showed that it was only to be half way along fence.

The owner [redacted] agree to remove the fill, this has not been done, since being filled the land has been surveyed again, these new levels would be incorrect. As the fill has not being removed.

We wish to oppose the amendment and residential zoning, until the filling is removed to the to the middle of our back boundary, as per the original plan and permit.

[redacted]

[redacted]


EXTENT

[redacted]

Wednesday 11th December 2019

[redacted]

Dear [redacted]

I refer to our meeting yesterday in relation to the filling placed along the boundary between your property and our property line.

The agreement is to remove the topsoil along the last two panels of fence in the northwest corner down to its natural level of the ground.

The extent of works is as noted on the attach plans and attached photo and will be completed prior to the planting of the trees as shown on the Landscape Plan by NR Links, which is proposed in May/June planting period this year.

Please call me on [redacted] if there is any misunderstanding with the proposed arrangement.

[redacted]

[redacted]

Submission 16

From: "[redacted]
Sent: Wed, 10 Nov 2021 20:34:18 +1100
To: "Julie Glass" <jglass@warrnambool.vic.gov.au>
Subject: Re: Corrected flood amendment mapping - Amendment C205warr
Attachments: Bromfield - GNSS Points.zip, IMG_0725.jpg, FloodLevelSpotHeightsDiagramJan2015 (1).pdf, Trimble_GeoExplorer_6000_Series_Datasheet.pdf

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Julie

Re : Warrnambool Planning Scheme Amendment C205warr - North Warrnambool Flood Controls

Please see following submission in relation to the above proposed amendment.

Firstly, I appreciate the opportunity to provide a submission, and have read the supporting explanatory report. I understand that the amendment is necessary and the revised flood information from the Russell Creek Flood Mitigation – As Constructed Flood Modelling (2017) study now represents the most relevant flood information for the Russell Creek floodplain. I have read that report also.

My submission is specifically in relation to the overlay as it applies to [redacted]. Our property includes both residential and flood zoned areas, and I wish to ensure that these overlays are as accurate as possible.

Figure 5.3 in the 2017 report provides a comparison of the original and new flood mapping and shows reductions in flood depth and extent within the Russell Creek area including our property at [redacted]. As such, this would appear to indicate that the amendment should show some reduction in the area of UFZ, however the mapping provided for our property does not appear to show any change. Further, the climate change projections do not seem to indicate any increased risk to our property under future scenarios (refer figure 7.1).

The boundaries between residential and urban flood zones zones considered back in 2015 had data collection shortcomings, and as a result I submitted detailed spot height data to help inform the process at that time. I believe the data remains relevant to the current amendment and have attached a copy so that it can be used to inform the current amendment process.

To clarify, the attached information includes :
- Spot height data points for 120 Bromfield St, in Mapinfo format.
- A copy of a fact sheet on the gear used to capture these points (note it was the GeoXT unit that was used, with data post processed to provide centimetre accuracy).
- A copy of our site plan displaying the spot heights with my sketched line approximating 5.25m AHD (which was the proposed 1:100 year flood height at that time). This plan also displays lidar

data provided by wannon water, with contours and interpreted line of 5.25m AHD based on historic site conditions.
- A recent photo of our front yard from the 2020 flood event, including the significant flooding beyond our boundary.

I understand that the proposed 1:100 year flood height relevant to our property may no longer be 5.25m AHD, but was unable to determine what the current level is from the background report. Any reduction from 5.25m would further reduce the area subject to inundation shown on the attached site plan.

My request is that the attached data be reviewed to further inform accurate zoning boundaries for our property. We are on the very northern edge of the flood plain, where minor variations in topography can have a large impact on the extent of flooding. This was particularly evident during the flood event of October 2020 as you can see on the attached photo.

I would be very pleased to arrange further ground survey work if this would assist you. I also have additional photos available of events in 2016 and 2020 if you require them.

I trust this information assists in finalising the proposed amendment, and thanks again for the opportunity to have input. I look forward to hearing about the outcomes of your public consultation stage, and the final amendment in due course.

Regards

[redacted]

On Thu, 14 Oct 2021 at 11:[redacted] wrote:

> Thanks so much Julie
>
> I hope our previous conversation didn't put a cat among the pigeons too much.
>
> I appreciate the updated mapping for our property, and the extended timeline for submissions.
>
> I'll reply with a submission in the coming weeks.
>
> Ian
>
> On Thu, 14 Oct 2021 at 11:33, Julie Glass <jglass@warrnambool.vic.gov.au> wrote:
>
> > Good morning[redacted]
> >
> > I tried to give you a call this morning, and left a message.

I refer to Council's letter of 8 October where Council re-exhibited corrected mapping for some properties adjoining Russells Creek between Bromfield Street and Daltons Road (copy of letter attached).

Unfortunately an error was made in the corrected mapping for [redacted]. Council has had this rectified, and the correct mapping for your property is attached.

I apologise for any confusion or inconvenience this may have caused.

Please do not hesitate to contact me if you have any concerns or queries.

Kind regards

Julie

Julie Glass | Coordinator | City Strategy
Warrnambool City Council | 25 Liebig Street Warrnambool 3280 | P.O Box 198 Warrnambool 3280
T: +61 355594836 | M: +61 408208342 |F: +61 355594900 | E: jglass@warrnambool.vic.gov.au
We value accountability, collaboration, respectfulness, progressiveness and wellbeing.
Council acknowledges the Traditional Owners and Custodians of the lands on which we live and work and pays respects to Elders past, present and emerging.

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[redacted]

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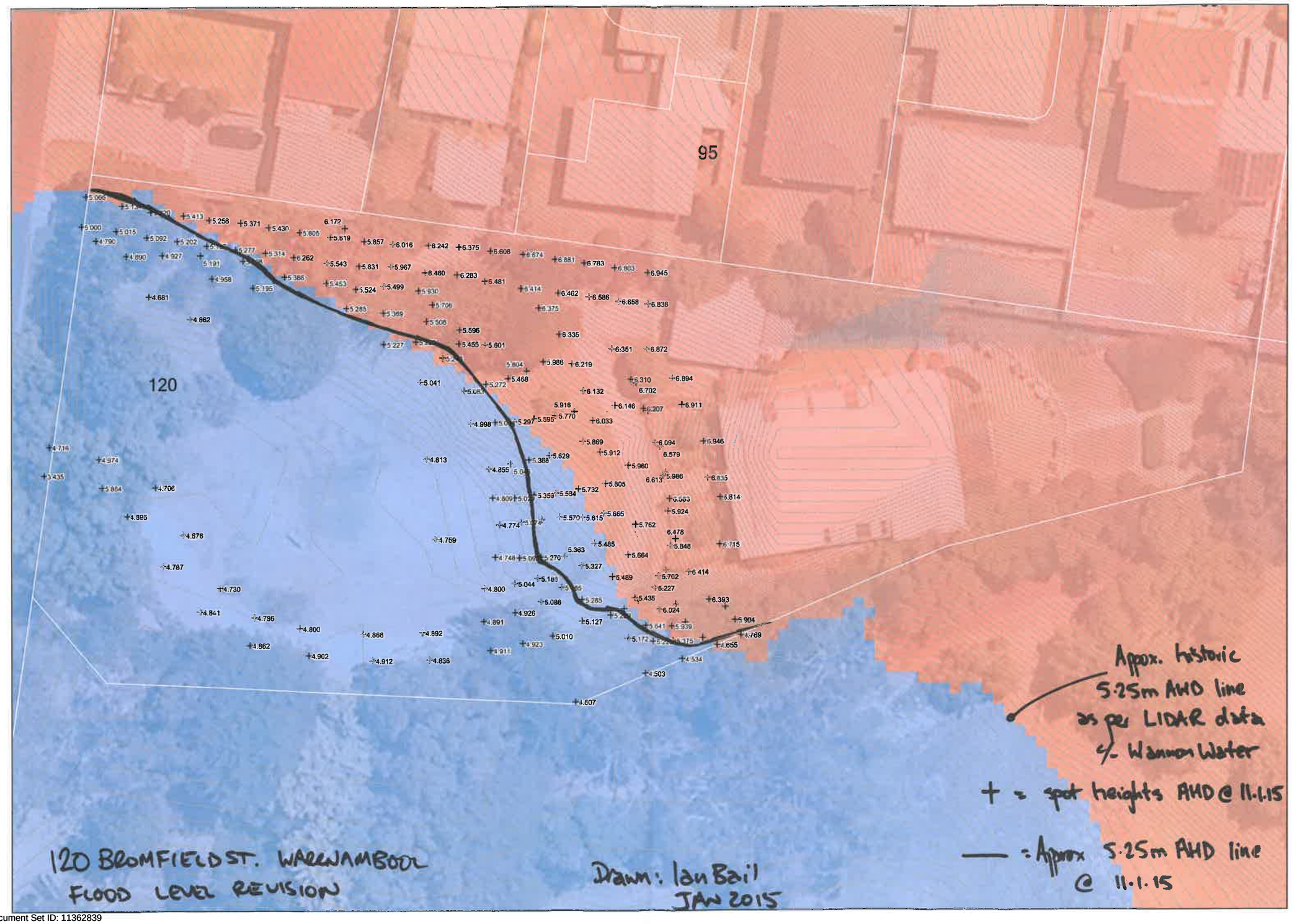
[redacted]




95
120
Approx. historic 5.25m AHD line as per LIDAR data c/- Warrnambool Water
+ = spot heights AHD @ 11.1.15
—— = Approx 5.25m AHD line @ 11.1.15
120 BROMFIELD ST. WARRNAMBOOL
FLOOD LEVEL REVISION
Drawn: Ian Bail
JAN 2015

DATASHEET



TRIMBLE GEOEXPLORER 6000 SERIES

KEY FEATURES

Trimble Floodlight satellite shadow reduction technology
More positions and increased accuracy in tough environments

Sunlight readable display
For unmatched clarity in bright sunlight

3.5G cellular capability
High-speed Internet connectivity in the field

5 megapixel autofocus camera
Capture high quality photographs and link directly to features

Field-swappable battery
All day operation and the convenience of swap-and-go battery replacement



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Bringing together the essential functionality for productive GIS data collection in one device, the Trimble® GeoExplorer® 6000 series also delivers positioning accuracy in challenging GNSS situations such as under trees and near buildings with Trimble Floodlight™ technology. Wherever you work, it just works.

Accurate, productive, reliable data collection

Integrating both a GPS/GLONASS receiver and a dual frequency GNSS antenna, the Trimble GeoExplorer 6000 series delivers accuracy you can depend on to record new assets, or reliably navigate back to previously recorded locations.

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Trees and buildings create "satellite shadows", limiting the areas where you can reliably collect high-accuracy GNSS data. Using Trimble Floodlight technology, the GeoExplorer 6000 series continues to deliver productive, usable data under tree canopy or in urban canyons. You can work with fewer disruptions, meaning better data, faster, at less cost.

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TRIMBLE GEOEXPLORER 6000 SERIES

PRODUCT MODELS

	GeoXH	GeoXT
Accuracy	Decimeter/Centimeter	Submeter
Floodlight	Yes	Optional
Cellular modem	Optional	Optional
Camera	5 MP	5 MP

GNSS

Receiver ..... Trimble Maxwell™ 6 GNSS chipset
Channels ..... 220 channels
Systems .....GPS, GLONASS[1], WAAS/EGNOS/MSAS
Update rate ..... 1 Hz
Time to first fix.....45 s (typical)
NMEA-0183 support.....Optional
Trimble Floodlight technology.....Optional
RTCM support RTCM2.x/RTCM3.x
CMR support .....CMR/CMR+/CMRx

GeoXT handhelds

GPS.....L1C/A
GLONASS..... L1C/A, L1P

GeoXH handhelds

GPS.....L1C/A, L2C, L2E
GLONASS.....L1C/A, L1P, L2C/A, L2P

GNSS ACCURACY[2]

GeoXH Centimeter Edition

Real-time Centimeter output
Horizontal (external antenna[3]) ..... 1 cm + 1 ppm
Vertical (external antenna).....1.5 cm + 2 ppm
Horizontal (internal antenna) ..... 2.5 cm + 1.2 ppm
Vertical (internal antenna) ..... 4 cm + 2 ppm

Postprocessed Centimeter output
Horizontal (external antenna[3]) ..... 1 cm + 1 ppm
Vertical (external antenna).....1.5 cm + 1 ppm
Horizontal (internal antenna) ..... 2.5 cm + 1.2 ppm
Vertical (internal antenna) .....4 cm + 1.5 ppm

All GeoXH configurations

Real-time and postprocessed H-Star (Horizontal RMS)
H-Star..... 10 cm + 1 ppm

All GeoXH and GeoXT configurations

Real-time DGNSS (Horizontal RMS)
Code..... 75 cm + 1 ppm
SBAS[4] (WAAS/EGNOS/MSAS) .....typically < 1 m

Postprocessed DGNSS (Horizontal RMS)
Code..... 50 cm + 1 ppm
Carrier (after 45 minutes) ..... 1 cm + 2 ppm

ENVIRONMENTAL (MIL-STD-810G)

Drop shock ..... 1.2 m (4 ft) to plywood over concrete
Functional shock ..... Method 516.6 Procedure I
Vibration..... Method 514.6 Procedure I
Relative humidity ..... 95% non-condensing
Maximum operating altitude. .....3,658 m (12,000 ft)
Maximum storage altitude.....5,000 m (16,400 ft)

TEMPERATURE

Operation .....–20 °C to +60 °C (–4 °F to +140 °F)
Storage .....–30 °C to +70 °C (–22 °F to +158 °F)

INGRESS PROTECTION

Water/Dust IP65

SIZE AND WEIGHT

Height .....234 mm (9.2 in)
Width.....99 mm (3.9 in)
Depth.....56 mm (2.2 in)
Weight (inc. battery).....925 g (2.0 lb)

BATTERY

Type .....Rechargeable, removable Li-Ion
Capacity..... 11.1 V 2.5 AH
Charge time ..... 4 hours (typical)

BATTERY RUN TIME[5]

	GeoXH	GeoXT
GNSS	9 hours	11 hours
GNSS & Wi-Fi	8 hours	9.5 hours
GNSS & cellular	6.5 hours	7 hours
Standby time (typical)	50 days	50 days

CONNECTORS & INPUTS

- Internal microphone and speaker
- Mini USB connector
- DE-9 serial via optional USB to serial converter
- External power connector
- SIM socket
- SDHC card socket

CAMERA

Still mode ..... Autofocus 5 MP
Still image format.....JPG
Video mode ..... Up to VGA resolution
Video file format.....WMV with audio

CELLULAR[6] & WIRELESS[7]

UMTS/HSDPA.....850/900/2100 MHz
GPRS/EDGE.....850/900/1800/1900 MHz
Wi-Fi..... 802.11 b/g
Bluetooth .....Version 2.1 + EDR

DISPLAY

Type ..... Transflective LED-backlit LCD
Size..... 4.2" (diagonal)
Resolution..... 480x640
Luminance 280 cd/m2

HARDWARE

Processor .....TI OMAP 3503
RAM.....256 MB
Flash.....2 GB
External storage..... SD/SDHC up to 32 GB

LANGUAGES

- English, Spanish, French, German, Italian, Portuguese (Brazilian), Chinese (Simplified), Korean, Japanese, Russian

IN THE BOX

GeoExplorer 6000 series handheld, rechargeable battery pack, pouch and strap, USB data cable, AC power adaptor, screen protector kit, spare stylus & tether, documentation

OPTIONAL ACCESSORIES

- Trimble Zephyr™ Model 2 external GNSS antenna
- Trimble Tornado™ external GNSS antenna
- Trimble Tempest™ external GNSS antenna
- Vehicle power supply
- 1.5 m & 5 m external antenna cable
- Range pole kit for external antenna
- Backpack kit for external antenna
- Vehicle mount
- Hard carry case
- Null modem cable
- USB to serial converter cable

SOFTWARE COMPATIBILITY

- Trimble TerraSync software
- Trimble GPScorrect™ extension for Esri ArcPad software
- Trimble GPS Controller software
- Trimble GNSS Connector software
- Trimble GPS Pathfinder® Office software
- Trimble GPS Analyst™ extension for Esri ArcGIS for Desktop software
- Trimble TrimPix™ Pro system
- Trimble GPS Pathfinder Field Toolkit application
- Trimble Positions™ toolkit applications
- Third party NMEA-based applications

1 GLONASS is enabled on GeoXT and GeoXH handhelds with Floodlight technology enabled.
2 Accuracy and reliability may be subject to anomalies due to multipath, obstructions, satellite geometry, and atmospheric conditions. Always follow recommended GNSS data collection practices. Specified Centimeter accuracy can normally be achieved for baselines of 30 km or less. Specified H-Star accuracy can normally be achieved for baseline lengths of 100 km or less. Centimeter and H-Star accuracy is typically achieved within 2 minutes. Carrier postprocessed accuracy is limited to data collected within 10 km of the base station used for corrections.
3 Stated accuracy is for the Zephyr Model 2 antenna.
4 SBAS (Satellite Based Augmentation System). Includes WAAS; available in North America only, EGNOS; available in Europe only and MSAS; available in Japan only.
5 Actual run time will vary with conditions and environment of use.
6 Not available on all configurations. The GeoXH and GeoXT 3.5G edition handhelds are PTCRB certified and can operate on supported networks that do not require carrier certification. Consult with your local reseller for more information.
7 Bluetooth and Wi-Fi type approvals are country specific. GeoExplorer 6000 series handhelds have Bluetooth and Wi-Fi approval in the U.S. and in most European countries. For further information please consult your local reseller.

Specifications subject to change without notice.

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Document Set ID: 11362839
Version: 2, Version Date: 29/11/2021

Submission 17

To Julie Glass

Re Amendment C205warr

planning@warrnambool.vic.gov.au

The proposal to make AmendmentC205 Warr regarding implementing a flood overlay in this area Russel's Creek is completely unacceptable.

1. A flood overlay in this area would devalue existing properties in this region.
2. Will cause property insurance to increase & may become hard to insure.
3. In the 5 years we have been here it has never flooded, even with 50mm of rain in 30 minutes.
4. The clearing of fallen trees, shrubs, grass & rubbish in some areas needs to be done in all areas.
5. Some roads crossing the creek have culverts under them that are too small to take the heavy rainfall & continually cause the roads to be flooded.
6. With the amount of heavy machinery available today the whole of the Russel's creek could be cleaned and even enlarged to cater for better water flow

Regards

[redacted]

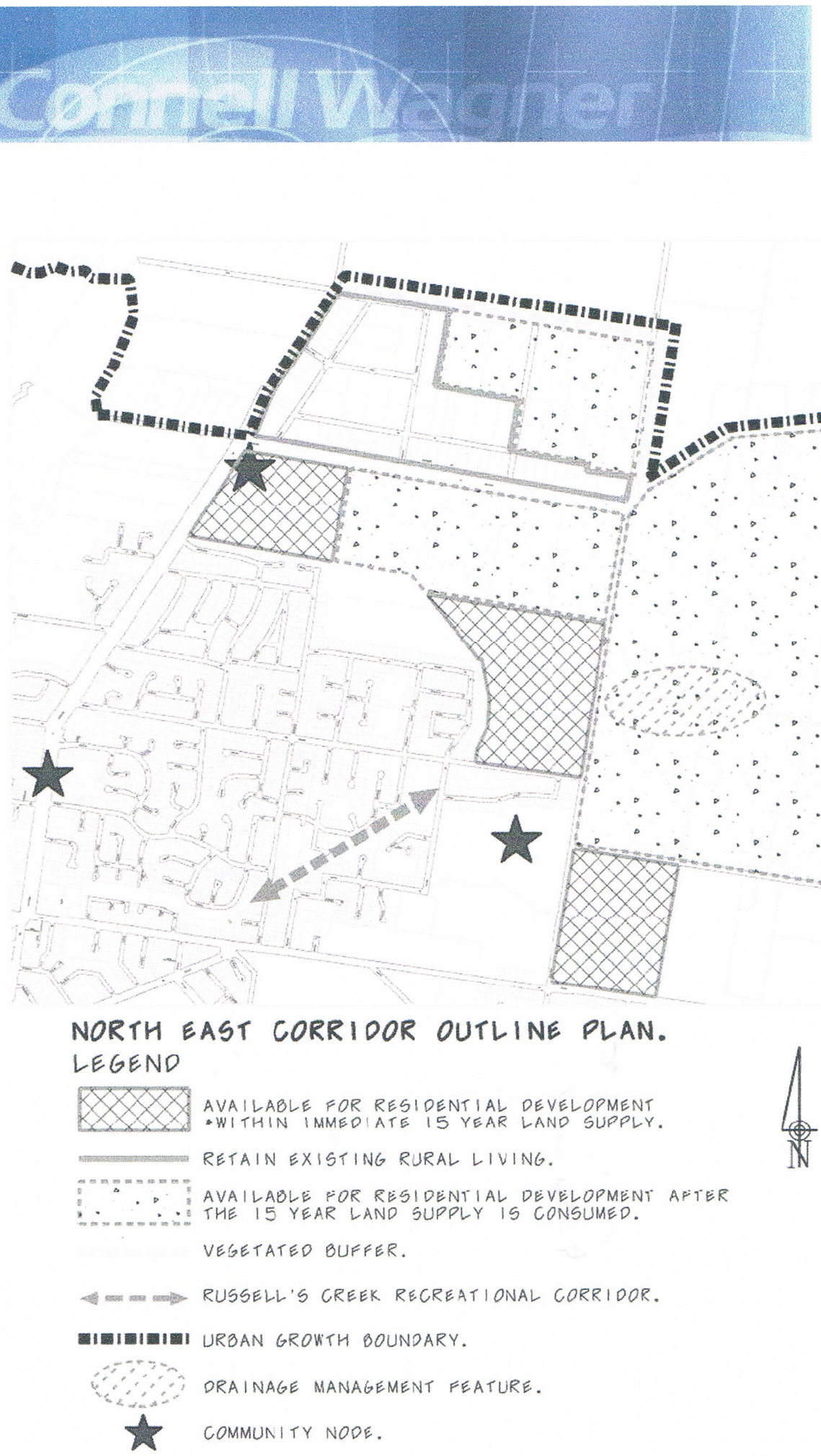

Figure 3.2.1. North East Corridor Outline Plan. Source: Warrnambool City Council, 2006.

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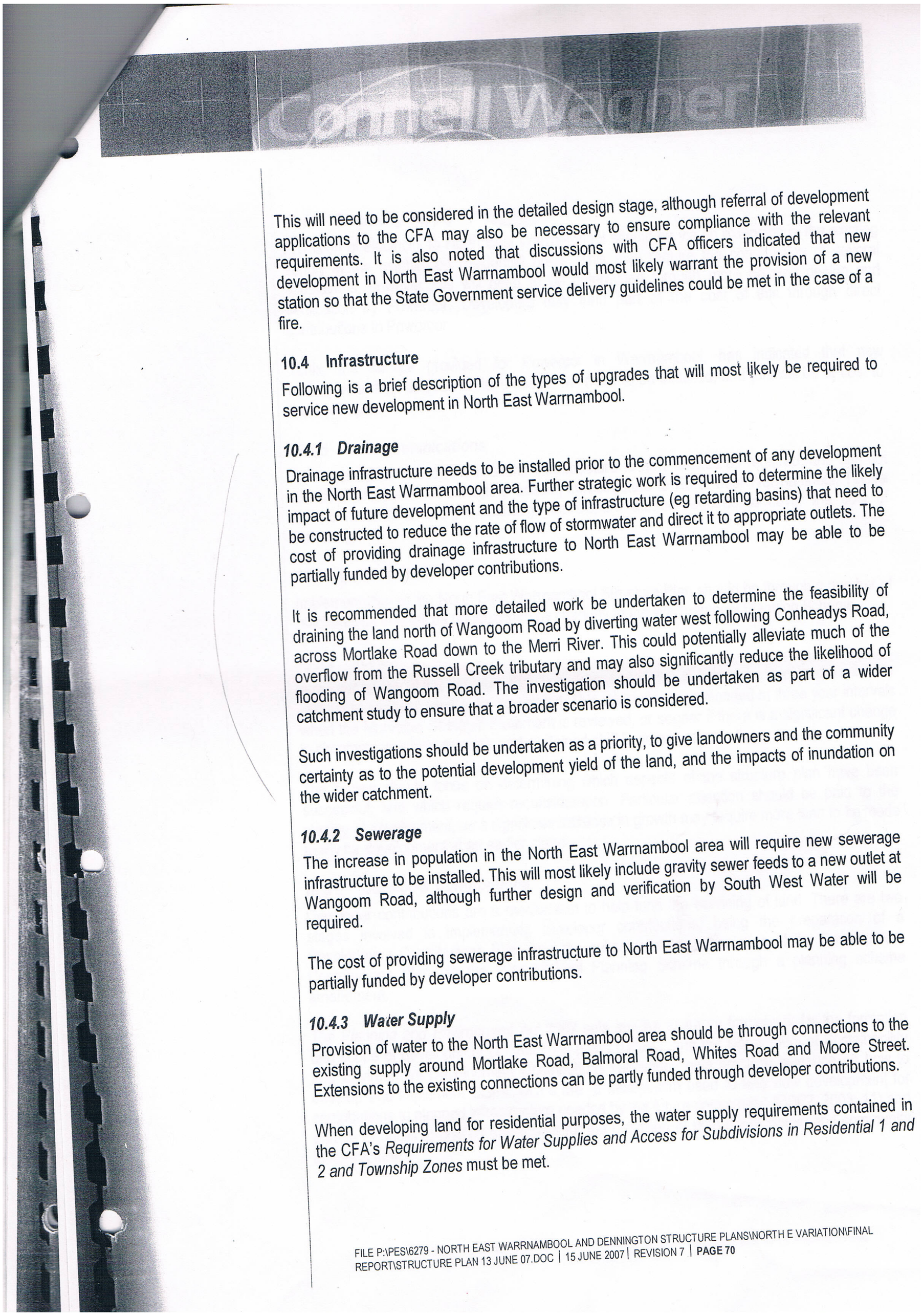

This will need to be considered in the detailed design stage, although referral of development applications to the CFA may also be necessary to ensure compliance with the relevant requirements. It is also noted that discussions with CFA officers indicated that new development in North East Warrnambool would most likely warrant the provision of a new station so that the State Government service delivery guidelines could be met in the case of a fire.

10.4 Infrastructure

Following is a brief description of the types of upgrades that will most likely be required to service new development in North East Warrnambool.

10.4.1 Drainage

Drainage infrastructure needs to be installed prior to the commencement of any development in the North East Warrnambool area. Further strategic work is required to determine the likely impact of future development and the type of infrastructure (eg retarding basins) that need to be constructed to reduce the rate of flow of stormwater and direct it to appropriate outlets. The cost of providing drainage infrastructure to North East Warrnambool may be able to be partially funded by developer contributions.

It is recommended that more detailed work be undertaken to determine the feasibility of draining the land north of Wangoom Road by diverting water west following Conheadys Road, across Mortlake Road down to the Merri River. This could potentially alleviate much of the overflow from the Russell Creek tributary and may also significantly reduce the likelihood of flooding of Wangoom Road. The investigation should be undertaken as part of a wider catchment study to ensure that a broader scenario is considered.

Such investigations should be undertaken as a priority, to give landowners and the community certainty as to the potential development yield of the land, and the impacts of inundation on the wider catchment.

10.4.2 Sewerage

The increase in population in the North East Warrnambool area will require new sewerage infrastructure to be installed. This will most likely include gravity sewer feeds to a new outlet at Wangoom Road, although further design and verification by South West Water will be required.

The cost of providing sewerage infrastructure to North East Warrnambool may be able to be partially funded by developer contributions.

10.4.3 Water Supply

Provision of water to the North East Warrnambool area should be through connections to the existing supply around Mortlake Road, Balmoral Road, Whites Road and Moore Street. Extensions to the existing connections can be partly funded through developer contributions.

When developing land for residential purposes, the water supply requirements contained in the CFA's *Requirements for Water Supplies and Access for Subdivisions in Residential 1 and 2 and Township Zones* must be met.

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Another issue identified in the Plan is speeding on local streets. Residents see the implementation of traffic-calming measures as necessary to ensure cars drive more slowly in local streets.

4.4 Infrastructure

Preliminary advice was sought from Council and the key infrastructure providers in the Warrnambool area as to issues associated with the existing networks, and whether there exists capacity to cater for new development.

4.4.1 Drainage

Floodplain management is currently a significant issue around Russell Creek in the North East Warrnambool area.

Preliminary investigations identified the need to reduce or retard the flow of water originating from any new development north of Whites Road into the Creek as a key issue. Wetlands/lakes were suggested as the preferred method of retarding flows, with one wetland/lake located on the northern side of Wangoom Road, and another sited on the northern side of Whites Road. Land on the corner of Whites Road and Aberline Road was also identified for potential allocation as open space with the dual purposes of directing water from the eastern side of Aberline Road to drainage facilities north of Whites Road.

Investigations have subsequently been undertaken by Council as to the extent of inundation of the area generally bounded by Wangoom Road, Conheadys Road, Mortlake Road and Aberline Road.

The study was completed in August 2006 and was for the purposes of "extending the 100 year ARI inundation extent of the Russell Creek tributary between Wangoom Road and Wiggs Lane" (GHD, 2006: 1). This study found that, downstream of Wiggs Lane, the Russell Creek tributary breaks out of the tributary in a westerly direction, and "backs up" approximately 500m upstream of Wangoom Road, which increases the flood extent upstream of Wangoom Road (GHD, 2006: 3).

According to the study, the existing culverts under Wangoom Road are of a size that is inadequate to cater for flows in the 100 year ARI event. During such an event, the road overtops by approximately 80mm. Simplistically, the existing culverts underneath Wangoom Road may not be able to manage significant rain, causing Wangoom Road to effectively serve as a dam wall, with water backing up on land north of Wangoom Road. In more extreme events, water will flow over the top of Wangoom Road. The report recommended that Council considers:

1. Adopting the extent of inundation shown in Figure 2 of the report (see Figure 4.4.1 overleaf) for planning purposes (i.e. creating a Land Subject to Inundation Overlay), and
2. Mitigation options along the Russell Creek tributary to reduce flows.

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19th October 2021

Julie Glass
Coordinator City Strategy
Warrnambool City Council
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Email : planning@warrnambool.vic.gov.au

SUBMISSION TO WARRNAMBOOL CITY COUNCIL REGARDING Amendment C205warr

I refer to your letter dated 20th September 2021.

I wish to oppose proposed Amendment C205 Warrnambool on the grounds set out below numbered A - H.

The change I wish to make to this proposal is as follows :

1. Amendment C205 should NOT be adopted and NO flood overlays should be placed on the proposed land until further mitigation works are assessed and implemented and including in accordance with recommendations made and adopted previously by Warrnambool City Council. Given the scope of future development proposed North Russell's Creek, these works need to be urgently assessed and implemented instead of disregarding previous recommendations. 4 of the 14 homes in Warrnambool showing water over floor levels affected in a 1% flood are in the subdivision which includes my property.

GROUNDS FOR OBJECTION :

A. Attached is a submission from me to Warrnambool City Council dated 12th August 2014 objecting to Amendment C78. I wish to rely on objections in that submission and in particular the following points :
Points 1 (A) and 1 (B). Attached is the letter from Warrnambool City Council referred to and stating the reasons our property and subdivision were not considered for flood overlays. Point 3.FLOOD MITIGATION Please read this paragraph. I have attached a copy of 2 pages and Figure 3.2.1 from Connell Wagner Report 2007. Those recommendations were not followed and it would seem this has been to the detriment of my property and neighbouring properties. Why were drainage recommendations not followed when the impact has been flood overlays on the subdivision which includes my property? Of further real concern is the Connell Wagner study that found the culverts under Wangoom Road are of a size that is inadequate to cater for flows in a 100 year ARI event and that will likely overtop and flow over Wangom Road.

B. Warrnambool City Council is responsible for mitigation works north of Wares Road (including our section of the creek). I do not understand why, as equal rate payers in Warrnambool, our subdivision and surrounding area has been disregarded as entitled to mitigation works when the entire area west of Wares Rd has been considered and subsequently upgraded to protect those properties downstream. I believe one of the

reasons for the downstream works was to alleviate the impossibility of home owners obtaining affordable insurance on their homes. After the 2011 Royal Commission into flood insurance, I believe this changed previous insurance requirements and all homes are now required to have flood insurance. This means our insurer will at sometime reassess our premiums in accordance with flood overlays imposed by Council. My home insurer Breakwater Insurance has advised this will cause a considerable increase (thousands of dollars) to our household property insurance.

C. I have been advised by Peter Robertson at the GCMA that in the present day, our Plan of Subdivision would not be approved as it was at the time. He explained recent hearings with VCAT where they have been successful in stopping developers developing building envelopes subject to flooding. I understand that in those situations flood levels are determined on how the water flows at the time PRIOR to approving development. In the assessment of flood overlays proposed for my property, apparently no consideration has been given to the effect of current fencing or buildings in the creek area. Given the flood overlays in our area are proposed to be placed AFTER development has been approved by Warrnambool City Council, it would seem ridiculous to not take into account the effect of developments already in place.

D. I submit Warrnambool City Council should assess flooding issues with regard to current structures and development and assess and implement works to ensure every property has a floor level above inundation in a 1% event.

E. Warrnambool City Council approved a planning permit to subdivide 129-131 Whites Rd recently. It also approved the building of a home on that land. It is unconscionable to believe that this building could have been approved with the **knowledge and data Council held at the time of subdivision** and building approval. I submit Council should have discussed future flood overlays with the owner before allowing the building to proceed, but the owner could only assume at the time they approved the Planning Permit they were intending on adopting mitigations works to ensure the new home would not have a LSIO placed over the building of a solid concrete floor slab for the home. I emailed this question to the Council and received the response as follows : “Can you confirm whether inundation levels were considered when the property at 129-131 was recently subdivided. I understand the flood overlays had been temporarily removed from this area pending adoption of new levels, but would like to know what consideration was given to this property which is next door to us.” Response : I have been advised that as there were no flood overlays or controls in place at the time the subdivision was approved (which was in 2017), there was no requirement under the planning scheme to consider this matter, which would have been outside the scope of the decision guidelines that Council were able to consider.

F. I have lived on this property for the last 20 years and have never seen the water above bank level behind our property. I have photographs of many times the creek was full. I emailed Council for the following information : Dates recorded at WCC as recent 20%, 10% flood or 5% flood. Response as follows : I have been advised that Council don’t record individual flood events. Different flood intensities are theoretical and if water levels reach the mapping it can be assumed that event was a XX% event. We are of the understanding from other agencies that the event last September was a 50% AEP event. In the event late 2020 I have photographs of water levels within the bank behind my property. I understand levels were

taken by the catchment authority downstream near the bridge behind the ABC Daycare centre and other points. The only explanation as to why the predicted levels are so inaccurate is that Peter Robertson at the Catchment authority advised when the flood models were made "no allowance was made for structures or fences and the water levels are predicted as if no buildings or fences are in place". This cannot be considered an accurate way to impose flood overlays on land where development has already been allowed and approved prior to flood studies and the data is so obviously inaccurate. Structures do exist and should be considered in this planning.

G. One of the documents supporting the current amendment "Addendum, Russell Creek Flood Mitigation November 2017" was adopted and accepted by the Council. On page 52 that document states : "Consider as part of long term floodplain management future upgrade works on the Garden Street waterway crossing with the aim of improving conveyance and reducing flooding within the breakout area north of Russell Creek."
I have asked this question by email and have the following response: Has this work been assessed, done or approved?
This recommendation has been assessed at a high level and is not currently being actioned due to the potential increased concentration of flows to the area downstream of Garden St, along with cost and constructability.
Once again I do not understand why my property and properties north of Garden street are considered less worthy of funds spent to mitigate flood issues.

H. If my property is considered to be subject to flooding, then that can only be due to developments in the surrounding area since our subdivision was approved in 1999 and this can only be due to not being planned correctly by the Council.

I formally put Warrnambool City Council on notice that I hold it completely liable in the event of

1. Flood damage
2. Property devaluation
3. Increased insurance premiums

I believe the Council did not provide a proper duty of care to our properties when considering flood mitigation works and planning developments.

[redacted]

Copy submission to Warrnambool City Council dated 12th August 2014
Copy letter from Warrnambool City Council dated 27th April 2000
2 pages and Figure 3.2.1 from Connell Wagner Report 2007

reply please quote

27 April 2000

[redacted]

Dear [redacted]

RE: LOT 4 WHITE'S ROAD, WARRNAMBOOL

I refer to your letter of 24th February 2000, regarding flood levels enquiries in relation to purchase of the above property. The delay in replying is regretted.

Lot 4 White's Road is not in an area regarded by any relevant authority as likely to be susceptible to flooding. The area was not included in Council's study of flooding issues, as it was outside the 1 per cent probability flood event, upon which all flood controls are based.

The subdivision in which you intend to build, was properly assessed and appropriate drainage measures have been taken, in terms of both drainage from the subdivision and any possible future drainage issues relating to urban development in the upper reaches of Russell's Creek.

My reading of your letter is that you have received correct advice from all persons you have spoken to on this matter. All subdivisions are designed to cope with all relevant drainage and, if relevant, flooding issues.

I am aware you are concerned about the future study by the Glenelg Catchment management Authority for the upper reaches of Russell's Creek. I would suggest that the underlying reason for this study is to assess the effect of future upstream urban development, on particularly those currently designated flood affected areas, with a view to ensuring that measures are taken to ensure that down stream flooding is not increased.

Please initially contact the undersigned for any further information or assistance. will have on those areas.

Yours faithfully

Russell Guest.

RUSSELL GUEST
MANAGER TOWN PLANNING

cc Cr. James Nicol

WARRNAMBOOL CITY COUNCIL
Municipal Offices 25 Liebig Street
Warrnambool 3280 Phone (03) 5564 7800
Fax (03) 5562 8774 Ausdoc DX 28005
Postal Address PO Box 198 Warrnambool 3280
Email wbool_city@wcc.mav.asn.au

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Submission 18

SUBMISSION FOR WARRNAMBOOL CITY COUNCIL - NORTH OF WANGOOM AREA FLOOD MITIGATION

[redacted]

[redacted]

[redacted]

The North of Wangoom Area Amendment to Land Use and Flooding

This submission is being put together because of the **C205WARR North Warrnambool Flood Control Amendment.**

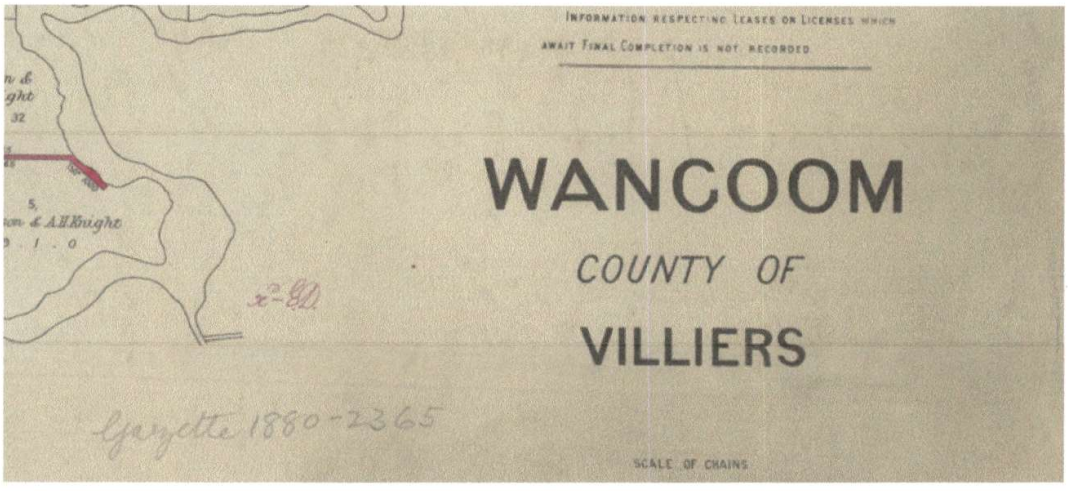
When making this submission, I have looked into the history and development of this area. I will show a timeline of events leading people to buy and improve the land in this area. There have been several reports and events that have been made to this area. Some of these have changed the dynamics of water flow and retention of water in this area. Other reports have shown us answers and a way forward for this area.

I will briefly work through the history steps as I know them and finish with some possible answers that will not only solve some problems now but will help with the future and realistic development of Warrnambool in the growth corridor between Wangoom Rd and Bushfield.

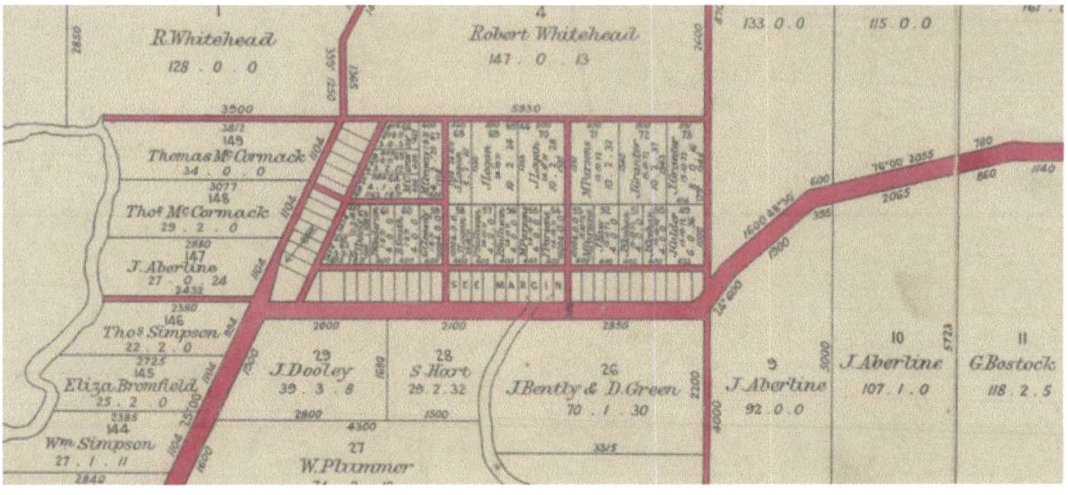
Timeline

1. Crown allotments (Ref.)
2. Warrnambool Shire Road Building
3. Lake drainage, east of Wiggs Lane
4. Sewage proposal – Wannon Water
5. Reviews
6. Model does not include all factors affecting water accumulation North of Wangoom Rd.
7. Wiggs Lane's new culvert

Crown Allotment of Township



Crown Allotments of a Town Subdivision

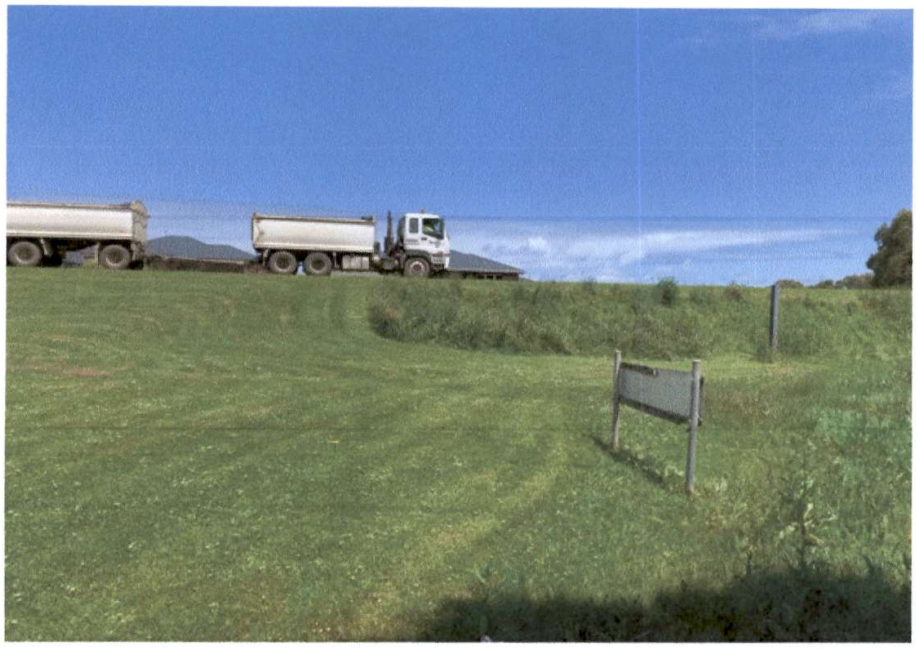


The north of Wangoom Rd area was first subdivided in about 1872 and a hotel and race track was built on the corner of Wangoom Rd and Mortlake Rd.

Shire of Warrnambool Road Building



Wangoom Rd culvert North side



View from north of Wangoom rd Dam like structure that is Wangoom rd and culvert



South of Wangoom Rd culverts



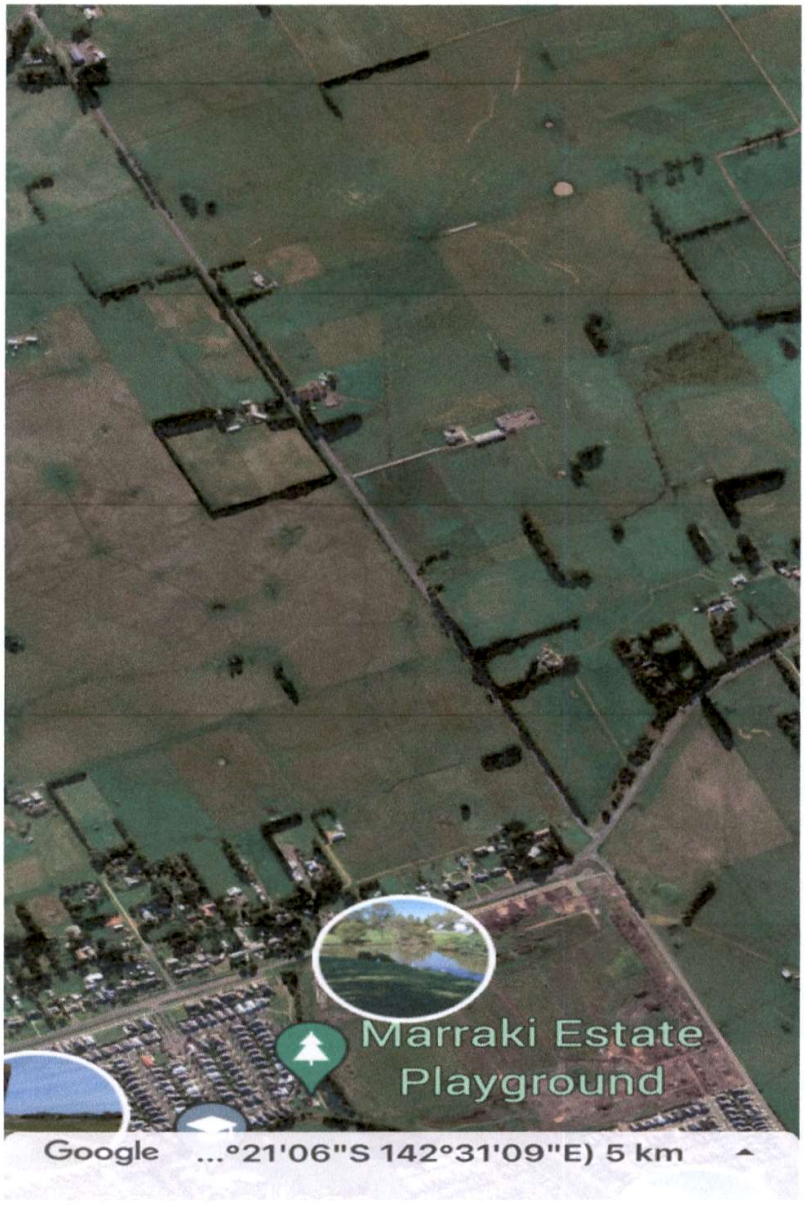
Wangoom rd culvert exit



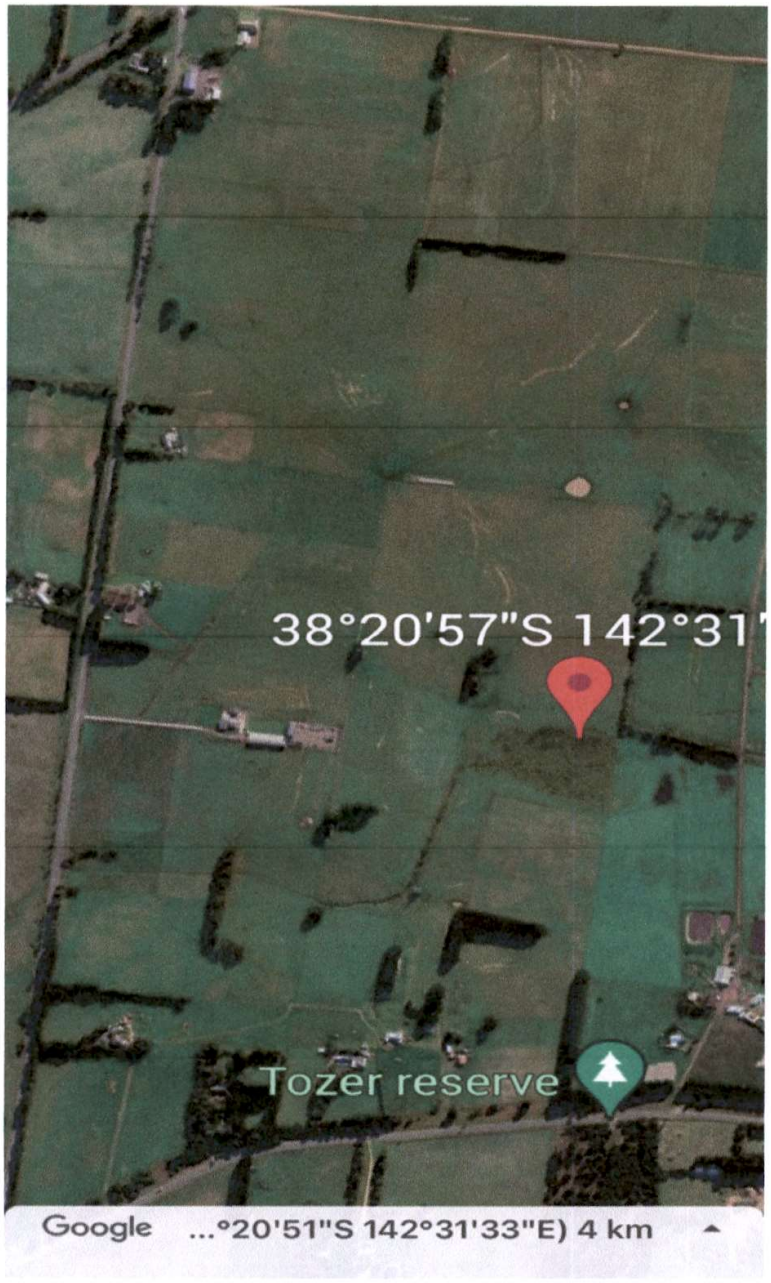
South view of Wangoom Rd and the culvert

The shire of Warrnambool constructed culverts under Wangoom Rd and the road was built up and formed a dam like wall. The culverts were of inadequate size.

Lake drainage, east of Wiggs Lane



Wiggs lane catchment area



Wiggs lane lake which drains into North of Wangoom rd area



Wiggs Lane East Lake

A lake east of Wiggs Lane has been drained which lessens the flood retention of this area, as the water then flows into the area known as north of Wangoom Road.

Sewage proposal – Wannon Water

The City of Warrnambool took over the Wangoom Road area in 1994. Wannon Water proposed to be put in place in this area and costing was calculated on area as it was thought this area would be subdivided into housing in the future. The capacity of the sewage was designed to be adequate for the purpose of subdivision.

WANGOOM ROAD WATER AND WASTEWATER SCHEME

1. PREAMBLE

A scheme for the provision of water supply and wastewater services to the area north-east of the junction of Mortlake and Wangoom Roads, Warrnambool, has been prepared.

The general area of some 80 hectares (ha) comprises crown allotments (CAs) varying in size up to 4.2ha which are much smaller than the surrounding rural-sized titles.

Residential development has proceeded over many years in the absence of water and wastewater services, and some of the CAs were subdivided into smaller holdings before City and Shire planning regulations prevented this practice.

There are at present 35 dwellings in the area without the benefits of reticulated water supply and sewerage, and there is a perceived demand for these facilities to serve those dwellings and to allow for more residential development to proceed.

Sewerage is needed to replace existing septic tanks which are not well suited to the heavy soil, and as sewerage is dependent on reticulated water, a scheme for the provision of both services is now presented and recommended for adoption by the Authority.

2. DEMAND FOR SERVICES

Regular enquiries are received concerning the provision of water and wastewater services to this area. Most enquirers are favourable to the principle of landowner-financed schemes, however there are some residents who are known to be satisfied with their present arrangements and do not wish to become liable for the establishment and on-going costs of public systems.

As mentioned above, the basaltic clay of the area does not readily absorb septic tank effluent. It follows that on occasions the effluent from existing and future dwellings will, in the absence of sewerage, join surface drainage flow which leads to the Merri River.

It is argued that the introduction of reticulated sewerage is the most satisfactory method of addressing the adverse environmental and health issues associated with this problem.

A reticulated water supply, apart from its convenience, is necessary for the proper operation of a sewerage scheme.

3. PLANNING ASPECTS

The views of the Warrnambool Town Planner, Mr. B.G. Howard, have been sought.

He confirms that Council's strategic planning document, City Plan, identifies the area as being suitable for further housing development and recommends its rezoning to Reserved Residential. Whereas he says that the scheme may be premature, he acknowledges that the poor drainage and existing development are arguments for constructing them now.

Another planning aspect to be taken into account is the desirability of constructing water and sewerage assets prior to the sealing of roads in the area.

EXPLANATION OF APPORTIONMENT

The total cost of the works required to provide water and sewerage services to the land is apportioned between all benefiting land except for that component held by the Authority. The Authority holds the cost that is due to additional capacity, or extra depth being built into the works now, to satisfy the servicing needs of land beyond the scheme boundary. In this case the Authority is proposing to hold half the cost of the pumping stations and rising mains and the extra depth and capacity costs detailed in the attached apportionment totaling $101,503.

The apportionment of the balance of the cost is determined from an accumulation of three measures of relative benefit to the property from provision of services. The variables used to determine the relative benefit are lot, area of lot, and length of pipeline available for connection. These are explained further below:

LOT - A lot charge has been introduced for sewerage service provision as the load on the pumping stations and rising mains is associated with the number of houses able to be constructed on the existing lots in the region. It is considered fair that all lots (which have an entitlement to construct one house on each without attracting additional development levies#) should equally share the cost of the remaining half cost of the pumping stations and rising mains. The lot contribution is simply one 76th of the remaining half share of the cost of the pumping stations and rising mains.

AREA - Provision of reticulated water and sewerage services provides a greater benefit to a large lot than a small lot due to the ability to subdivide or construct a larger dwelling or multiple· dwellings on the larger lot. The area of the lot has been introduced into the apportionment to account for this added benefit. The area component is determined by dividing the area of the lot able to be serviced by the total area of all properties able to be serviced and multiplying by the total amount to be apportioned according to area, which in this case is two thirds.

LENGTH OF PIPELINE AVAILABLE FOR CONNECTION - As with "area", additional benefit is derived for properties that have access to a pipeline that may be used to provide services to future lots that may be created through subdivision. These properties are contrasted by those properties that are at the end of the pipeline and are required to extend the water or sewer pipelines at their own cost when subdividing their property. To be fair and equitable those properties that are at the end of a pipeline have been treated as if the property was a small lot with a length of 25 metres. Where a pipeline passes along three sides of a property and there is not an equitable benefit, a suitable adjustment to length has been made. The length component is determined by dividing the length for a property by the total length of all properties serviced and multiplying by the total amount to be apportioned according to length, which in this case is one third.

The proportion of the cost to be apportioned according to length and area, one third and two thirds respectively, has been determined following consideration of a number of

subdivision scenarios to ensure that the total servicing cost per lot created is approximately that of an equivalent lot serviced as part of the scheme. These hypothetical subdivisions demonstrate that the relative benefit that a property receives as part of the scheme is equitably reflected in the apportioned cost for that property

The City of Warrnambool took over the Wangoom Road area in 1994. Wannon Water proposed to be put in place in this area and costing was calculated on area as it was thought this area would be subdivided into housing in the future. The capacity of the sewage was designed to be adequate for the purpose of subdivision.

Reviews

1.1 Stormwater and Drainage Issues

Both Water Technology Pty Ltd (Water Tech) and Engeny Water Management have assessed the flooding issues in the area and whilst both reports indicate that development is possible they have suggested that significant drainage infrastructure would be needed to facilitate such development. Water Tech undertook a flooding assessment to define the extent of developable land at this location and Engeny prepared a Stormwater and Flooding Opportunities and Constraints Analysis. Water Tech undertook hydraulic modelling of the Wangoom Road Growth Area to detail the flood depth, height and velocity grids for a 100 year ARI flood event (equivalent to a 1% Annual Exceedance Probability (AEP) flood event). Flood depth for this event is shown below:

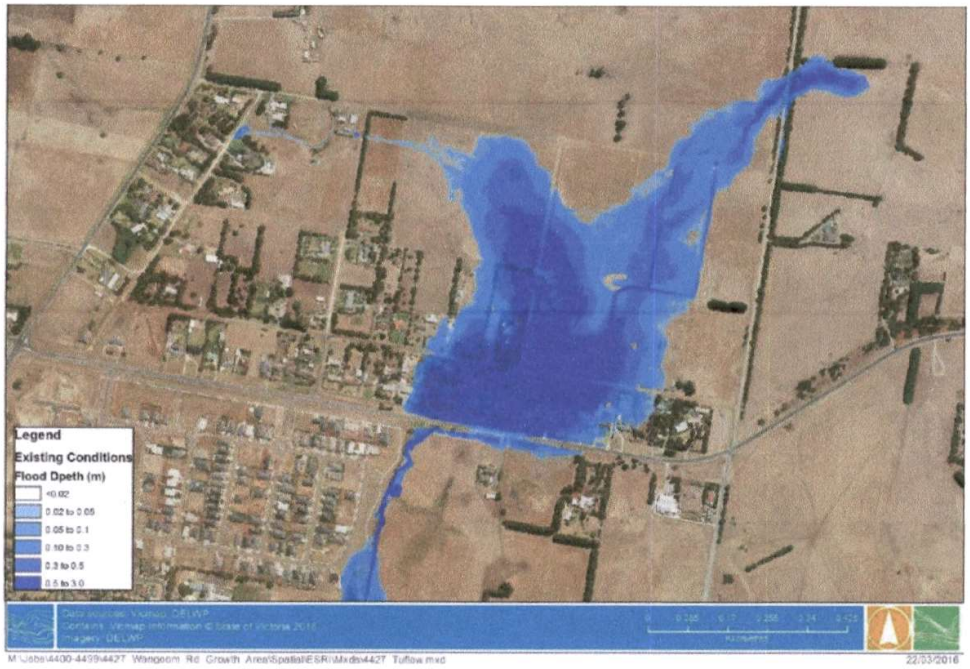


Figure 6: 1% AEP Flood Depth (metres) – Water Tech 2016

As can be seen from the modelling a significant area of the eastern section of the Wangoom Road North Area is subject to flooding. The Engeny report notes that *'the flooding is caused by the limited culvert capacity at Wangoom Road, with flows conveyed to the southern section of the Russell Creek tributary by a set of two box culverts.*

These two 900 by 900 millimetre box culverts limit the peak flow rate to 4.5 cubic metres per second before the existing dwellings are impacted by flooding.

Mitigating this flooding will be a key requirement of facilitating the development of the eastern half of the development area'.

Obviously, in order to fully develop the eastern section of the area the flooding issues must be mitigated. To mitigate the flooding issues Water Tech recommended the addition of a significant retarding basin in the north-east corner of the growth area. Engeny identified the following options:

- installation of a retarding basin
- creation of a high flow channel along the development area's northern boundary
- increasing the size of the culverts, or installing additional culverts under Wangoom Road
- 'do nothing' scenario where no development occurs in the area current subject to inundation. The current zoning is maintained with an additional Land Subject to Inundation Overlay (LSIO) to control development.

Engeny found that increasing the size of the culverts was unfeasible as it would potentially increase flooding downstream to the south. The retarding basin in the north east corner would require an area of approx. 6 hectares and Engeny estimated the cost of the basin as being approx. $4.5 million. Additionally, the retarding basin would not substantially mitigate flooding in the area as can be seen from the below:

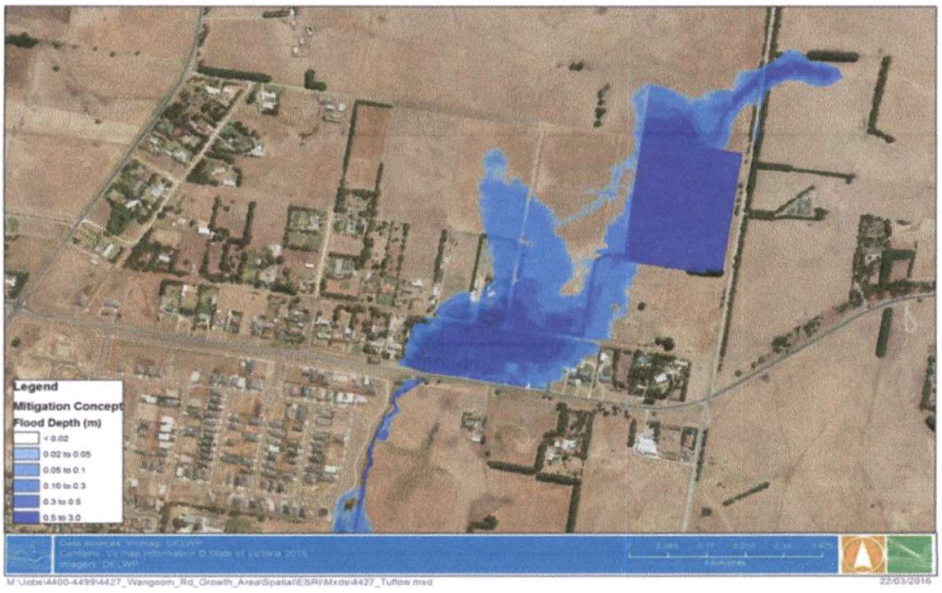


Figure 7: 1% AEP Flood Mitigation via Retarding Basin – Water Tech 2016

The Engeny report suggests that the best technical solution to mitigate flooding in the area would be a high diversion channel draining to the west. The high flow diversion channel would require the installation of a weir and low flow pipe in the north-east corner of the development area and an upgrade to the culverts under Mortlake (Hopkins) Road. Engeny

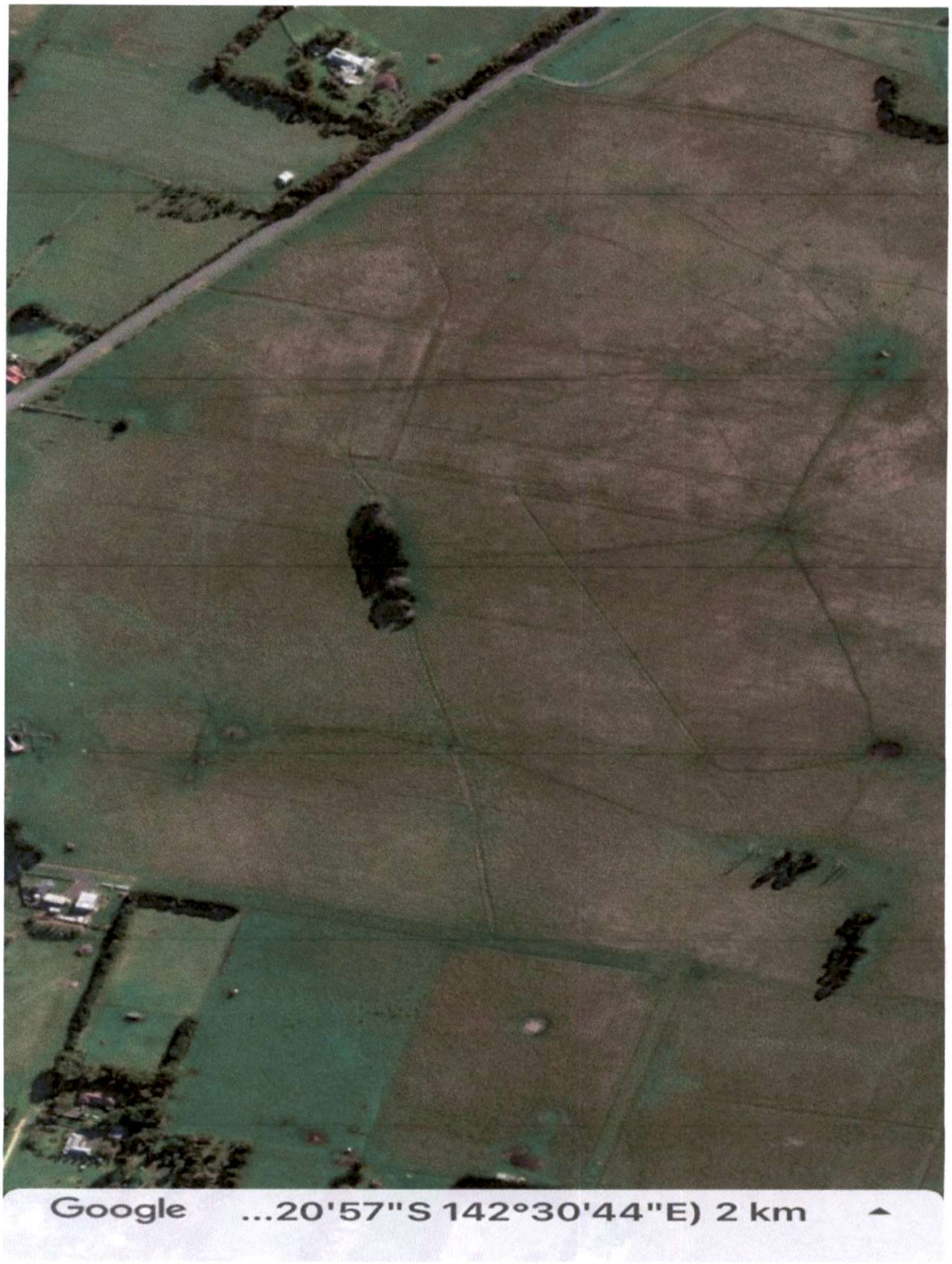
reported the cost of these works to be approx. $800,000 for the construction of the channel and $1.2 million for the upgrade of the culverts.

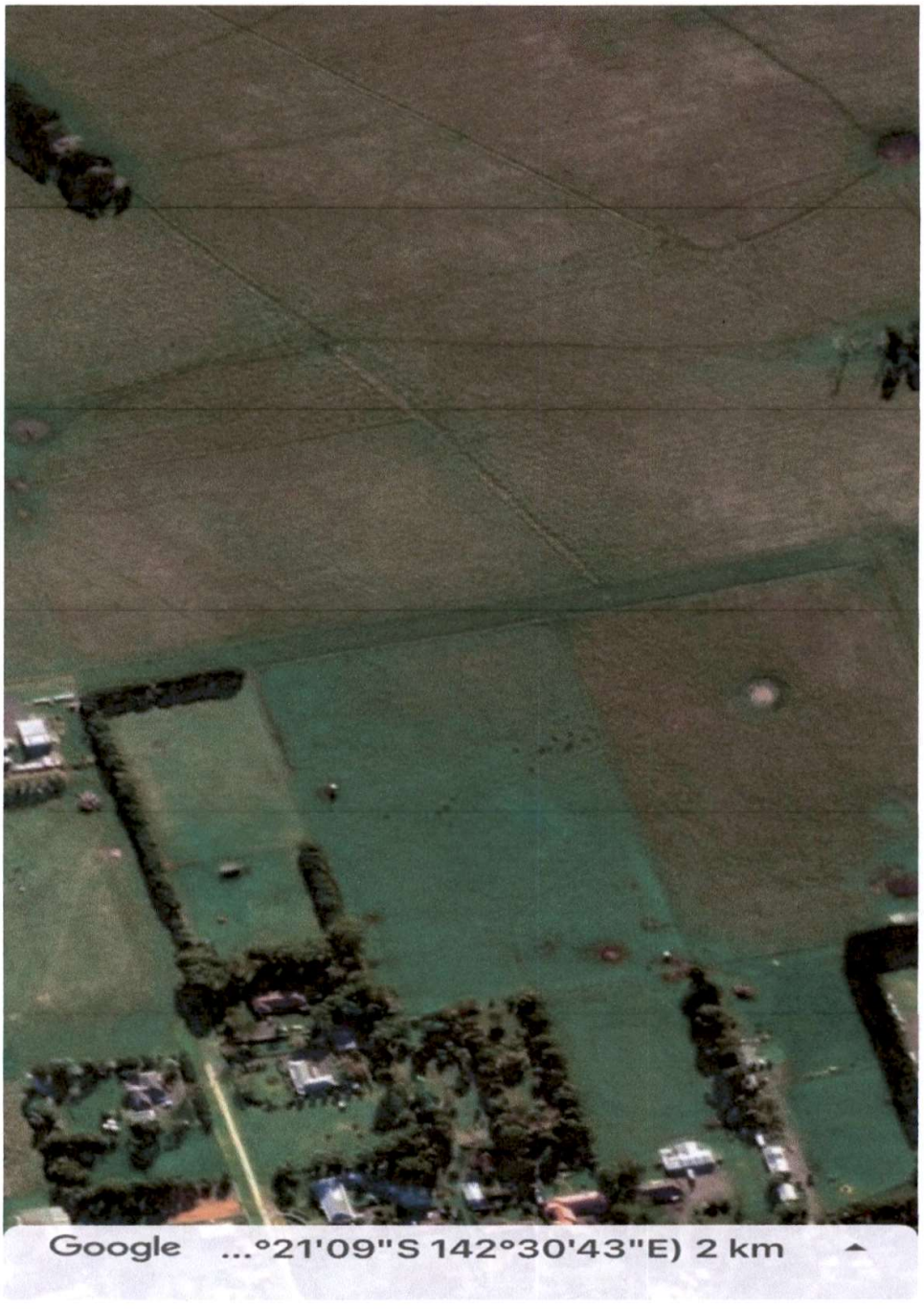
Table 3.14 – RORB Estimated Russell Creek Flows, Rational Parameters

Design Flow ARI (years)	Flow at Aderline Road (m^3/s)	Flow at Wangoom Road (m^3/s)	Flow at Mortlake Road (m^3/s)	Flow at Merri River Confluence (m^3/s)
5	15.9	7.1	24.7	26.0
10	20.4	8.9	32.6	34.5
20	26.3	11.2	42.3	45.8
50	36.5	15.1	56.3	61.8
100	45.0	18.6	69.5	76.9
500	54.7	22.8	84.1	93.9

These flows are slightly lower than the GHD study (estimated 100 yr flows of 62 m3/s at Merri River), but are within a similar range. It is noted that the rational method estimate has a large error range (in the order of +/- 50%).

Since 2003 there have been many studies conducted and paid for by the City Council. The consensus of these studies is that larger culverts would resolve the flooding of this area.


Google
...20'57"S 142°30'44"E) 2 km



Springflat Rd ,Mortlake Rd to Conheadys Rd area drainage



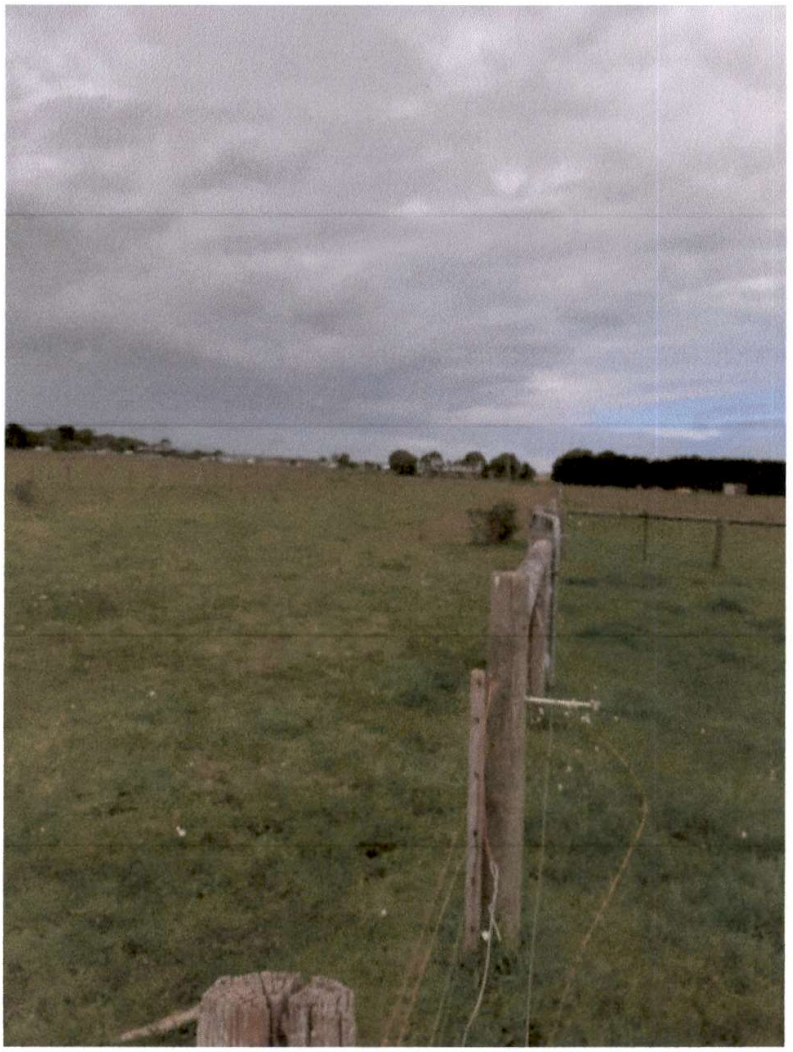
Existing drain that drain the north end of Wangoom rd basin



Existing drain that drain the north end of Wangoom rd basin



Existing drain that drain the north end of Wangoom rd basin



View to Wiggs lane culverts and drain to Conheadys Rd



Wiggs Lane – Southern Culvert



Wiggs Lane – Northern Culvert

As Russells Creek is an ungauged waterway, modelling has been used to judge the flow of water in this area. None of these reports have accounted for the existing drains that takes much of the water from north of Conheadys Road to Springflat Road area to the Merri River.

This drain could be upgraded and take the water from the Wiggs Lane culvert as well as this area. An upgrade would help with the volume of water downstream in the Russells Creek basement.

People have built their houses, invested in land and development because of historical planning and reports. People are now finding their investments and lifestyles are going to change as Council will not take appropriate measures to upgrade culverts and drainage that has been afforded to the residents in the Mortlake Road area.

The changing of the flood mitigation has seen a house at 111 Wangoom Road, which burnt down, unable to be rebuilt without raising the foundations. This caused considerable expense to the resident.

The Council has allowed more water to enter the Wangoom Road north area via Wiggs Lane but has done little to help the water flow out of this area.

Conclusion

The Warrnambool city council planning scheme amendment **C205WARR for North Warrnambool Flood Controls.**

These amendments are based on flood modelling, as Russell's Creek is a non-gauge waterway. These modelling from water technology concluded there is very little water from the tributary that comes from north of Wangoom Rd and is about half the flow of water from the Aberline Rd tributary. The modelling also shows that the inadequate culverts under Wangoom Rd are the reason that flooding would occur north of Wangoom Rd.

This modelling and studies have not taken into consideration historic facts such as talking to people who have lived in and owned property in this for over 50 years. If the water technologies' representatives had conversed with or consulted with the property owners they would have been told there has never been any significant flooding of this area. There has only ever been a slight build up at the inadequate culverts on Wangoom Rd.

Solutions

Recent history shows that increasing the size of culverts on Mortlake Rd has reduced the flooding depth in this area for Mortlake Rd and reduced the amount of houses thought to be in this area's flood zone. The houses and properties north of Wangoom Rd are entitled to the same increase of culvert size to take them out of the flood modelling flood areas east of Mortlake Rd.

The area north of Wangoom Rd will suffer as new culverts have been put unders Wiggs Lane and along with the drainage of the lake at Wangoom Park. This has decreased the area east of Wiggs Lane acting as a retention basin for flood water.

In the longer term, land between Wangoom Rd and Springflat Rd will be needed for housing in Warrnambool because of its close proximity to Warrnambool's existing infrastructure, which includes sewage, water, power and multiple major roads e.g Mortlake Rd, Aberline Rd and Horne Rd.

Warrnambool City Council report **Wangoom Road Land Use Options Summary** showed an option of increasing the already existing drain that flows to the Merri River and under Mortlake Rd. This drain could take all the water from Wiggs Lane and the land between Conheady's Rd and Springflat Rd to the Merri River. This would decrease water in the Russell's Creek basin, which would benefit areas around Mortlake Rd and beyond. The report suggests any extra water put into the Merri River, before Russell's Creek joins the Merri, has nil effect on Warrnambool's flood area. This would also prevent houses along Wangoom Rd from flooding.

The enlargement of culverts under Wangoom Rd and upgrading of the drains in the Conheady's Rd area would

- Take houses and properties out of the flood zone.
- Lessen water in the problematic Russell's Creek basin.
- Allow land in close proximity to Warrnambool to be used as housing in the future.

Submission 19

From: [redacted]
Sent: Thursday, 11 November 2021 10:02 PM
To: Town Planning <planning@warrnambool.vic.gov.au>
Subject: Warrnambool Planning Scheme Amendment C205warr

CAUTION: This email originated from outside of Warrnambool City Council. Do not follow guidance, click links, or open attachments unless you recognise the sender and know the content is safe.

RE: Warrnambool Planning Scheme Amendment C205warr
Attention: Julie Glass (Coordinator City Strategy) / Andrew Nield (Strategic Planner)

We own property located at [redacted].

The property of approx. 9.99 acres is located within the proposed planning scheme amendment C205warr.

Part of this property is proposed to change from present UFZ to GRZ1. (map reference C205warr-033zn map)

We suggest that the proposed area of GRZ1 of [redacted] is in fact increased.
Refer suggested area attached.

This minor increase in area reflects similar levels as proposed and already exists as GRZ1 directly East of the property (Iona Avenue & Orchid Avenue & Donaldson Drive) and proposed due South Botanic Road.

Our family have occupied the site via ownership or lease arrangement since 1961 and have witnessed all the flood inundation events over that time.

The proposed minor expanded area is not effected by past events.

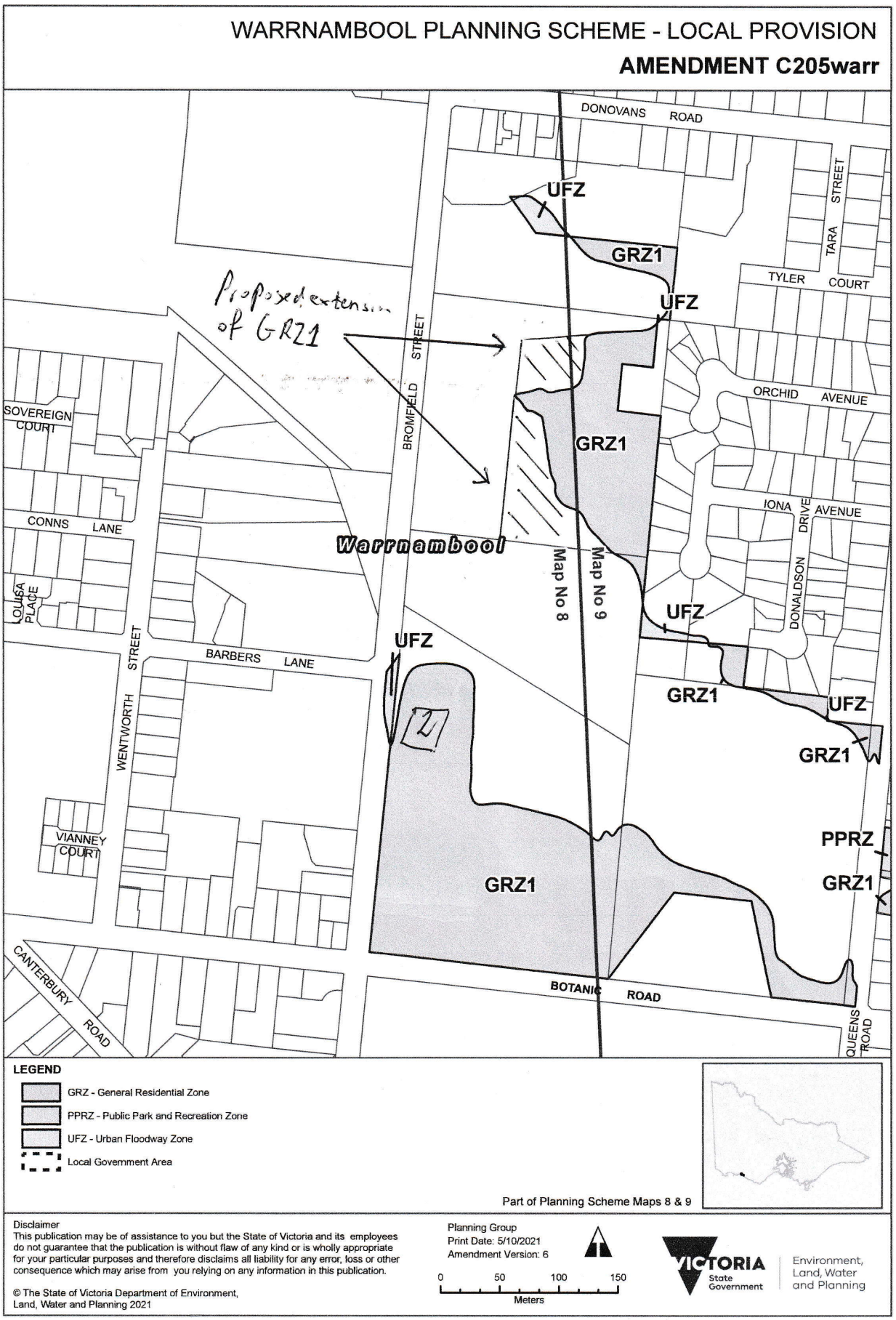
Please refer to some photos of October 2020 flood event which confirms.
(Photos to be sent via two separate emails)

More photos and information available and are happy to provide if required.

Please confirm receipt of this submission.

Yours faithfully
[redacted]

MAP Amendment C205warr.pdf


WARRNAMBOOL PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C205warr
DONOVANS ROAD
UFZ
GRZ1
TARA STREET
TYLER COURT
UFZ
Proposed extension of GRZ1
BROMFIELD STREET
ORCHID AVENUE
SOVEREIGN COURT
GRZ1
IONA AVENUE
DRIVE
DONALDSON
CONNS LANE
Warrnambool
Map No 8
Map No 9
LOUISA PLACE
UFZ
UFZ
STREET
BARBERS LANE
GRZ1
UFZ
WENTWORTH
GRZ1
VIANNEY COURT
PPRZ
GRZ1
GRZ1
CANTERBURY ROAD
BOTANIC ROAD
QUEENS ROAD
LEGEND
GRZ - General Residential Zone
PPRZ - Public Park and Recreation Zone
UFZ - Urban Floodway Zone
Local Government Area
Part of Planning Scheme Maps 8 & 9
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© The State of Victoria Department of Environment, Land, Water and Planning 2021
Planning Group
Print Date: 5/10/2021
Amendment Version: 6
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Meters
VICTORIA State Government
Environment, Land, Water and Planning
003

From: "Town Planning" <planning@warrnambool.vic.gov.au>
Sent: Wed, 17 Nov 2021 15:05:27 +1100
To: "Andrew Nield" <ANield@warrnambool.vic.gov.au>
Subject: [redacted]
Attachments: IMG_0270.jpg, Untitled attachment 00417.txt, IMG_0271.jpg, Untitled attachment 00420.txt, IMG_0273.jpg, Untitled attachment 00423.txt, IMG_0274.jpg, Untitled attachment 00426.txt, IMG_0275.jpg, Untitled attachment 00429.txt, IMG_0277.jpg, Untitled attachment 00432.txt, IMG_0278.jpg, Untitled attachment 00435.txt, IMG_0280.jpg, Untitled attachment 00438.txt, IMG_0281.jpg, Untitled attachment 00441.txt, IMG_0288.jpg, Untitled attachment 00444.txt

Town Planning | | City Strategy & Development

Warrnambool City Council | 25 Liebig Street Warrnambool 3280 | P.O Box 198 Warrnambool 3280
T: 0355594800 | M: | E: planning@warrnambool.vic.gov.au

We value accountability, collaboration, respectfulness, progressiveness and wellbeing.
Council acknowledges the Traditional Owners and Custodians of the lands on which we live and work and pays respects to Elders past, present and emerging.

-----Original Message-----
[redacted]
Sent: Friday, 12 November 2021 9:54 AM
To: Town Planning <planning@warrnambool.vic.gov.au>
Subject: FW: Bromfield st lafferty

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Hello Julie
Meant to send these as well.
We have many more re the flood events9th Oct 2020 [redacted]

-----Original Message-----
[redacted]
Sent: Friday, 12 November 2021 9:52 AM
To: [redacted]

























Document Set ID: 11362962
Version: 2, Version Date: 29/11/2021













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Version: 2, Version Date: 29/11/2021





















Document Set ID: 11362962
Version: 2, Version Date: 29/11/2021





Submission 20

Friday 12 November 2021

Re proposed Warrnambool Planning Scheme amendment C205warr

Dear Ms Glass,
We are the trustees for [redacted], the owner of the parcel of land at [redacted].

Thank you for the opportunity to present this submission.
We are in support of the proposed amendment and commend the City of Warrnambool and the GHCMA for carrying out the works in the floodplain management plan.

In relation to the parcel of vacant land we own at [redacted], we note that some of the land at the Northern boundary remains as UFZ has not been rezoned RFZ1. We propose that all of the land at [redacted] be zoned RFZ1. We submit that all of this land has not been subject to flooding and that in the January's 50 year flood event, this parcel of land remained clear of flooding when other areas were significantly impacted.

In preparation for residential building development, in March of 2015 the Land at [redacted] was surveyed, including a level datum survey, AHD PM No.389 RL 17.594.
The very lowest level of the survey shows a level reading of 6.59, which we propose should be above the flood level and be considered RFZ1 but with a LSIO overlay.

Further, in relation to the LSTI overlay at it is related to [redacted], we propose that the LSIO overlay should only pertain to that portion of land under the level datum of 7.0.

We thank you in advance for your consideration and look forward to participating in the process to a conclusion.

Please do let us know if you have any questions or comments on our proposal.

Kind Regards,
[redacted]

Submission 21

From: [redacted]
Sent: Tue, 16 Nov 2021 16:18:04 +1100
To: "[redacted]
Cc: "Julie Glass" <jglass@warrnambool.vic.gov.au>;"Peter Robertson" <[redacted]>
Subject: GHCMA Submission to C205warr
Attachments: GHCMA Submission to C205warr.pdf

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OFFICIAL

Good afternoon

Thank you for allowing [redacted] to provide a submission to Amendment C205warr and thank you for the extension. The CMA provides support for the introduction of flood risk controls in North Warrnambool, however there are some elements of the amendment we would like to further discuss which I've summarised below.

1. Upon review of the amendment mapping it became apparent that further refinement is required on properties that have inconsequential flood risk. A figure of examples is provided in the submission.
2. The CMA strongly promotes the introduction of schedules to LSIO and FO to reduce the burden on all stakeholders of planning permits for inconsequential flood risk. The absence of schedules to flood risk controls in the planning scheme is highly unusual and adopted in majority of LGA's where flood controls are applied.
3. The CMA recommends adoption of a Local Floodplain Development Plan to negate the need for a flood risk report for development within FO.

The CMA did not include the following discussion points in the submission, however would like to meet with Warrnambool City Council staff to discuss the following:

a. Water Technology confirmed in 2019 that the detention basin modelled along the Russell Creek tributary (near Royal Court) was modelled as per the LiDAR and not modelled at full capacity. As a result there may be changes to flood modelling in this location if it was modelled as full. The CMA would like sensitivity testing undertaken to determine the likelihood this would impact the modelling, however we do not want this work to hold up the introduction of flood controls into the planning scheme. It should be noted that in CMA advice F-2014-0077 for Planning Permit P2014-038 the CMA requested a condition that included the revision of flood modelling on construction. The CMA is unaware whether this condition was included and if so, whether the permit condition has been met.
b. The progress of flood warning for the North Warrnambool catchment.

We would be keen to meet with you to discuss the above issues and discuss other submissions received and congratulate WCC on undertaking this vital amendment.

Kind regards

[redacted]

Submission to Amendment C205warr

Warrnambool Planning Scheme

16 November 2021



1. [redacted] supports adoption of flood risk controls into the Warrnambool Planning Scheme as exhibited by Amendment C205warr.
2. Section 6(2)(e) of the *Planning and Environment Act 1987* provides provision in the planning scheme to *'regulate or prohibit any use or development in hazardous areas or in areas which are likely to become hazardous areas*'. This allows for flood risk to be addressed via planning controls in the planning scheme based on the best available flood information.
3. The CMA notes that Amendment C205warr relates to riverine flood risk only. The CMAs submission therefore relates to management of riverine flood risk only.
4. Victoria's policy is to plan for the level of risk posed by 100-year ARI (Average Recurrence Interval) floods. For the purposes of this submission the CMA will refer to the 100-year ARI flood as the 1% AEP (Annual Exceedance Probability) as per the recommended terminology of the Australian Rainfall & Runoff guidelines and the Victorian Floodplain Management Strategy.
5. The flood risk planning controls maps currently applied to north Warrnambool do not reflect the best available 1%AEP flood risk mapping for the area and should be updated. The existing controls trigger permit applications for approximately 23ha of land that is outside the extent of 1% AEP floods according to the latest flood mapping. Conversely, significant areas of land upstream of Mortlake Road has been identified as prone to 1%AEP flooding by the latest mapping and no permit application trigger currently exist in the scheme.
6. Amendment C2015warr amends the current flood risk planning controls in north Warrnambool to align with the best available flood information obtained through the following flood investigations:

    a. *The Design of North Warrnambool Floodplain Management Plan – Implementation Works (Cardno, 2010)*

    This investigation modelled a range of flood magnitudes in both the Merri River and Russell Creek catchments. It used the best available information and contemporary best practice modelling techniques. No flow records exist for Russell Creek, so the hydrology element of the project underwent rigorous peer review to validate the flow estimates applied in the hydraulic model. Significant risk to people and property (primarily from Russell Creek) was identified which led to further flood investigation work focused on Russell Creek followed by flood mitigation works to reduce risk along Russell Creek. The Cardno 2010 flood investigation remains the best available information for the Merri River floodplain in north Warrnambool.

    b. *Russell Creek Flood Mitigation – As Constructed Flood Modelling (Water Technology, 2017)*

    The result of the Russell Creek flood mitigation works was modelled by Water Technology in 2017. This investigation focussed on Russell Creek only and provides the best available flood risk mapping for Russell Creek following the construction of the North Warrnambool Mitigation Works.

    The CMA supports use of both the Cardno 2010 investigation and the Water Technology 2017 investigation as the basis for revised flood control extents proposed by Amendment C205warr.

7. The extents of the revised overlays have been delineated according to established hazard criteria to apply development control most appropriate to the degree of flood risk. The extent of the overlays are therefore delineated into the following components:

   a. Floodway Overlay (FO) and Urban Floodway Zone (UFZ) delineates the highest hazard portion of the floodplain where 1% AEP flood depth is likely to equal or exceeds 0.5 metres and/or where the depth x velocity product equals or exceeds 0.4 metres^2/second; and

   b. Land Subject to Inundation Overlay (LSIO) delineates the lower hazard portion of the floodplain where the 1% AEP flood depth is likely to be less than 0.5 metres and/or where the depth x velocity products is less than 0.4 metres^2/second.

   This approach is consistent with the GHCMAs flood control delineation guideline and all other flood risk related amendments implemented in the Glenelg Hopkins Region since 2013 including Warrnambool C78 and C90 and is supported by the CMA.

8. Smoothing and fine tuning of the revised overlay shapes was undertaken with the assistance of the CMA to:

   a. remove unwarranted permit application triggers associated with minor impingement of overlays across property boundaries (see figure 1 below); and

   b. filter out flood ‘islands’ to ensure development decisions account for risks posed by loss of access/egress to properties during large floods; and.

   c. smooth jagged edges of raw flood control maps stemming from gridded data outputs.

   This approach is consistent with the GHCMAs flood control delineation guideline. However, close inspection of the exhibited mapping indicates further refinement is warranted. See Figure 1 for an example of locations where flood risk can be removed for planning purposes.

   The CMA recommends further refinement of the planning control boundaries in collaboration with the CMA prior to final adoption.

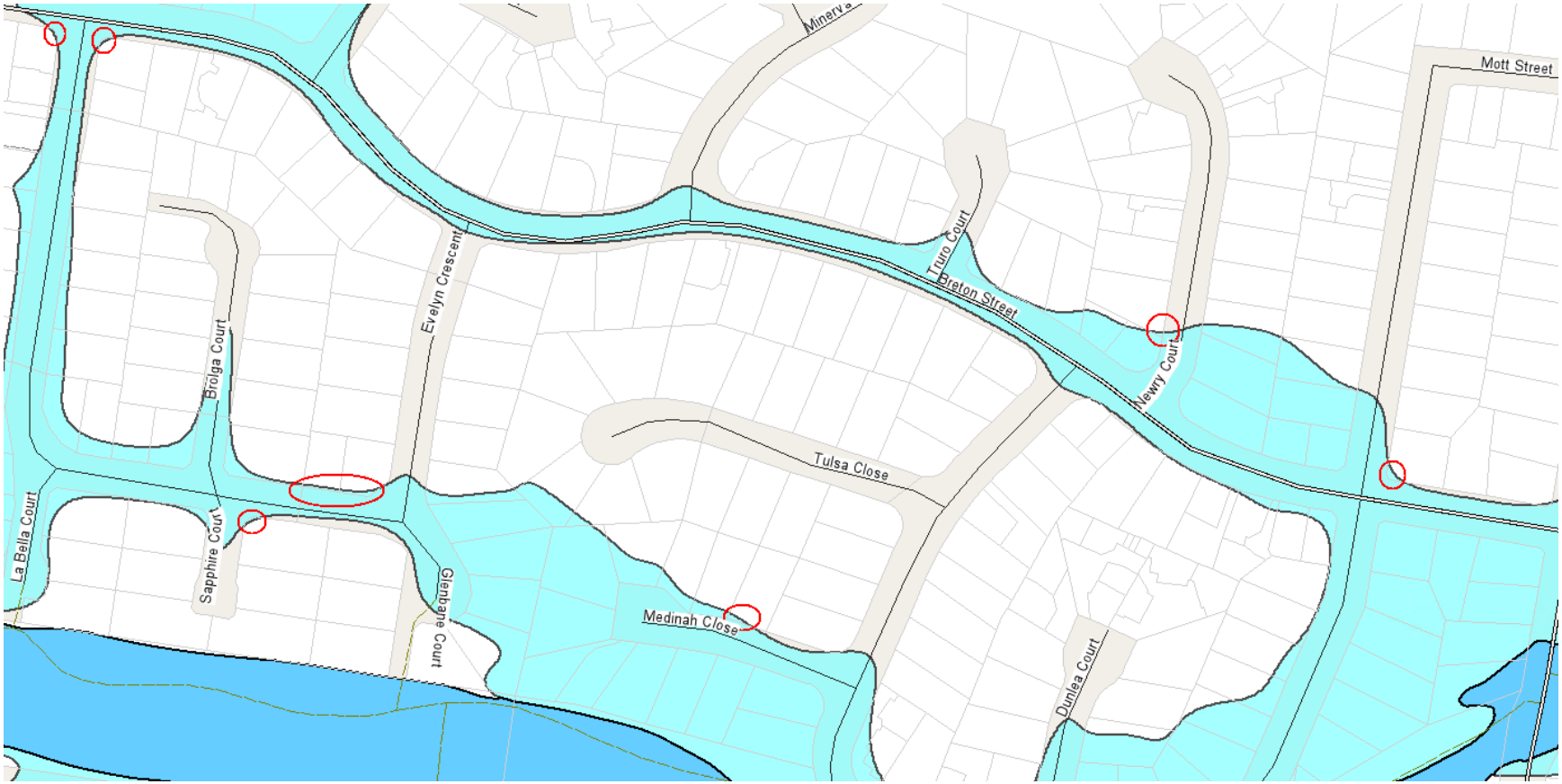


Figure 1 – Locations in north Warrnambool where flood risk mapping can be removed from properties due to negligible flood risk. Note: This image only highlights a few examples, many more can be seen in this image that are not circles.

9. The approach to the application of flood controls for Amendment C205warr is as follows:

   a. *Zoning application*

      i. Public Park and Recreation Zone (PPRZ) is to be applied to all locations that are currently Urban Flood Zone (UFZ) that comprise existing public space.

      ii. General Residential Zone (GRZ) is to be applied to locations that are currently UFZ that comprise already developed urban areas (e.g., dwellings), and roadways that are bounded by PPRZ or GRZ.

      iii. UFZ is to be retained or applied in undeveloped urban areas to ensure preservation of these areas for the primary purpose of safely storing and conveying floodwater. The proposed UFZ corrects the arbitrary delineation of the current UFZ applied to property boundaries.

   b. *Overlay application*

      i. Floodway Overlay (FO) is to be applied to all high hazard portions of the 1% AEP floodplain not already covered by UFZ.

      ii. Land Subject to Inundation Overlay (LSIO) is to be applied to all low hazard portions of the 1% AEP floodplain that is not already covered by UFZ.

      iii. FO and LSIO will be removed from all locations where these overlays currently exist that are outside of the 1% AEP floodplain.

   The CMA has previously communicated to Warrnambool City Council that UFZ should be retained where it already exists, however we do not oppose change to PPRZ for areas of public land.

   The proposed application of flood controls and zoning amendments are commensurate to appropriate flood risk management and are supported by the CMA.

10. The north Warrnambool flood mitigation works include four concrete flood retaining walls along the Russell Creek corridor to limit breakout flow over private property. The walls are constructed to a height of the 1% AEP flood level with 0.6 metres of freeboard for majority of their length. Each wall has 1 to 2 access points along its length which is constructed at the 1% AEP flood level without freeboard. Freeboard of 0.6m is to be maintained at these locations via manual deployment of drop boards prior to large floods. The amendment therefore proposes the removal of existing flood controls from properties protected by the flood mitigation walls.

    The CMA does not object to removal of flood controls for properties protected by flood mitigation works.

11. The portion of the Russell Creek 1% AEP floodplain east of Aberline Road (identified by Water Technology 2017) has not been included in Amendment C205warr. The CMA acknowledges that flood related planning controls for this area are likely to be addressed via a structure plan.

12. The CMA notes that the inundation within the Warrnambool Racecourse that has been identified through the Water Technology 2017 investigation has not been included in Amendment C205warr. The CMA acknowledges that the floodwaters within the Warrnambool Racecourse are primarily stormwater related rather than riverine flooding and therefore exclusion from this amendment is supported.

13. Schedules to the flood overlays have not been exhibited. Schedules to the LSIO and FO provide an important mechanism in the planning scheme to exempt specific building or works types from requiring a planning permit that would otherwise be triggered by the planning control. This results in a reduced administrative burden and costs associated with applications for minor developments of no consequence to floodplain management.

    Without schedules adopted into the planning scheme many minor developments such as the construction of bicycle paths, placement of rainwater tanks and open sided decks require a planning permit if located within the LSIO or FO. A schedule can provide an exemption to the requirement of a planning permit provided the requirements in the schedule are applied.

    In the CMA's opinion this is highly unusual, and Warrnambool City Council is the only Local Government Authority (LGA) within the Glenelg Hopkins Catchment that doesn't include a Schedule to the LSIO or FO.

    The CMA strongly urges adoption of schedules to the LSIO and FO and can provide a template on request.

14. A Local Floodplain Development Plan (LFDP) has not been proposed as part of this amendment. Because of the lack of a LFDP, all permit applications for development within the FO must be accompanied by a Flood Risk Report. Glenelg Hopkins CMA has partnered with other LGA's in introducing LFDP's to planning schemes with great success.

    The CMA recommends adoption of a Local Floodplain Development Plan consistent with the majority of other regional councils and can provide a template on request.

15. Schedule to Clause 72.08 proposes to include the Design of North Warrnambool Floodplain Management Plan – Implementation Works (Cardno, 2010) as a background document. It should be noted that the existing background document North Warrnambool Flood Study (Cardno, 2010) introduced in C78 (Pt 1) is the same document.

The CMA congratulates Council on undertaking this important amendment and looks forward to the continuation of our partnership in management of the Warrnambool floodplain. Should you have any further queries please contact myself or [redacted].

Yours sincerely,

[redacted]

[redacted]

END OF SUBMISSION

ATTACHMENT 2 - FURTHER TECHNICAL REVIEW –TEMPLATE AND CRITERIA USED WHERE FLOODSHAPE WAS REVIEWED

Further Technical Review

Officers have undertaken a Further Technical Review (FTR) where submitters have questioned the application of the Urban Flood Zone, Land Subject to Inundation Overlay and Floodway Overlay on their property or surrounding property, the accuracy of the modelling and where the extent of coverage over the subject land is minimal.

The FTR included a more detailed analysis to ascertain the exact flood risk to the property. The objective of this review was to check for anomalies in the exhibited flood extents.

The FTR is based on a number of agreed criteria – see below and may indicate that the Urban Flood Zone, Land Subject to Inundation Overlay and Floodway Overlay could be removed or refined in shape or should be kept as exhibited.

Criteria for the Review

The following criteria were developed to guide the Further Technical Review of submissions and to ensure that there is a consistency in the response to submissions.

Criteria	Assessment
Actual terrain differs from LIDAR data used for modelling.	Does the actual land shape and fall generally agree with LIDAR data? If the land shape has been altered from the LiDAR, has this been achieved with the appropriate approvals (i.e., planning permit?)
Flood extent incursion into property minor in nature.	Is the incursion of the Urban Flood Zone, Land Subject to Inundation Overlay and Floodway Overlay on the property considered minor?
Other, including unexplained isolated ponding, title boundaries and overlay designation.	Is there unexplained isolate ponding which does not contribute to the integrity of the floodshape?

Template for the Review

The following template has been used to document the FTR undertaken for each submission where the accuracy of the modelling has been questioned.

Amendment C205warr – Submission Assessment – Further Technical Review

Note: This is a Further Technical Review (FTR) where submitters have questioned the application of the Urban Flood Zone, Land Subject to Inundation Overlay, and Floodway Overlay on their property or surrounding property, the accuracy of the modelling and where the extent of coverage over the subject land is minimal. Other issues identified in submissions are addressed in the Council Report and relevant attachments.

Submission No.:

Property Address:

Catchment:

Proposed Planning Scheme Control(s):

[Maps showing the proposed Zone or Overlays are attached to this assessment]

Desktop review (Data collection/ assessor comments)

Previous reports of flooding for property:

Area of incursion into property (m2):

Percentage of property area affected by incursion:

Officer Desktop Review Comments:

Site visit

Date of inspection (if required):

If site inspection not required, why:

Site photos informing this assessment, if necessary, are attached to this report.

Data and information collected from site visit

Assessment against criteria

The criteria below have been used to assist in the review and assessment of the written submission content.

Criteria 1: The extent to which the actual terrain differs from LIDAR data, and any potential impacts on the modelling.

Criteria 2: The extent to which a minor flood extent incursion protrudes into a property.

Criteria 3: Other

- The appropriateness of applying a different zone or overlay designation having regard to the flood modelling; or
- The extent to which an anomaly has been identified with the title boundary; or
- The extent to which unexplained isolated small ponding could be removed without affecting the credibility of the flood mapping.

Officer response to submission:

Signed Off:

Date:

ATTACHMENT 3 - Amendment C205warr – North Warrnambool Flood Controls

Officer Response to Issues Raised in Submissions

Issues raised in submissions

There are a number of key issues raised in the submissions, as outlined below:

1. Individual properties have not experienced flooding in the past and should therefore not be subject to flood controls.
2. The modelling is inaccurate and does not reflect real life flood events and/or or existing site/area characteristics such as existing topography.
3. Council and CMA should review and introduce mitigation works/improvements to cope with overland flow and flooding.
4. New development and increased density across North Warrnambool has increased the level of overland flow and flooding.
5. Property values and property resale will be impacted, and compensation should be payable.
6. Insurance costs/premiums will be impacted.
7. Other Issues.

Officer response to themes

This section provides the following in relation to each of the 7 issues identified:

- A short explanation of the issue;
- An officer response to the issue;
- Relevant commentary from previous Planning Panel reports where the issue has been previously considered, if relevant.

Where a submission questions the accuracy of the modelling or raises a specific issue that cannot be categorised as generic, then a submission specific response has been prepared. These submission specific responses can be found in **Attachment 4.**

1. Individual properties have not experienced flooding in the past and should therefore not be subject to flood controls.

Explanation of issue

Submissions objecting to the Amendment referred to previous flood events (or the lack thereof) in a local area. In this context, advice that their property had not experienced flooding was used to substantiate their position that the modelling must be incorrect.

Officer response:

The shape of the flood controls are based on the overland flow paths identified through best practice computer modelling. It is the most reliable, cost effective estimate that can be made from existing information and techniques.

The lack of historical evidence about flooding on a particular site does not mean the property may not be inundated by overland flooding in the future.

Storm events vary considerably and the factors that contributed to flooding in one storm event may not be repeated for the next.

The Urban Floodway Zone, Floodway Overlay and Land Subject to Inundation Overlay maps are based on the forecasted overland stormwater flows associated with a 1 in 100 year storm event at a specific location, meaning that there is a 1 per cent chance that such an event could occur in any given year. This is a standard used across the industry for flood planning and management. The 1% AEP has been determined through the Russell Creek Flood Mitigation – As Constructed Flood Modelling (Water Technology Pty Ltd, 2017) and Design of North Warrnambool Floodplain Management Plan - Implementation Works (Cardno, 2010). In many cases, the 1% AEP storm event may only result in flooding and inundation for a short period of time, but it is capable of causing damage.

The lived experiences outlined in submissions only includes smaller floods, it cannot be used to directly compare to the modelled 1% AEP. Available information confirms that a 1% AEP flood may not have been experienced by the local community within the Merri River or Russell Creek catchments, as the largest flood in living memory was in 1946.

Where this issue was raised in a submission, the Further Technical Review investigated and clarified if it was relevant to the floodshape on affected properties.

Given the above, there is no justification to remove properties from the model simply because a submission has been made with this request.

Previous panel findings:

There is no requirement to stop the implementation of appropriate planning controls based on a lack of historical evidence of flooding.

This position is clearly outlined in the Panel Report on Amendment C36 to the Boroondara Planning Scheme in relation to the Special Building Overlay (and which is equally applicable to the Floodway Overlay and Land Subject to Inundation Overlay).

Melbourne Water stressed to the Panel that the SBO was not based upon a known or historical flood event. It was based upon the overland flows that would result from a storm event that occurs, on average, once every one hundred years. These overland flow paths were identified through computer modelling. Whilst there may be no record of flooding on a property, this did not mean that overland flows had not or would not occur at the site. Although flooding may not have previously been witnessed at the site, each storm event occurs independently of previous ones and it cannot be assumed that flooding has not previously or will not occur, on the basis that there are no records of such an event.

Issue 2 The modelling is inaccurate and does not reflect real life flood events and/or or existing site/area characteristics such as existing topography.

Explanation of issue

Submissions questioned the fundamentals of the modelling and questioned the data that was used as a basis for the modelling.

Officer response:

The use of computer based modelling has been consistently accepted by Planning Panels as an appropriate basis for application of flood controls (Urban Floodway Zone, Floodway Overlay and Land Subject to Inundation Overlay).

The terrain map used as the basis for the model is based on aerial photography and LIDAR point data provided by DELWP.

Council and GHCMA have gone to great lengths to ensure that the boundaries of the flood controls are mapped as accurately as possible (including undertaking further analysis following exhibition). The best available information and contemporary best practice modelling techniques have been used.

A Further Technical Review (peer review) has been undertaken to investigate whether there are any anomalies with the floodshape on affected properties that have made a submission. If an anomaly is found, then it has been recommended that the floodshape be amended.

Fully assessing the flooding impact to an individual property will rightly occur at the planning application stage; when more detailed, site specific information can be assessed. At that stage any specific conditions for development can be most appropriately determined.

Previous panel findings:

The use of computer based flood modelling has been consistently supported by Planning Panels in the past.

This position is clearly outlined in the Panel Report on Amendment C127 to the Geelong Planning Scheme:

It is agreed that in some cases the precise area and degree of actual flooding predicted by the models may not be 100% accurate. The reality of the situation is that the flooding maps have to be based on predictions because there are not, in most cases, accurate records of flooding due to a rainfall event that has a 1 in 100 probability of occurring. It is also correct that alterations to the topography, building of walls, filling of land and excavating land may all have occurred since the ground levels on which the flooding models were established. These changes can result in minor changes to local areas of flooding and degrees of flooding, however these variations do not mean the models used to predict flooding are inappropriate.

It has been accepted by all Planning Panels that have considered this issue that a full assessment of the flooding risk to a particular property is most appropriately undertaken at the planning permit stage, where accurately surveyed levels are provided by the permit applicant.

In the Final Report on the New Format Planning Schemes, Chief Panel Member, Helen Gibson raised the following points in relation to the Land Subject to Inundation Overlay (and which are equally applicable to the Floodway Overlay):

In the panels' view, if accurate flood mapping has not been completed by DNRE, the relevant floodplain management authority should determine what land is potentially or likely to be affected by flooding and that land should be included in a Land Subject to Inundation Overlay. It does not matter that the boundaries may not be accurate at the time the overlay is applied. The Land Subject to Inundation Overlay only requires that a permit be obtained for buildings and works. It does not prohibit either use or development. The time to examine the evidence in detail about where the flood levels lie in fact is at the time a permit application is made.

The same approach needs to be adopted even when flood levels have been verified by DNRE but individual landowners dispute their accuracy. Panels usually do not have the resources to examine in detail competing arguments about where the flood levels lie on an individual property when there is a lack of agreement about this. At the amendment stage it is usually irrelevant. It is a matter more appropriately sorted out at the time any permit may be applied for.

The panels recognise that in those very flat parts of Victoria prone to flooding, the Land Subject to Inundation Overlay may cover huge areas of a municipality. Minimal variations in height will make a substantive difference to whether the land floods or not. In those circumstances, landowners may well be reluctant to see the whole or substantial portions of their properties covered by the Land Subject to Inundation Overlay if they believe that in fact their land does not flood. However, it needs to be recognised that the overlay is not the last word. Its application will not alter the fact of whether the land floods or not. Rather, it indicates that flooding is a problem in the area and needs to be carefully considered when making any planning or other land management decisions concerning the property.

Issue 3 Council and GHCMA should review and introduce mitigation works/improvements to cope with overland flow and flooding.

Explanation of issue

Submissions raised concern that Council and the GHCMA have failed to undertake on-ground flood mitigation works/improvements to prevent flooding and inundation in North Warrnambool. The submitters consider the extent of the application of the Floodway Overlay and Land Subject to Inundation Overlay may be less than that proposed under the Amendment if on-ground flood mitigation works are undertaken.

Officer response:

Flood mitigation works/improvements across the entire Warrnambool catchment area would cost the community millions of dollars and can only be undertaken incrementally over a period of many years.

The most practical and economical solution is to manage new development (e.g. raise floor levels of new buildings), and to utilise a capital works program.

In accordance with legislation, Council and the GHCMA work collaboratively on opportunities to reduce the impact of flooding throughout the municipality, with highest priority given to areas that pose high risk to public safety.

Council officers do note and accept that if, and when, on-ground structural flood mitigation works are completed, Council should amend its planning scheme to update the application of the flood controls at that time.

Previous panel findings:

There is no requirement to stop the implementation of appropriate planning controls while mitigation works/improvement investigations are developed further.

This position is clearly outlined in the Panel Report on Amendment C178 to the Ballarat Planning Scheme in relation to the Floodway Overlay and Land Subject to Inundation Overlay.

The Panel has been established to review the proposed FO and LSIO mapping changes proposed for the Burrumbeet Creek catchment. It is not within the scope of the Panel to consider on-ground mitigation works when the Amendment proposes to amend the coverage of the flood related overlays under the Ballarat Planning Scheme. Likewise, the Panel is not conducting the investigation or making any recommendations in regards to mitigation works.

Issue 4 New development and increased density across North Warrnambool has increased the level of overland flow and flooding.

Explanation of issue

A number of submissions have raised concerns with the impacts that new development and increased density across North Warrnambool are having on existing infrastructure such as drainage, which in turn is increasing local flooding and overland flow impacts.

Officer response:

The flood mapping is based on overland flows associated with the Merri River and Russells Creek catchments. The mapping does not identify areas liable to flooding and inundation by overland flows that exceed the capacity of the urban drainage system.

State and local planning policy supports and encourages increased densities in appropriate locations and Council actively requires developers to provide sustainable development that uses the principles of integrated water management that can help address these issues.

Integrated water management has three aims: reduce reliance on potable water supplies; reduce the amount of wastewater and stormwater generated; and improve water quality in water catchment ecosystems.

Providing a drainage system that promotes the on-site retention and re-use of stormwater run-off and regulates overland flow to prevent flooding may assist in ameliorating and intensification of the impacts of flooding.

Previous panel findings:

The Planning Panel in relation to Amendment C2 to the Moreland Planning Scheme provided the following points in relation to this topic:

It is to be expected that the introduction of overlays will tend to draw from the community responses to perceived inadequacies in the existing drainage systems and submitters will endeavour to utilize the process as a forum for focusing on such matters. However the Panel has no power to deal with such concerns and it can do little but to draw such concerns to the attention of the Council administering the Planning Scheme.

Issue 5 Property values and property resale will be impacted, and compensation should be payable.

Explanation of issue

Submissions suggested that the inclusion of their property in the Floodway Overlay and Land Subject to Inundation Overlay would negatively impact on the value of their property.

Officer response:

The flood prone nature of some land already exists. Excess floodwater may still follow natural valleys and drainage paths that existed prior to the subdivision and development of the area.

The application of flood controls have an important function to reflect this underlying condition of the land transparently to current owners and future purchasers of affected properties – so that they can make informed decisions about the property and about planning for their own safety during flooding events.

Property values are determined by many different factors, including location, streetscape and amenity, the current economic conditions, as well as planning controls. It is therefore difficult to assign what effect, if any, the application of flood controls may have on the value of a property.

Past Panels have not found evidence that flood controls impact on property values and have also determined this would not be a reason to avoid application of the controls – see below.

The Planning and Environment Act 1987 clearly sets out the circumstances where compensation is payable and is essentially limited to where land is reserved or required for a public purpose or where access is to be denied by the closure of a public road. It does not cover situations where controls such as the Floodway Overlay and Land Subject to Inundation Overlay are applied. Compensation would not be payable as a result of applying the overlay controls.

The flood controls do not cause or change the likelihood of flooding. While the controls may identify the flooding and inundations conditions of the land, there is, appropriately, clear legislative indemnification from any claims arising out of the identification of land liable to flooding.

Previous panel findings:

The Planning Panel, in relation to Amendment C127 to the Geelong Planning Scheme concluded that:

The Panel appreciates that property owners may have reasonable concerns about the impact of planning scheme changes on property values. However, the Panel also recognises that there is a multiplicity of issues that affect the value of any property at any point in time.

The Panel considers that implementation of appropriately researched planning controls assists the maintenance of stable property values for the community. In this regard, Council is discharging its responsibility as a planning authority in introducing the proposed Amendment which will enable planning applications in designated areas to be considered in relation to flooding matters and to ensure that development in these areas responds appropriately to the identified flood risk.

Issue 6 Insurance costs/premiums will be impacted.

Explanation of Issue

Submissions suggested that the inclusion of their property in the Floodway Overlay and Land Subject to Inundation Overlay would result in higher insurance premiums.

Officer response:

The potential impact on insurance premiums is not a matter that should have any bearing on the application of flood controls.

The application of the overlays does not cause or change the likelihood of flooding, but recognises the existing condition of land.

The Insurance Council of Australia has advised GHCMA that most insurance policies provide coverage for storm damage, include cover for damages resulting from overland flows. However, this needs to be confirmed by the property owner's individual insurance provider.

Previous Panels have consistently determined that the potential impact on insurance premiums is not a matter that should have any bearing on the application of the overlays.

Previous panel findings:

The impact on insurance premiums has been consistently dismissed as a relevant issue by previous Panels. This position is clearly outlined in the Panel Report to Amendment C109 to the Manningham Planning Scheme:

The Panel was not convinced that the application of the LSIO of SBO would have any effect on property values or insurance premiums, and in any case, adopts the position of previous panels that there is no justification for setting aside planning scheme amendments of this type on the basis that property values might be affected, or insurance premiums might increase.

Issue 7 Other issues

Explanation of issue

A number of submissions raised specific issues that require an individual response. The responses can be found in **Attachment 4** where each submission has also been summarised.

ATTACHMENT 4 - Amendment C205warr – North Warrnambool Flood Controls

Summary of individual submissions, officer response & recommendation

The following table summarises the individual submissions received (by issue) during and after the exhibition period of Amendment C205warr, including an officer response and recommendation.

7 key issues have been identified for the 21 submissions received, the categorisation of which will assist in the review and analysis of the submissions.

The 7 key issues are listed below:

1. Individual properties have not experienced flooding in the past and should therefore not be subject to flood controls.
2. The modelling is inaccurate and does not reflect real life flood events and/or or existing site/area characteristics such as existing topography.
3. Council and CMA should review and introduce mitigation works/improvements to cope with overland flow and flooding.
4. New development and increased density across North Warrnambool has increased the level of overland flow and flooding.
5. Property values and property resale will be impacted, and compensation should be payable.
6. Insurance costs/premiums will be impacted.
7. Other Issues - these will be responded to individually in the table below.

Please refer to the 'Officer Response to Issues Raised in Submissions' at **Attachment 3** for an overview of the issues raised and a generic response.

Abbreviations:

UFZ – Urban Floodway Zone **FO** – Floodway Overlay **LSIO** – Land Subject to Inundation Overlay **GRZ** – General Residential Zone

AEP – Annual Exceedance Probability **CMA** – Catchment Management Authority **LFDP** – Local Floodplain Development Plan

Sub. No.	Property address/land	Catchment	Proposed Control	Issues related to submissions	Officer response to submissions	Recommended change to the Amendment
1	Land at the rear of properties to the north of Membery Way	Merri River	Partial repeal of UFZ and replacement with GRZ	2, 5, & 7	The submission does not directly question the validity of the exhibited mapping but raises concerns that the partial repeal of the UFZ and replacement with the GRZ would have a negative impact on social, environmental, and economic values, specifically if the land is developed for residential purposes. The submission does however mention that recent flooding in October 2020 has strengthened their concerns about the partial repeal of the UFZ. The partial repeal of the UFZ has been subject to a Further Technical Review, and reconfirmed as being appropriate based on the anticipated flood depth, noting the October 2020 flood levels were collected at Waldock Way on the other side of the river from Membery Way. The flood level collected was 4.75m AHD. It can be reasonably assumed that the flood level at Membery Way would be within ±0.10m of this level which is well within the 1% AEP extent adopted for use in the Planning Scheme Amendment. On this basis, no change to the exhibited UFZ mapping is recommended. It would not be orderly, fair or equitable to maintain the UFZ on this land if there is no flood hazard. Any future development of the land for residential purposes, including subdivision/and or construction of two or more dwellings will need to respond to the Warrnambool Planning Scheme. Upon application for permit, a detailed assessment be made to ensure any development will be integrated with the surrounding area. The planning scheme contains a number of strategic directions and requirements that will ensure the social and environmental values of the area are respected.	**No change** **Do not support. Refer to Panel**

Sub. No.	Property address/land	Catchment	Proposed Control	Issues related to submissions	Officer response to submissions	Recommended change to the Amendment
					The submission requests Council purchase the land and develop a green wedge between existing developments and the river to provide open space opportunity for residents. This request is not within the scope of the Amendment. The purchase of open space is a significant undertaking for any Council and needs to be strategically justified. The Warrnambool Open Space Strategy (2013) provides recommendations for maintaining Warrnambool's liveability in the context of steady population growth, by adding to open space in the municipality and improving existing open space. This land itself does not form an identified gap along the Merri River, noting the close proximity of Platypus Park and the existing linear open space reserve along the Merri River.	
2	Land north of Wangoom Road	Russells Creek	FO & LSIO	3	The submission does not directly question the flood modelling or mapping extents, however claims flooding is a result of existing infrastructure. While the flooding may be exacerbated due to the existing infrastructure it is likely also due to the topography at this location being low and flat. Opening up the downstream culverts will result in flooding problems being transferred from one location to another.	**No change** **Do not support. Refer to Panel**
3	138 Bromfield Street	Merri River	N/A The amendment does not propose to change existing controls that apply to this property.	2	The submission is seeking the partial repeal of the UFZ and replacement with the GRZ based on earthworks which have been approved under Planning Permit PP2020-0101. The conditions of the planning permit included post works feature survey to demonstrate compliance with the approved plans. To date, the Council and the CMA have not yet received this feature survey to verify compliance. Council officers sought further clarification from the submitter on the status of these matters, and informed the submitter of the prescribed timeframes	**No change** **Do not support. Refer to Panel** **Note, should the submitter complete the earthworks and feature survey before the Planning Panel Hearing, it is**

Sub. No.	Property address/land	Catchment	Proposed Control	Issues related to submissions	Officer response to submissions	Recommended change to the Amendment
					for consideration of submissions. The submitter has informed Council and CMA officers that the earthworks are underway. The CMA has advised Council that it can support the partial repeal of the UFZ in line with Criteria 1 of the Further Technical Review provided that the feature survey demonstrates compliance with the approved planning permit. Having regard to the above, it would not be practical or reasonable to partially repeal the UFZ until the earthworks and feature survey are completed. Further, it would not be reasonable to delay the Amendment until these earthworks and feature level survey are completed. One of the most important reasons for progressing the Amendment is that a significant proportion of the current flood controls are based on a 20 year old flood investigation.	**recommended that Council support the partial repeal of the UFZ and replacement with GRZ, subject to compliance with approved plans.**
4	Land north of Wangoom Road 119 Wangoom Road	Russells Creek	FO & LSIO	2, 3, 4, 5, 6 & 7	The submission questions the validity of the modelling due to the extent of flood controls not extending to Wiggs Lane and further upstream. One of the principal considerations in constructing the model was the location of inflow boundaries to ensure all runoff from the catchment was being adequately represented in the modelling. The model boundaries for the Russell Creek model included the Northern and Eastern Arms of the Creek along with an inflow location from the Warrnambool Racecourse catchment. The inflows from the northern and eastern arms of Russell Creek are the main contributors to peak flows within the study area. The flood controls are not extended to Wiggs Lane and further upstream as this is outside of the Warrnambool LGA and the settlement pattern in this area is predominately non-urban.	**No change** **Do not support. Refer to Panel**

Sub. No.	Property address/land	Catchment	Proposed Control	Issues related to submissions	Officer response to submissions	Recommended change to the Amendment
					The submission sought further clarification on potential impacts of the Amendment on development (i.e., subdivision, access, and buildings and works). In this instance, land to the north of Wangoom Road is included in the Farming Zone and Rural Living Zone. This zoning regime is already a significant constraint to subdivision in the area, as the majority of properties do not achieve the minimum lot size to allow additional lots (4 hectares), so in this respect there is no change as a result of the Amendment. In terms of buildings and works, a planning permit is only triggered if the proposed buildings and/or works fall within the area of land covered by the FO and LSIO. It should be noted that a planning permit for buildings and works is typically required under the existing zoning regime, as the majority of properties do not meet the minimum lot size (2 hectares) for which no permit is required. The FO and LSIO may impact on the proposed design of development (increasing floor levels), but should be considered as a safeguard against cost incurred as a result of potential flood damage to new buildings. Other concerns listed in the submission relate to existing infrastructure and are discussed in the response to Submission 2.	
5	Land north of Wangoom Road 115 Wangoom Road	Russells Creek	FO & LSIO	2, 3, 5 & 7	The submission claims there is an intentional blockage of the Russells Creek tributary which exacerbates flows north of Wangoom Road. A Further Technical Review has confirmed that this blockage has not been factored into the model and therefore does not impact the 1% AEP extent. The review recommends that Council and the CMA undertake a site inspection to verify the blockage and to assess possible impacts. If a blockage does exist, opening up the channel and removing the	**No change** **Do not support. Refer to Panel** **It is recommended that Council and CMA note and investigate any intentional blockage**

Sub. No.	Property address/land	Catchment	Proposed Control	Issues related to submissions	Officer response to submissions	Recommended change to the Amendment
					blockage is likely to have a positive impact on the frequent flow level magnitudes, but minimal impact if any on the 1% AEP extent. On this basis, no change to the exhibited FO and LSIO mapping is recommended, noting any improvement to the channel will not alter the shape of the overland flow. Other concerns canvassed in the submission relate to existing infrastructure, which are discussed in the response to Submission 2. Sewerage is also mentioned in the submission, however this is beyond the scope of the Amendment.	**of Russells Creek tributary, and consider potential solutions, as an action outside the scope of the Amendment.**
6	Land south of Whites Road 133-135 Whites Road	Russells Creek	FO & LSIO	1, 3, 4, 5 & 6	The submission requests that the Amendment be placed on hold until further mitigation/improvements are assessed and implemented, including recommendations from studies previously adopted by Warrnambool City Council (pre 2000 and 2007). It must be noted studies preceding the Russell Creek Flood Mitigation – As Constructed Flood Modelling (Water Technology Pty Ltd, 2017) are no longer of relevance along the Russells Creek Corridor for this Amendment. The introduction of flood risk planning controls is based on current flood risk. The land is considered subject to flooding due to high quality flood intelligence obtained through two dimensional flood modelling techniques. This was not available for this area of Warrnambool for previous studies. The introduction of future flood mitigation/improvements is not sufficient reason to object to the introduction of flood controls. The submission states that no flooding has been experienced in the last 20 years in the area. It is possible the submitter has not experienced a 1% AEP flood event of critical duration at this location. This is what the Amendment is based on.	**No change** **Do not support. Refer to Panel**

Sub. No.	Property address/land	Catchment	Proposed Control	Issues related to submissions	Officer response to submissions	Recommended change to the Amendment
					The submission states flood risk controls should have been introduced into the planning scheme prior to subdivision of the area taking place rather than after. Prior to 2003, there were no flood studies completed upstream of Wares Roads, therefore no flood intelligence to base flood controls on. The submission states that it is unreasonable to not take into account the effect of development already in place, however the flood investigations do consider this effect and controls are based on existing risk.	
7	Land at the rear of properties to the north of Membery Way	Merri River	Partial repeal of UFZ and replacement with GRZ	2 & 7	The submission questions accuracy of modelling based on site topography. The submission states that based on the topography the floodplain should extend to where the flat expanse starts to rise as it is visibly a floodplain. While the theory behind this may be correct in that the natural topography is shaped as a floodplain, the design flood magnitude for planning purposes is the 1% AEP flood event, which is based on historical flood and gauge records on the Merri River. During the October 2020 flood event, levels were collected from the Merri River flood extent at Waldock Way on the other side of the river from Membery Way. The flood level collected was 4.75m AHD. It can be reasonably assumed that the flood level at Membery Way would be within ±0.10m of this level which is well within the 1% AEP extent adopted for use in the Amendment. The flood shape and repeal of the UFZ is recommended to be retained at this location. The submission requests clarification if the rezoning of part of Woodend Road from the UFZ to the GRZ is correct or a drafting error. In response, if a road is not a main road, the zoning of the road will typically reflect the zoning regime of adjoining land. In this instance, as this part of Woodend Road is no longer	**No change** **Do not support. Refer to Panel**

Sub. No.	Property address/land	Catchment	Proposed Control	Issues related to submissions	Officer response to submissions	Recommended change to the Amendment
					subject to a flood hazard, it will adopt the surrounding zoning regime, being GRZ.	
8	Land south of Whites Road 143 Whites Road	Russells Creek	FO & LSIO	3, 5 & 6	The submission raises matters similar to those canvassed and responded to in Submission 6.	**No change** **Do not support. Refer to Panel**
9	Land south of Whites Road 141 Whites Road	Russells Creek	FO & LSIO	1, 3, 4, 5 & 6	The submission states that the 50 year downpour, which is assumed by Council and CMA officers to be the January 2021 flash flooding event, did not result in flooding of properties. A Further Technical Review noted that the 50 year event in January 2021 refers to rainfall intensity, which does not directly translate to a flood of the same size but results in localised flash flooding and overwhelming the stormwater system which is what happened during this event. Riverine flooding is dependent on antecedent conditions such as catchment wetness which is considered in modelling by initial and continuing loses. Rainfall directly on urban areas such as road networks and development depends on its ability to drain through the stormwater system in a timely manner. Catchment wide riverine flooding is based on the ability for the catchment to absorb precipitation in addition to making its way downstream. The Further Technical Review concluded that the January 2021 event was less than a 5 year event in the Russells Creek catchment. It must be noted that the flood controls are based on a 1% AEP event of critical duration, which is what the flood controls have been modelled on in accordance with industry practice. The submission raises concern that Council has facilitated residential development between Whites	**No change** **Do not support. Refer to Panel**

Sub. No.	Property address/land	Catchment	Proposed Control	Issues related to submissions	Officer response to submissions	Recommended change to the Amendment
					Road backing onto Russels Creek without warning of possible flood controls being introduced. This matter is beyond the scope of the Amendment. However, Council and CMA officers note that much of the development between Whites Road and Russells Creek predates any flood intelligence for this location. The submission raises concern that Council has allowed considerable residential development to take place in the area, specifically north of Whites Road, which did not consider drainage. This is beyond the scope of the Amendment. However, Council and CMA officers note that development north of Whites Road has been subject to pre developmental flow requirements and is required to retard all increased flows from development. The submission suggests that Russell Creek is overgrown with vegetation, which prevents it performing a drainage function. The CMA have advised Council that in stream vegetation has minimal impact in large flood events. Being an ephemeral waterway, any removal of vegetation will likely be conducted annually/biannually at substantial cost to Council and subsequently ratepayers.	
10	Land north of Wangoom Road 107 Wangoom Road	Russells Creek	FO & LSIO	2, 4, 5, 6	The submission raises concern over the flood controls impacting future development of the property. The overlays are applied based on hazard of depth ≥ 0.5 metres, velocity ≥ 0.4 m/s or a depth x velocity product of 0.4m^2/s. The submission states that flooding appears to be from inadequate drainage and that this should be addressed prior to the adoption of flood controls. Flood controls are based on existing risk, even if mitigation/improvements was to be adopted in the future, it is important that the existing risk is in the	**No change** **Do not support. Refer to Panel** **It is recommended that Council and CMA note and investigate any bottlenecking based on drainage points**

Sub. No.	Property address/land	Catchment	Proposed Control	Issues related to submissions	Officer response to submissions	Recommended change to the Amendment
					planning scheme for land use planning. The introduction of FO over LSIO does create more restrictions on development however it does not mean development cannot occur. The controls should be considered as a safeguard against cost incurred as a result of potential flood damage to new buildings. The submission does mention bottlenecking based on a drainage point under neighbouring rear access. While this is unlikely to have a significant impact on flood levels in this location based on the wide, flat expanse of floodplain and downstream restriction of the Wangoom Road culverts, it is worth investigation.	**near 107 Wangoom Road, and consider potential solutions as an action outside the scope of this Amendment.**
11	Land north of Wangoom Road 80 Ian Road	Russells Creek	FO & LSIO	3 & 7	The submission questions flood level and floor level – flood level has been calculated as per study reports, with floor level information collected as part of the 2010 North Warrnambool Flood Study for a damages assessment. The submission mentions Connell Wagner report recommendations ('North East Warrnambool and North Dennington Structure Plans' dated 15 June 2007) to increase the size of the culverts under Wangoom Road. These recommendations were made prior to development downstream and would no longer be considered appropriate as it would transfer flooding issues from one location to another. This would not be supported by the CMA. The submission poses the question of redirection of water from Russells Creek to a tributary of the Merri River to the west. This is beyond the scope of the Amendment.	**No change** **Do not support. Refer to Panel**
12	2-18 Daltons Road	Merri River	Partial repeal of UFZ and	2	The Amendment proposes to partially repeal the UFZ and replace with GRZ at 2-18 Daltons Road. The submission is seeking further repeal of UFZ,	**No change**

Sub. No.	Property address/land	Catchment	Proposed Control	Issues related to submissions	Officer response to submissions	Recommended change to the Amendment
			replacement with GRZ		based on earthworks which have been approved under Planning Permit PP2017-0127. The 2010 North Warrnambool Flood Study identifies the flood levels at this property ranging from 5.40m AHD on the upstream side (east) to 5.38m AHD on the downstream side (west). Further information was provided by submitters representative to demonstrate the post works topography. Unfortunately the cut does not appear to have been completed as required. The cut and fill report indicates the proposed surface conditions at the location of the cut will be shaped to an elevation of 4.4-4.6m, however post works survey indicates that at this location the elevation still reaches a height of 5.7m AHD.	**Do not support. Refer to Panel** **Note, should the submitter complete the earthworks and feature survey before the Planning Panel Hearing, it is recommended that Council <u>support</u> the partial repeal of the UFZ and replacement with GRZ, subject to compliance with approved plans.**
13	Land north of Wangoom Road Ian Road	Russells Creek	FO & LSIO	3	The submission identifies Wangoom Road culverts being undersized as contributing to the flooding of north of Wangoom Road. While it is likely that this contributes to the flood extent in this location, it is exacerbated by the wide, flat expanse which is evident from the topography. Submission also questions validity of modelling as the main drainage through the property is not depicted. This is a misconception from the mapping. The creek is in the model, however the 1% AEP flood depth is of such a depth that it isn't able to be distinguished from the surrounding floodplain.	**No change** **Do not support. Refer to Panel**
14	32 Dooley Street	Merri River	N/A No change was exhibited for	7	The submission is seeking the partial repeal of the UFZ and replacement with GRZ so that the zoning regime applied to 32 Dooley Street is consistent with neighbouring properties to the east. The submission states the topographic layout of the land has been	**No change** **Do not support. Refer to Panel**

Sub. No.	Property address/land	Catchment	Proposed Control	Issues related to submissions	Officer response to submissions	Recommended change to the Amendment
			this property.		raised by fill. A Further Technical Review has been undertaken, noting the fill has been undertaken without the appropriate planning approvals. The CMA does not support the introduction of fill in this location and would prefer to see the fill removed and levels reinstated to pre works conditions. The CMA would support the construction of a house on stumps and bearers if levels were to be reinstated and may support the repeal of UFZ and introduction of an overlay in its place.	**Note, should the submitter complete the earthworks and feature survey before the Planning Panel Hearing, it is recommended that Council <u>support</u> the partial repeal of the UFZ and replacement with GRZ, and introduction of an overlay in its place, subject to compliance with approved plans.**
15	58 Donovans Road	Merri River	Partial repeal of UFZ and replacement with GRZ	7	The submission raises matters that are not within the scope of the Amendment; In particular, it raises concern that earthworks (fill) are being undertaken not in accordance with planning permit.	**No change** **Do not support. Refer to Panel** **It is recommended that Council and CMA note and investigate any earthworks, and consider potential solutions as an action outside the scope of this Amendment.**

Sub. No.	Property address/land	Catchment	Proposed Control	Issues related to submissions	Officer response to submissions	Recommended change to the Amendment
16	120 Bromfield Street	Russell Creek	Partial repeal of UFZ and replacement with GRZ	2	Submission questions validity of UFZ mapping on the property as no discernible change between modelling scenarios within the background reports. This is due to being on the flood fringe and the shape of the floodplain. The CMA supports the change in UFZ boundary to align with on ground survey information provided by the submitter.	**Yes, change the UFZ boundary to align with on ground survey information provided by the submitter.** **Submission supported.**
17	137-139 Whites Road	Russell Creek	FO & LSIO	1, 3, 5, 6 & 7	The submission raises concern with property values, increased insurance premiums, and mitigation/improvement works. The submission also notes that there has been no flooding in the area during the five years they have lived there. The Amendment proposes to introduce controls based on the 1% AEP flood extent which has not occurred in recent history.	**No change** **Do not support. Refer to Panel**
18	Land north of Wangoom Road Joint submission by three land owners	Russell Creek	FO & LSIO	2 & 3	The submission highlights that Wangoom Road acts as a dam wall. While this may contribute to the flooding in this location, any upgrade of the infrastructure is not relevant to the Amendment. Submission mentions sewage proposal, this has no bearing on flood modelling. Submission refers to studies which have investigated mitigation/improvements for this location. It is acknowledged that Flood mitigation options in this area have been investigated, but found to not be feasible either financially or by having a flood impact on downstream properties. Mitigation/improvements has no bearing on this amendment. Submission questions validity of flood extents based on local knowledge of the area not matching with the flood investigation results. Flood magnitudes are	**No change** **Do not support. Refer to Panel**

Sub. No.	Property address/land	Catchment	Proposed Control	Issues related to submissions	Officer response to submissions	Recommended change to the Amendment
					based on best practice techniques for ungauged catchments and are relative to a flood of that magnitude occurring in any given year. These flood magnitudes may not have occurred in local living history, but this does not mean that the flooding is inaccurate. The submission offers insight into mitigation options, however this is beyond the scope of the Amendment.	
19	106 Bromfield Street	Russell Creek	Partial repeal of UFZ and replacement with GRZ	1	The Amendment proposes to partially repeal the UFZ and replace with GRZ at 106 Bromfield Street. The submission seeks to increase the repeal of the UFZ to reflect land to the east of the property (Iona Avenue & Orchid Avenue & Donaldson Drive) and proposed due south at Botanic Road. The submission claims the expanded area is not effected by past flood events since occupation of the site in 1961. The amendment is based on the 1% AEP flood extent which has not occurred in this time period, therefore this request cannot be considered.	**No change** **Do not support. Refer to Panel**
20	20 Botanic Road	Russell Creek	Partial repeal of the UFZ and replacement with GRZ, & apply LSIO	1, 2	The Amendment proposes to partially repeal the UFZ and replace with GRZ, and apply the LSIO at 20 Botanic Road. The submission seeks to repeal all of the UFZ from the property on the premise that this land has not been subject to flooding, stating the land remained clear of flooding during recent 5%AEP flood event. The submission also states that in preparation for residential building development, in March of 2015, the land was surveyed, including level datum survey, ADH PM No.389 RL 17.594. The submission claims the lowest level of the survey showed a reading of 6.59, which should be considered above the flood hazard and be considered GRZ but with a LSIO overlay. A Further Technical Review identifies the 1% AEP flood levels	**No change** **Do not support. Refer to Panel**

Sub. No.	Property address/land	Catchment	Proposed Control	Issues related to submissions	Officer response to submissions	Recommended change to the Amendment
					range from 7.60m AHD on the upstream boundary (east) to 7.23m AHD on the downstream boundary (west). In this instance, no further repeal of the UFZ is supported.	
21	Glenelg Hopkins CMA	Merri River and Russell Creek	All exhibited controls	7	The submission identifies that further refinement is required to the Amendment mapping to remove properties that have an inconsequential flood risk. A Further Technical Review has been undertaken to investigate whether there are any anomalies with the floodshape on affected properties with a 'minor' coverage of the proposed flood controls, specifically the LSIO. A more detailed explanation of the criteria applied to review the minor coverage is set out in the Council report. The recommended changes to the flood shape include 66 minor incursions of the overlays (LSIO or FO) that can be repealed from properties due to negligible flood risk. It is recognised that the proposed changes based on this assessment impact a number of properties. However, as determined through the peer review of the Further Technical Reviews, the modelling undertaken to inform the Amendment is still considered robust and appropriate for urban flood mapping. The submission promotes the introduction of schedules to LSIO and FO to reduce the burden on all stakeholders of planning permits for inconsequential flood risk. In response, Council officers note the Warrnambool Planning Scheme does not contain schedules to LSIO and FO. However, this is a municipal wide gap. The sole purpose of the Amendment is to reset the framework for flood controls in north Warrnambool. The Amendment only relates to the Russells Creek corridor and isolated parts of the Merri River. It is	**Yes, modify the exhibited LSIO mapping. The recommended changes to the flood shape include 43 minor incursions of the overlay (LSIO) that can be repealed from properties due to negligible flood risk (reduced from 47 to 43 following the peer review). These properties are listed in Attachment 6.** **Yes, modify Clause 72.04 of the Warrnambool Planning Scheme to undertake further strategic work to support schedules to the LSIO and FO to reduce the burden of planning permits for inconsequential flood risk.**

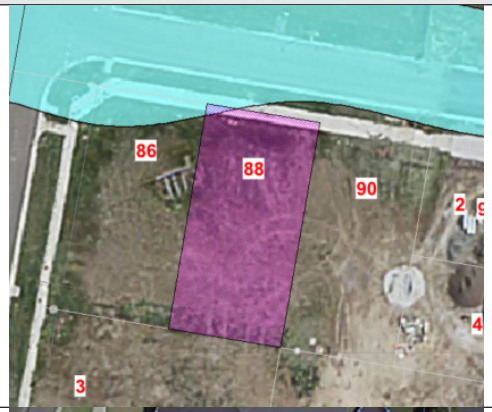
Sub. No.	Property address/land	Catchment	Proposed Control	Issues related to submissions	Officer response to submissions	Recommended change to the Amendment
					accepted that the introduction of schedules to LSIO and FO could be beneficial, however, this is a separate piece of strategic work and should be done on a municipal wide basis. If the CMA is prepared to support and commit to assist Council with the development of schedules to LSIO and FO, this could be inserted into Clause 72.04 as further strategic work. The submission also promotes the adoption of a Local Floodplain Development Plan (LFDP) to negate the need for a flood risk report for development in the FO. In response, Council officers note that a LFDP is an important planning tool. In accordance with Planning Practice Note 12 (Applying the flood provisions in planning schemes), Council's need to give high priority to the preparation of a LFDP, specifically to areas of significant flood risk and where a large number of applications are anticipated. In this instance, the Amendment proposes to apply the FO to a total of 50 properties (approximately), including a narrow strip of crown allotments along the Russell Creek and minor incursions onto private property, which then expands onto a small number of rural living (11 properties approximately) and farming properties (5 properties approximately) on the north side of Wangoom Road. In this context, development of crown land and private land along the Russell Creek corridor can reasonably be expected to be limited. For the 16 properties located on the north side of Wangoom Roads, these are essentially non-urban, large lots, and are either developed with a house or used for agriculture. This non-urban area is where high flood damages and risk to safety is anticipated or development would significantly affect flood	**Note the promotion of a LFDP. No change.** **Partial support. Refer to Panel.**

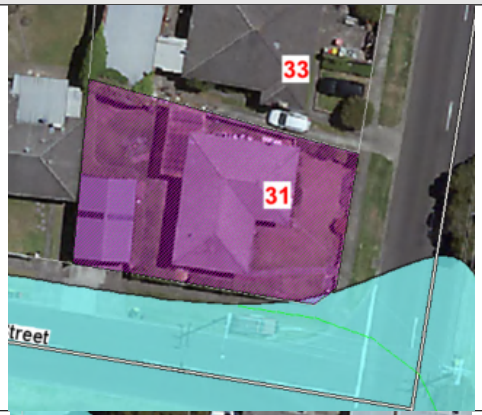
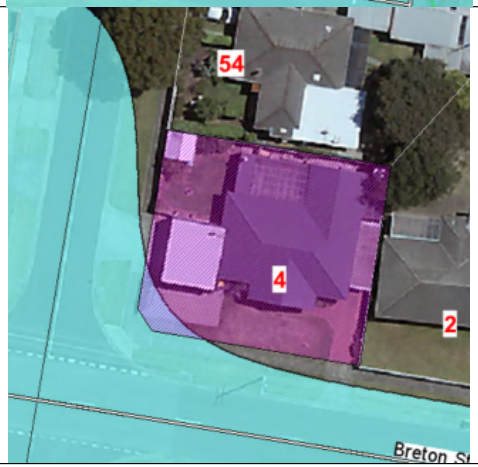
Sub. No.	Property address/land	Catchment	Proposed Control	Issues related to submissions	Officer response to submissions	Recommended change to the Amendment
					behaviour. For example, the Russell Creek Flood Mitigation – As constructed Modelling (Water Technology Ltd, 2017) identifies that at least 6 of the developed rural living properties in this area will experience above floor flooding during the 1% flood event. There is significant flood risk of any building in this area. Given this context, there is very little benefit in developing a LFDP when the FO will only apply to a small geographical area and the development potential for the properties is limited at this stage.	

ATTACHMENT 5 – RECOMMENDED CHANGES TO EXHIBITED AMENDMENT C205warr

Sub No.	Property Address	Exhibited Control	Recommended Change to Exhibited Amendment
16	120 Bromfield Street	UFZ	Change the UFZ boundary to align with on ground survey information provided by the submitter.
21 GHCMA	N/A – Russell Creek Catchment	LSIO	Modify exhibited overlay mapping. The recommended changes to the flood shape include 43 minor incursions of the overlay (LSIO) that can be repealed. These are listed in Attachment 6. (Note the number of properties has been reduced from 47 to 43 following the peer review).
21 GHCMA	N/A	N/A	Modify Clause 72.04 of the Warrnambool Planning Scheme to undertake further strategic work to support schedules to the LSIO and FO to reduce the burden of planning permits for inconsequential flood risk.

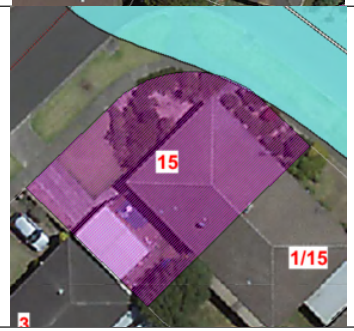
ATTACHMENT 6 – RECOMMENDED CHANGES TO EXHIBITED AMENDMENT C205warr (IN ADDITION TO ATTACHMENT 5)

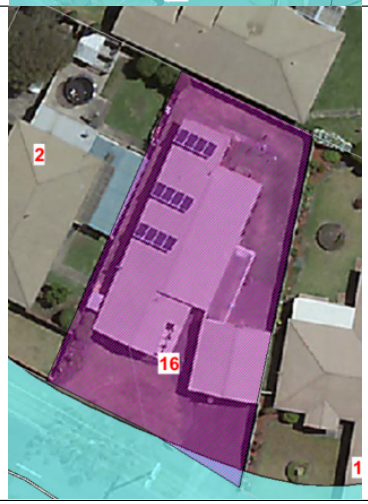
No.	Property Address	Exhibited Overlay	Recommended Change to Exhibited Amendment	Exhibited Flood Control Mapping
1	88 Wangoom Road, WARRNAMBOOL	LSIO	Minor Incursion – Remove LSIO	
2	48 Cherlin Drive, WARRNAMBOOL	LSIO	Minor Incursion – Remove LSIO	

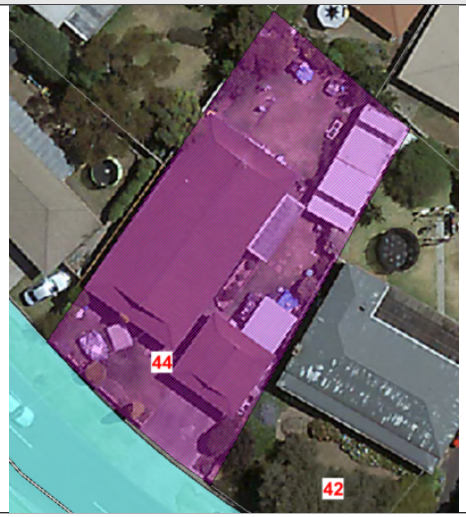
No.	Property Address	Exhibited Overlay	Recommended Change to Exhibited Amendment	Exhibited Flood Control Mapping
3	31 Garden Street, WARRNAMBOOL	LSIO	Minor Incursion – Remove LSIO	
4	4 Breton Street, WARRNAMBOOL	LSIO	Minor Incursion – Remove LSIO	

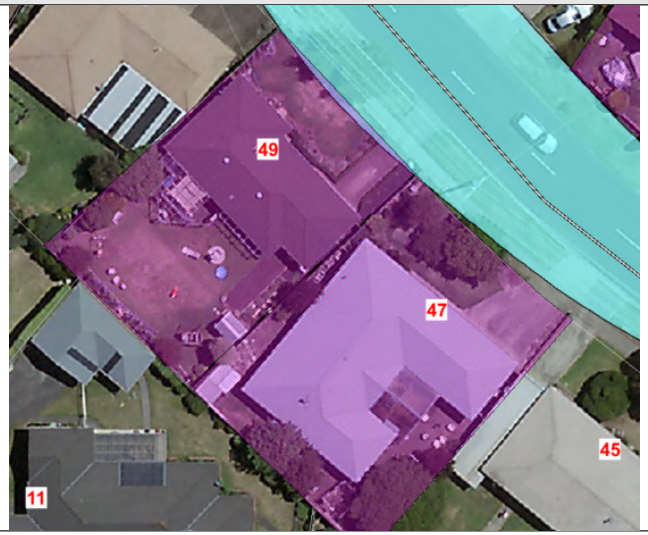
No.	Property Address	Exhibited Overlay	Recommended Change to Exhibited Amendment	Exhibited Flood Control Mapping
5	18 Garden Street, WARRNAMBOOL	LSIO	Minor Incursion – Remove LSIO	
6	14 Garden Street, WARRNAMBOOL	LSIO	Minor Incursion – Remove LSIO	
7	45 Moonah Street, WARRNAMBOOL	LSIO	Minor Incursion – Remove LSIO	

No.	Property Address	Exhibited Overlay	Recommended Change to Exhibited Amendment	Exhibited Flood Control Mapping
8	43 Moonah Street, WARRNAMBOOL	LSIO	Minor Incursion – Remove LSIO	
9	6 Dunlea Court, WARRNAMBOOL	LSIO	Minor Incursion – Remove LSIO	
10	2/9 Breton Street, WARRNAMBOOL	LSIO	Minor Incursion – Remove LSIO	

No.	Property Address	Exhibited Overlay	Recommended Change to Exhibited Amendment	Exhibited Flood Control Mapping
11	1/9 Breton Street, WARRNAMBOOL	LSIO	Minor Incursion – Remove LSIO	
12	2/15 Breton Street, WARRNAMBOOL	LSIO	Minor Incursion – Remove LSIO	

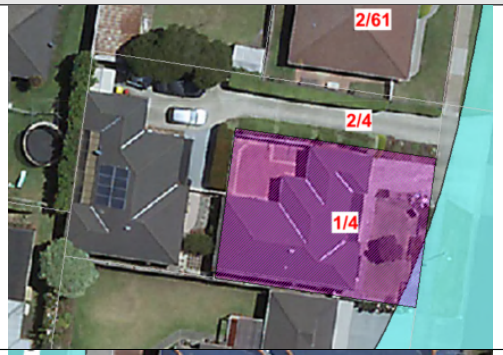
No.	Property Address	Exhibited Overlay	Recommended Change to Exhibited Amendment	Exhibited Flood Control Mapping
13	1 Newry Court, WARRNAMBOOL	LSIO	Minor Incursion – Remove LSIO	
14	16 Breton Street, WARRNAMBOOL	LSIO	Minor Incursion – Remove LSIO	

No.	Property Address	Exhibited Overlay	Recommended Change to Exhibited Amendment	Exhibited Flood Control Mapping
15	44 Breton Street, WARRNAMBOOL	LSIO	Minor Incursion – Remove LSIO	
16	47 Breton Street, WARRNAMBOOL	LSIO	Minor Incursion – Remove LSIO	

No.	Property Address	Exhibited Overlay	Recommended Change to Exhibited Amendment	Exhibited Flood Control Mapping
17	49 Breton Street, WARRNAMBOOL	LSIO	Minor Incursion – Remove LSIO	

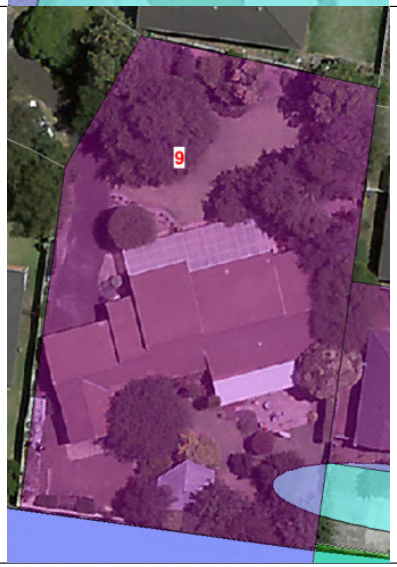
No.	Property Address	Exhibited Overlay	Recommended Change to Exhibited Amendment	Exhibited Flood Control Mapping
18	54 Breton Street, WARRNAMBOOL	LSIO	Minor Incursion – Remove LSIO	
19	59 Breton Street, WARRNAMBOOL	LSIO	Minor Incursion – Remove LSIO	

No.	Property Address	Exhibited Overlay	Recommended Change to Exhibited Amendment	Exhibited Flood Control Mapping
20	61 Breton Street, WARRNAMBOOL	LSIO	Minor Incursion – Remove LSIO	
21	5 Evelyn Crescent, WARRNAMBOOL	LSIO	Minor Incursion – Remove LSIO	

No.	Property Address	Exhibited Overlay	Recommended Change to Exhibited Amendment	Exhibited Flood Control Mapping
22	1/4 Evelyn Crescent, WARRNAMBOOL	LSIO	Minor Incursion – Remove LSIO	
23	15 Brolga Court, WARRNAMBOOL	LSIO	Minor Incursion – Remove LSIO	

No.	Property Address	Exhibited Overlay	Recommended Change to Exhibited Amendment	Exhibited Flood Control Mapping
24	2 Brolga Court, WARRNAMBOOL	LSIO	Minor Incursion – Remove LSIO	
25	29 Evelyn Crescent, WARRNAMBOOL	LSIO	Minor Incursion – Remove LSIO	
26	31 Evelyn Crescent, WARRNAMBOOL	LSIO	Minor Incursion – Remove LSIO	

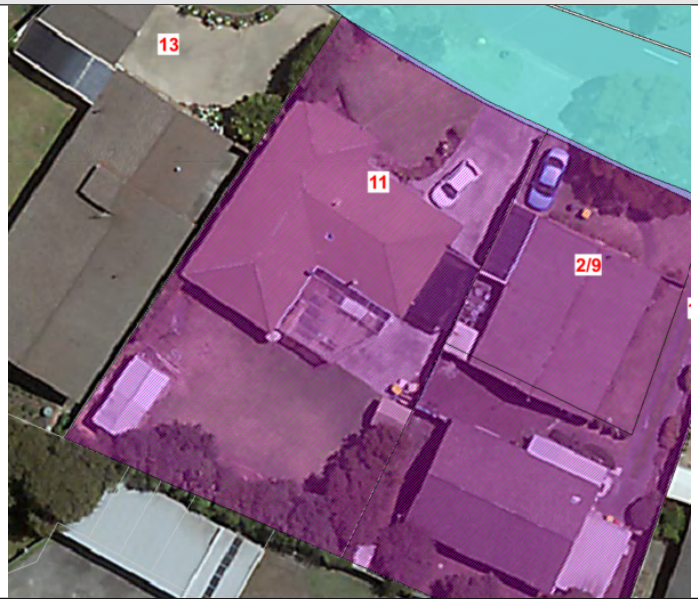
No.	Property Address	Exhibited Overlay	Recommended Change to Exhibited Amendment	Exhibited Flood Control Mapping
27	1 Sapphire Court, WARRNAMBOOL	LSIO	Minor Incursion – Remove LSIO	
28	9 La Bella Court, WARRNAMBOOL	LSIO	Minor Incursion – Remove LSIO	

No.	Property Address	Exhibited Overlay	Recommended Change to Exhibited Amendment	Exhibited Flood Control Mapping
29	4-9 La Bella Court, WARRNAMBOOL	LSIO	Minor Incursion – Remove LSIO	
30	9 Rosyln Close, WARRNAMBOOL	LSIO	Minor Incursion – Remove LSIO	

No.	Property Address	Exhibited Overlay	Recommended Change to Exhibited Amendment	Exhibited Flood Control Mapping
31	1/17 Mortlake Road, WARRNAMBOOL	LSIO	Minor Incursion – Remove LSIO	
32	52 Queens Road, WARRNAMBOOL	LSIO	Minor Incursion – Remove LSIO	

No.	Property Address	Exhibited Overlay	Recommended Change to Exhibited Amendment	Exhibited Flood Control Mapping
33	28 Queens Road, WARRNAMBOOL	LSIO	Minor Incursion – Remove LSIO	
34	10 Rogers Avenue, WARRNAMBOOL	LSIO	Minor Incursion – Remove LSIO	

No.	Property Address	Exhibited Overlay	Recommended Change to Exhibited Amendment	Exhibited Flood Control Mapping
35	11 Medinah Close, WARRNAMBOOL	LSIO	Minor Incursion – Remove LSIO	
36	15 Breton Street, WARRNAMBOOL	LSIO	Minor Incursion – Remove LSIO	

No.	Property Address	Exhibited Overlay	Recommended Change to Exhibited Amendment	Exhibited Flood Control Mapping
37	11 Breton Street, WARRNAMBOOL	LSIO	Minor Incursion – Remove LSIO	

No.	Property Address	Exhibited Overlay	Recommended Change to Exhibited Amendment	Exhibited Flood Control Mapping
38	154 Moore Street, WARRNAMBOOL	LSIO	Minor Incursion – Remove LSIO	

No.	Property Address	Exhibited Overlay	Recommended Change to Exhibited Amendment	Exhibited Flood Control Mapping
39	142 Moore Street, WARRNAMBOOL	LSIO	Minor Incursion – Remove LSIO	

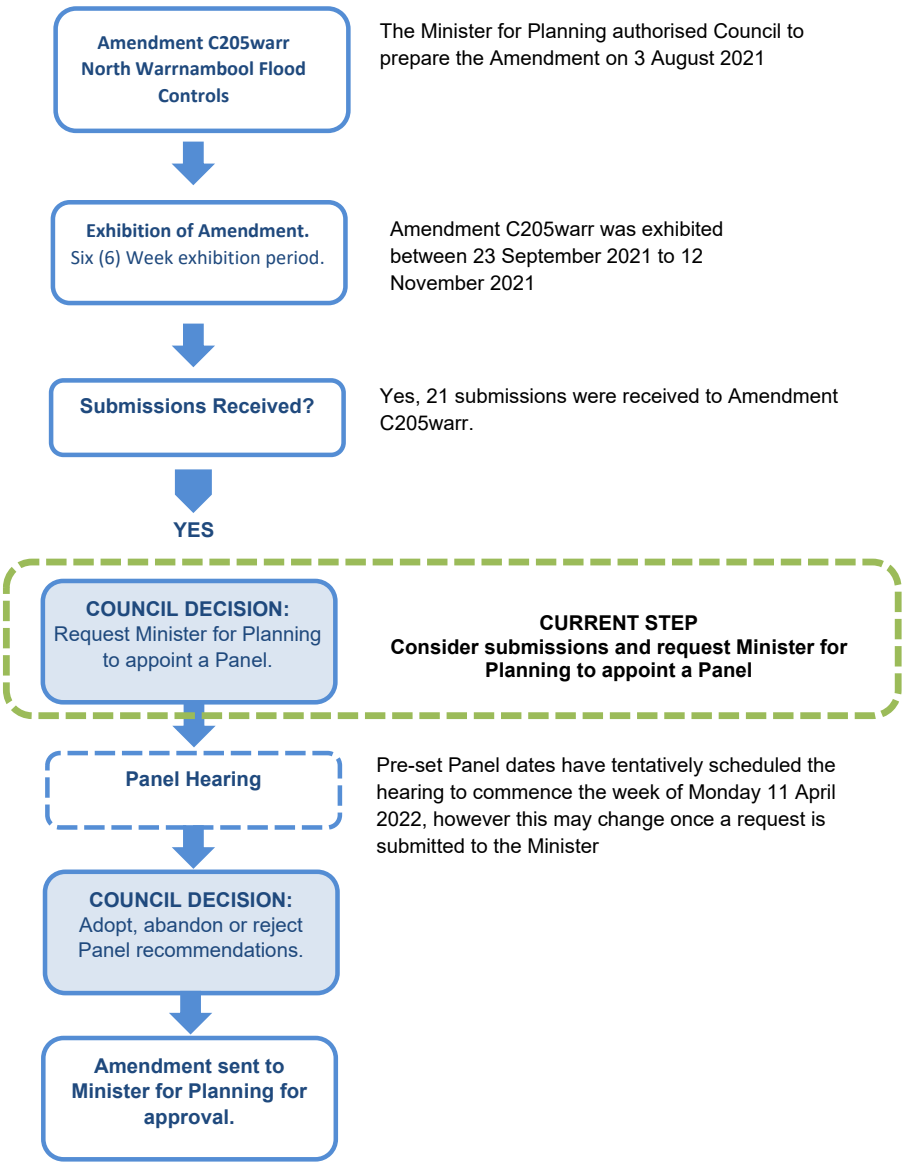
No.	Property Address	Exhibited Overlay	Recommended Change to Exhibited Amendment	Exhibited Flood Control Mapping
40	2 Truro Court, WARRNAMBOOL	LSIO	Minor Incursion – Remove LSIO	

No.	Property Address	Exhibited Overlay	Recommended Change to Exhibited Amendment	Exhibited Flood Control Mapping
41	26 Breton Street, WARRNAMBOOL	LSIO	Minor Incursion – Remove LSIO	

No.	Property Address	Exhibited Overlay	Recommended Change to Exhibited Amendment	Exhibited Flood Control Mapping
42	46 Breton Street, WARRNAMBOOL	LSIO	Minor Incursion – Remove LSIO	

No.	Property Address	Exhibited Overlay	Recommended Change to Exhibited Amendment	Exhibited Flood Control Mapping
43	1 Adam Court, WARRNAMBOOL	LSIO	Minor Incursion – Remove LSIO	

PLANNING SCHEME AMENDMENT FLOWCHART (AMENDMENT C205warr)



Attachment 7: Planning Scheme Amendment Process

7.6. CONTRACT AWARD - 2021049 PORT OF WARRNAMBOOL BOAT RAMP CONSTRUCTION

DIRECTORATE : City Infrastructure

PURPOSE:

This report provides information on the award of Contract 2021049 Port of Warrnambool Boat Ramp Construction.

EXECUTIVE SUMMARY

- A public tender was advertised on Saturday 25 September 2021 inviting tender submissions from suitably qualified and experienced contractors to carry out works to undertake the construction of boat ramp and jetties at the Port of Warrnambool.
- As part of the assessment's evaluation criteria, the percentage for local benefit and local jobs first is 10%, consistent with the State Government requirements in line with the funding agreement.
- Close of tenders was 2:00pm 29 October 2021, where one submission was received and has been assessed by the tender assessment panel.
- Although many companies downloaded the tender document through the online portal, only one submission was received. The submission was from Bridgewater Marine Pty Ltd.
- The price received was considerably less than estimated. Through discussions with Bridgewater Marine Pty Ltd, the offer has been made with a low profit margin to facilitate the growth of the youthful company. The company comprises of strongly experienced employee's that have worked together under a separate, larger well-established company and have branched out to start their own.
- The recommendation is to proceed with the tender offer provided by Bridgewater Marine Pty Ltd for the tendered amount of $1,720,000 excluding GST, $1,892,000 including GST.

MOVED: CR BEN BLAIN
SECONDED: CR MAX TAYLOR

That Council

1. **Award Contract No. 2021049 Port of Warrnambool Boat Ramp Construction to Bridgewater Marine Pty Ltd for the tendered amount of $1,720,000 excluding GST, $1,892,000 including GST.**
2. **Authorise the Contract Superintendent a delegated limit of $75,000 excluding GST, $82,500 including GST as per the priced provisional item, for day works as directed by the Superintendent as required.**
3. **Authorise the CEO a total project delegated limit of $2,154,000 excluding GST, $2,369,400 including GST, for provisional items and variations required to administer the Contract as required.**
4. **Authorise the CEO to sign, seal and vary the contract as required.**

CARRIED - 7:0

BACKGROUND

The project was identified in the Warrnambool Harbour Master Plan as an immediate term item within the staging and implementation plan.

The advertising of tender documents followed the funding commitment from the Victorian Fisheries Authority on behalf of the State of Victoria.

> *The Warrnambool ramp is an important launching point in southwest Victoria for locals and visitors who own trailer boats and head offshore to fish, dive and enjoy time on the water with family and friends.*
>
> *The critical works at Warrnambool will replace the two-lane concrete boat ramp surface, which is in poor condition. The new ramp surface will feature grooved concrete slabs designed to provide a safer facility for locals and visitors wishing to launch and retrieve their vessels.*
>
> *The ageing wooden jetties on the south and north sides of the ramp will be replaced with more functional modern jetties that will enable boat tie up points and better protection within the harbour. Improvements will also be made to the rock revetments at the boat ramp.*
>
> *The works are all part of Warrnambool City Council's Safer Launching and Breakwater Stabilisation project that included detailed design studies to upgrade the boat ramp and local port infrastructure, including the breakwater.*
>
> *These critical boat ramp works are the first in a staged process of upgrading facilities at Warrnambool, including how best to deal with any wave surge issues at the ramp.*
>
> *The $3.5 million funding allocation is in addition to the Andrews Labor Government's $47.2 million investment through Better Boating Victoria to improve recreational boating, which has included making launching and parking free at ramps, establishing the Better Boating Fund, and progressing upgrades to facilities across the state.*

ISSUES

The works are proposed to be undertaken as part of a grant through the Victorian Fisheries Authority on behalf of the State of Victoria.

The purpose of entering into this construction contract is to appoint a suitable contractor to deliver the associated works to best standard in a safe, timely and efficient manner while minimising the risks to Council.

FINANCIAL IMPACT

The project is being funded by the Victorian Fisheries Authority on behalf of the State of Victoria though a commitment of a $3,500,000 excluding GST grant.

LEGISLATION / POLICY / COUNCIL PLAN CONTEXT

This report responds to the following Council Plan initiatives:

1 A healthy community
1.5 Recreation, arts, culture and heritage: Council will support opportunities to participate in a wide range of recreational, arts and cultural programs that promote activity, wellbeing, diversity heritage and which increase community connectedness.

2 A Sustainable environment
2.2 Water and coastal management: Council will protect and enhance the health of Warrnambool's coastline and inland waterways to protect and improve biodiversity

3 A strong economy
3.1 Build on competitive strengths: Council will support initiatives that foster ongoing development and investment in the industries which underpin Warrnambool's economic strengths and comparative advantages
3.3 Visitor growth: Council will facilitate Warrnambool's visitor growth and year-round visitation through industry development, effective destination management and promotion of attractions, experiences and by leveraging key events.

4 A connected, inclusive place
4.4 Sustainable practices: Council will promote and encourage the implementation of sustainable design across the municipality including the attractiveness, safety, accessibility and functionality of our built environment.

5 An effective Council
5.3 Customer-focused services: Council will continue to develop a program of Council services that are delivered to the community's satisfaction.
5.7 Effective advocacy: Council will pursue effective advocacy by providing compelling materials for desired support and funding for community priorities through establishing strong relationships with other levels of government, strategic partners and key stakeholders

TIMING

Contract Award	7 February 2022
Practical Completion	29 August 2022
Defect Warranty Period	24 Months

COMMUNITY IMPACT / CONSULTATION

Council continues to work alongside the Port of Warrnambool Reference Group to ensure consistent information.

LEGAL RISK / IMPACT

Continued strong project and contract management will minimise the legal risks to Council and the Contractor.

OFFICERS' DECLARATION OF INTEREST

No officer involved in the preparation of this report has declared a conflict of interest.

CONCLUSION

Acceptance of the recommended tender represents best value for Council.

ATTACHMENTS
Nil

7.7. DEVELOPMENT AND IMPLEMENTATION OF COUNCIL'S RECONCILIATION ACTION PLAN

DIRECTORATE : Community Development

PURPOSE:

This report provides information on the process for development of a Reconciliation Action Plan and recommends endorsement of commencement of the plan.

EXECUTIVE SUMMARY

- As part of the Council Plan 2021-24, Warrnambool City Council is currently exploring the feasibility of developing a Reconciliation Action Plan (RAP). This report provides an overview of Reconciliation Australia's Reconciliation Action Plan framework and its development process, including implementation.
- It is recommended that Council endorse the process for development of Council's first Reconciliation Action Plan, the REFLECT RAP, as detailed within this report. Further implementation of the RAP will be subject to appropriate funding (budget) being sought.
- Additional resources, which are currently not within budget will be subject to future budget bids or funding avenues for Council to consider.

MOVED: CR VICKI JELLIE
SECONDED: CR DEBBIE ARNOTT

That Council endorse :-

1. **Commencement of the development of the Reconciliation Action Plan;**
2. **Explore funding opportunities to continue to develop and implement the RAP over its journey.**

CARRIED - 7:0

BACKGROUND

Reconciliation Australia (RA), which is the lead body for reconciliation in Australia, defines reconciliation as the strengthening of relationships between Aboriginal and Torres Strait Islander peoples and non-Indigenous peoples, for the benefit of all Australians.

Five dimensions to reconciliation have been identified, which are:

1. ***Race Relations*** - Positive two-way relationships built on trust and respect exist between Aboriginal and Torres Strait Islander and non-Indigenous Australians throughout society.
2. ***Equality and Equity*** - Aboriginal and Torres Strait Islander peoples participate equally in a range of life opportunities and the unique rights of Aboriginal and Torres Strait Islander peoples are recognised and upheld.
3. ***Institutional Integrity*** - Our political, business and community institutions actively support all dimensions of reconciliation.
4. ***Unity*** - Aboriginal and Torres Strait Islander histories, cultures and rights are a valued and recognised part of a shared national identity and, as a result, there is national unity.

5. ***Historical Acceptance*** - There is widespread acceptance of our nation's history and agreement that the wrongs of the past will never be repeated— there is truth, justice, healing and historical acceptance.

RA's RAP framework provides organisations with a structured approach to advance reconciliation and support the national reconciliation movement. The RAP is a strategic document that supports an organisation's business plan and includes practical actions that will drive an organisation's contribution to reconciliation both internally and in the communities in which it operates. There are four different types of RAP that an organisation can develop: Reflect, Innovate, Stretch & Elevate. Each type of RAP is designed to suit an organisation at different stages of their reconciliation journey and organisations can repeat the same type of RAP if appropriate. As outlined in the RA's RAP Framework document, the details of each type of RAP is included below:

REFLECT RAP

1. RAP objective - Prepare the organisation for future RAPs and reconciliation initiatives
2. Duration - 12 months
3. Suitable for Organisations that may:
    - be new to reconciliation and are unsure of how their organisation could or should engage with reconciliation
    - have limited or poor relationships with Aboriginal and Torres Strait Islander stakeholders
    - need time to engage the whole of organisation in reconciliation, including gaining support from senior leaders
    - don't have an existing working group and structured plan to drive reconciliation
    - organisations that are unsure who their Aboriginal and Torres Strait Islander staff and external stakeholders are
4. Key expectations of the REFLECT RAP:
    - Establish an effective governance structure, including RAP Working Group
    - Determine your organisation's vision for reconciliation
    - Scope and reflect on how the organisation can contribute to reconciliation
    - Improve relationships with Aboriginal and Torres Strait Islander peoples and relevant stakeholders
    - Build understanding of who, how, why and when to seek guidance and consultation
    - Prepare business cases to senior leaders for future reconciliation initiatives
    - Not necessarily expected to make changes to policies or internal operations

INNOVATE RAP

1. RAP objectives:
    - Establishing the best approach for advancing reconciliation within the organisation
    - Implementing reconciliation strategies and initiatives
2. Duration: 2 years
3. Prerequisites:
    - general support and goodwill throughout the organisation
    - support from senior leaders of the organisation

- established governance structure, including RAP Working Group with Aboriginal and/or Torres Strait Islander representation

4. Suitable for Organisations that:
    - have strong relationships with their Aboriginal and Torres Strait Islander stakeholders and understand who, how, why, and when to seek guidance and consultation
    - are ready to begin or continue to implement strategies, initiatives and policies that support reconciliation
    - are ready to commit to additional actions tailored to their organisation
5. Organisations that may have:
    - strong engagement with reconciliation and want to consolidate this through a structured governance model and formal public commitment
    - had challenges with previous efforts or are yet to embed reconciliation across the organisation
    - completed a RAP previously, have learnt from this experience and wish to continue or improve their approaches and/or try new approaches
6. Key expectations of the RAP:
    - Develop mutually beneficial relationships with Aboriginal and Torres Strait Islander stakeholders
    - Develop and pilot strategies for reconciliation initiatives
    - Engage staff in reconciliation
    - Identify the best approach for the organisation through aspirational deliverable
    - Explore how the organisation can drive reconciliation through its business activities, services, programs, stakeholders and/or sphere of influence
    - Report to Reconciliation Australia by September each year, through the RAP Impact measurement questionnaire
    - Publically report on RAP progress to external stakeholders

STRETCH RAP

1. RAP objectives:
    - Embed reconciliation initiatives into the organisation
    - Utilise sphere of influence to drive reconciliation
2. Duration: 2-3 years
3. Prerequisites: Organisations are expected to have:
    - successfully completed a previous RAP
    - strong meaningful engagement with internal and external Aboriginal and Torres Strait Islander stakeholders
    - an effective governance structure, including RAP Working Group with Aboriginal and/or Torres Strait Islander representation, and senior decision makers from across the organisation
    - processes and systems in place to capture information on staff cultural learning, Aboriginal and Torres Strait Islander employees, spend with Aboriginal and Torres Strait Islander businesses, and any other relevant RAP commitments
    - strong support and engagement from senior leaders, including a designated RAP Champion

- an effective Aboriginal and Torres Strait Islander engagement strategy, cultural learning strategy and employment strategy
- completed the RAP Impact Measurement Questionnaire Report each year

4. Key expectations of the RAP

- Set measurable targets and firm tangible commitments throughout the RAP
- Implement strategies to ensure staff throughout the organisation is engaged in reconciliation
- Continuous improvement of engagement, cultural learning, employment and procurement strategies
- Engage external stakeholders in reconciliation
- Consider initiatives to address the five dimensions of reconciliation
- Report to Reconciliation Australia by September each year, through the RAP Impact Measurement Questionnaire
- Publically report on RAP progress to external stakeholders

ELEVATE RAP

Leadership in reconciliation – requires discussion with Reconciliation Australia if an organisation is aspiring for an Elevate RAP as there are unique requirements, expectations and processes in order to qualify.

At this point in time Council has initiated the recruitment of a full time Aboriginal Liaison Officer through existing commitments and funding availability. Future funding for the position will be actively sought which includes through Council's budget process.

ISSUES

As Council is considering the development of its first RAP, the recommendation is to start with the Reflect RAP and then systematically progress through the development of further RAPs. Committing to a Reflect RAP means scoping and developing relationships with Aboriginal and Torres Strait Islander stakeholders, deciding on Council's vision for reconciliation and exploring Council's sphere of influence. In order to develop a RAP, Council has to submit an expression of interest to Reconciliation Australia through the online RAP Portal. The process of the development of the RAP and the fee structure is provided in Attachment 1.

The development of Council's first RAP and development of future RAPs requires a commitment for a number of years to be dedicated to this process. Reconciliation Australia will monitor Council's RAP progress annually. In addition, Council is required to release an annual report on RAP achievements.

FINANCIAL IMPACT

On-going development and implementation of Warrnambool City Council's Reconciliation Action Plan will be managed through Council's budget process and/or external funding.

LEGISLATION / POLICY / COUNCIL PLAN CONTEXT

1 A healthy community
1.1 Be a welcoming and inclusive city: Warrnambool will be a city that is more welcoming to all and which fosters diversity.
1.2 Engage with the Aboriginal community: Council will pursue improved partnerships and meaningful engagement with Aboriginal people to grow opportunities and better outcomes for Aboriginal people.

1.5 Recreation, arts, culture and heritage: Council will support opportunities to participate in a wide range of recreational, arts and cultural programs that promote activity, wellbeing, diversity heritage and which increase community connectedness.
Community learning pathways: Council will support and encourage lifelong learning that helps build community resilience and preparedness for change.

4 A connected, inclusive place
4.3 Stronger neighbourhoods: Council will foster neighbourhood connections and capacity building including the development of inclusive recreational and cultural opportunities.

5 An effective Council
5.1 Leadership and governance: Council will be a high-functioning team committed to respectful relationships, collaboration and ongoing engagement. It will provide strong, effective leadership, sound governance and informed decision-making
5.8 Regional role and relationships: Council will acknowledge Warrnambool's capability as the regional centre of southwest Victoria through appropriate leadership, advocacy and partnerships that enable greater opportunity for the region

TIMING

Upon endorsement, the process of development of the REFLECT RAP will be commenced in collaboration with Reconciliation Australia.

COMMUNITY IMPACT / CONSULTATION

For preparation of this report, Council Officers conducted an online desk review of the RAP development and implementation process and reviewed the Aboriginal Liaison Officer position descriptions of over 12 Victorian Local Governments, and the Reconciliation Action Plan of several Local Governments. Council executives have also consulted with elders from the community. Further consultations with the Registered Aboriginal Party, elders and community members will occur during the development of the RAP.

LEGAL RISK / IMPACT

There are no risks associated with this report, except for financial implications relating to the implementation of the RAP.

OFFICERS' DECLARATION OF INTEREST

There are no conflicts of interest.

CONCLUSION

Warrnambool City Council is able to build a more unified community that promotes and celebrates Aboriginal and Torres Strait Islander peoples' histories, cultures and experiences; through the development and implementation of the different RAPs as guided by Reconciliation Australia.

ATTACHMENTS

1. Developing a Reconciliation Action Plan Introduction [**7.7.1** - 4 pages]

Developing a Reconciliation Action Plan

INTRODUCTION



RECONCILIATION
ACTION PLAN



From registration to accreditation, this guide gives you an understanding of each step of RAP development, as well as helpful tips for your organisation's successful and rewarding reconciliation journey. You must complete all of these stages to develop your Reconciliation Action Plan.

Once registration is complete, you will receive an email containing your RAP Identification (RAP-ID), RAP templates and access to drafting resources.

REGISTRATION → DRAFTING → SUBMISSION → REVIEW → ACCREDITATION

Step 1: Registration

If you are ready to begin the RAP development process, please complete registration.

You will be asked to provide detailed information about your organisation and sign the licensing agreement.

The licensing agreement acknowledges that the RAP templates and resources are the Intellectual Property of Reconciliation Australia.

Registration also includes paying the RAP development fee.

This fee covers your organisation's RAP development process for up to 12 months. It is scaled according to organisation size.

RAP development fees

Annual revenue under $1 million	Annual revenue between $1 million and $10 million	Annual revenue over $10 million
$250 +GST	$750 +GST	$1500 +GST

Aboriginal and/or Torres Strait Islander organisations who wish to develop a RAP will not be charged a fee.

Once registration is complete, you will receive an email containing your RAP identification number, RAP templates and access to drafting resources.

RECONCILIATION ACTION PLAN

Step 2: Draft your RAP

Draft your RAP using the templates and drafting resources provided on registration, in consultation with your stakeholders..

The RAP templates contain minimum required actions and deliverables. The resources provided ensure that your draft RAP meets Reconciliation Australia's standards for accreditation.

Step 3: Submit your RAP

After completing your first draft RAP, submit it via the RAP portal for review. You will need your **RAP identification number** and your primary RAP contact's email to do this.

Please ensure you submit your draft as a Word document. On submission you will receive a confirmation email, outlining next steps.

Your draft is now with our team awaiting review and feedback

Step 4: Reconciliation Australia's review

Once you have submitted a RAP, a RAP Officer at Reconciliation Australia will review your document in line with the RAP requirements. They will then provide you with strategic feedback. You should expect a minimum of **2 to 3 rounds of feedback**.

Reconciliation Australia reviews RAPs on a standard timeframe up to **4 weeks**.

You have the option of arranging a time to meet with your RAP Officer to clarify the feedback.

For successful RAP reviews:

- Plan for realistic timeframes
- Respond to all feedback
- Use the RAP submission portal
- Communicate time pressures or delays

Step 5: Accreditation

After the review process Reconciliation Australia will conditionally endorse your RAP.

This is when the content of your RAP is approved and you are provided with the RAP logo to include in the final plan.

When your designed RAP is finished, upload the final PDF via the RAP portal.

Reconciliation Australia will then formally endorse your RAP, approving the final designed document and publishing your plan on the Reconciliation Australia website.

Once you have received formal endorsement, your RAP is officially accredited by Reconciliation Australia and your organisation is recognised as a member of the RAP network.

You can now share and promote your RAP externally.

RECONCILIATION
ACTION PLAN



What next? RAP Implementation

It is important to remember that while developing a RAP is key to formalising your organisation's commitment to reconciliation, implementation and continuous improvement are essential to turn your good intentions into action.

Launching your RAP is one step on a long-term journey to advance reconciliation in partnership with Reconciliation Australia and the RAP network.

The RAP Network

Your organisation is now part of the RAP network, a growing community committed to the reconciliation movement.

Reconciliation Australia provides network events to support training and capacity building for implementing your RAP. Keep an eye on our website, e-newsletters and social media channels for events including the annual RAP Conference.

Contact us at rap.team@reconciliation.org.au

7.8. ADVISORY COMMITTEE / REFERENCE GROUP REPORTS

DIRECTORATE : Executive Services

PURPOSE

This report contains the record of one Steering Committee Meeting and one Reference Group Meeting.

REPORT

1. **CCTV Steering Committee Meeting – 11 November 2021 – refer Attachment 1.**

   - At the Ordinary Meeting of Council on 7 December 2020, as part of Item 5.9 - CCTV Systems – Policy, Steering Committee and Annual Reporting, Council noted the CCTV Systems Annual Reporting Framework, including the Audit and Evaluation provisions.
   - As the Annual CCTV Evaluation Report has been presented to the CCTV Steering Committee on 11 November 2021, the report is to be presented to Council and agreed to published on Council's website. On the 8 March 2022 at the next Council's Audit and Risk Committee, the Evaluation Report will also be presented.

2. **Warrnambool Airport Reference Group Meeting – 6 December 2021** – refer **Attachment 3.**

ATTACHMENTS

1. Thursday 11 November 2021 CCTV Steering Committee Meeting Minutes u Fr 2 Qqh Mb E Gh 3 UF Ed 9 OLTA [**7.8.1** - 6 pages]
2. Annual CCTV Evaluation Report August 2021 Hg 9 Pgdb 6 Z Eylayzf Zc Rlfw [**7.8.2** - 18 pages]
3. Minutes WARG 6_ December 2021 gd I- Qllr Eey U 9 ig Ye A 1 CUQ [**7.8.3** - 8 pages]

MOVED: CR MAX TAYLOR
SECONDED: CR ANGIE PASPALIARIS

1. **That the CCTV Steering Committee meeting minutes of 11 November 2021 be received and that Council note the Annual CCTV Evaluation Report completed in August 2021 and agree for the report to be published on Council's website.**
2. **That the Warrnambool Airport Reference Group Minutes of 6 December 2021 be received; and**
   a) **That Council note Item 8, proposed works to spray seal gravel runway.**
   b) **That Council note Item 26.1, note comment and suggestion to discuss with Moyne Shire.**

CARRIED - 7:0

CCTV Steering Committee Meeting Minutes		
Date: Thursday 11 November 2021 **Time:** 1.05pm – 1.55pm **Duration:** 50 minutes **Location:** Reception Room, Warrnambool City Council Office, 25 Liebig Street Warrnambool		
Invitees: Warrnambool City Council: Cr Angie Paspaliaris, Cr Debbie Arnott, David Leahy, Peter McArdle, Stephanie Bant. Warrnambool Police: Jason Dance, Roland Lawrence		
Apologies: Glenn Reddick.		
No	**Description**	**Discussion and Actions**
1	**Welcome/ Apologies**	*Note: This meeting will be minuted for future reference.* • Peter McArdle thanked everyone for attending. • All attendees introduced themselves and their role in their organisation. • Cr Angie Paspaliaris appointed Chair of the meeting. • Peter McArdle confirmed the role of the chair was to introduce each of the items on the agenda and determine those in favour for each item. • Peter McArdle advised that the Manager City Amenity, Glenn Reddick would be an apology. • Chair confirmed Glenn Reddick as a formal apology. • Peter McArdle advised that Stephanie Bant and he would speak to each item with the opportunity for discussion and questions from all attendees. Noted Stephanie Bant would be taking minutes for the meeting.
2	**CCTV Steering Committee Nominated Members Confirmation**	• Jason Dance confirmed that he and Roland Lawrence were the VicPol contacts for the CCTV systems. Advised that the CCTV portfolio had been given to Roland Lawrence and that Jason Dance was currently occupying Shane Keogh's position. Requested for all email correspondence and meeting invitations to be sent to both officers as well as the Officer in Charge email address (WARRNAMBOOL.UNI@police.vic.gov.au).

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3	**Endorse minutes from last CCTV Steering Committee Meeting on Friday 16 April 2021**	• Minutes from last meeting on Friday 16 April 2021 provided to all attendees prior to the meeting and endorsed by all attendees. **Moved by:** Jason Dance **Seconded by:** Debbie Arnott
4	**CCTV Documentation:** • **MOU** • **Standard Operating Procedures** • **Code of Practice**	**Standard Operating Procedures and Code of Practice:** • No change to documents since last meeting on Friday 16 April 2021. **MOU:** • PM confirmed there was an overarching MOU in place for all CCTV in the Municipality of Warrnambool. For each new camera location/ project, a new schedule is to be signed and added to the existing MOU. The schedule for Crammond and Dickson car park was finalised in September 2021. • No questions raised regarding new format of MOU. • Chair questioned how often new cameras were implemented? - PM responded the process for new cameras would be discussed later in the meeting. **Moved by:** Debbie Arnott **Seconded by:** Jason Dance
5	**Review of Draft 2020-2021 Audit and Evaluation Report (Report to be presented at the next Council Audit and Risk Committee Meeting in March 2022).**	• PM explained the Audit and Evaluation Report had been put together by VicPol and WCC. • 5 completed projects over the City of Warrnambool. • PM highlighted the evaluation framework section 3 “Assisting Police in detection of offenders suspected of criminal activity and anti-social behaviour.” Explained that the anecdotal evidence from the Police in this section highlighted exactly why they had CCTV. PM summarised the section explaining how the CCTV footage had assisted with hoon behaviour, criminal damage, Covid 19 CHO directions enforcement and suicide prevention. • PM advised the CCTV system had been evaluated through the use of crime statistics, pedestrian counts, traffic counts and community surveys. • PM advised that for this year’s Audit and Evaluation it had focussed on Artillery Crescent, however also covered an overview of the whole of the system. • JD confirmed that CCTV cameras were an invaluable tool. Explained that the CCTV was used every day on every shift. Explained that the footage assisted with the live tasking of police members and run 24h a day in the station. Noted it also assisted with offender identification. Every couple of days it was used to direct police to events occurring.

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		• Noted the use of CCTV in the recent Covid 19 protests. • RL added that in relation to hoon behaviour it was believed a significant amount had been prevented from the cameras. Officers watch the footage and if they see a usual group build up they will send a car to meet the group. • PM highlighted how some Councils use stand-alone cameras and see the benefits of them. • JD noted it was difficult to quantify crime prevention but when VicPol see groups gathering and a car is sent out it is known to prevent things but don't know exactly what it prevents. • DA suggested that the hoon behaviour of laps that used to occur along Liebig Street had moved to Banyan Street. • AP added that there was that there was also a current issue with hoons at the bottom end of Lava Street. • *David Leahy arrived in the meeting at 1.25pm.* • DA advised that it had been bought to her attention by residents that Banyan and Merri Street were an issue. • JD advised that VicPol had not heard too much on the issues at Banyan Street or Merri Street, however noted that VicPol try to provide reassurance by patrolling these areas. • *PM gave DL an overview on what had been discussed at the meeting so far.* **Draft 2020-2021 Audit and Evaluation Report Moved by:** David Leahy **Seconded by:** Roland Lawrence
6	**VicPol Operational Matters**	• PM questioned if VicPol had any concerns with the system? - JD responded that they had no concerns and could not be happier with the system. • PM apologised for the outage of cameras during the previous weekend. • RL questioned if there was any issue with the cameras that VicPol weren't able to fix who was the person to contact? - PM responded that it was best to call his direct line 5559 4806 for the time being and he would confirm later whether it was best to call Dycom directly or continue to speak to Peter who would pass onto the relevant person. • PM noted that the group may need to look at the screen size at the VicPol office to see if it was big enough to accommodate more cameras. - RL confirmed the screen was big enough and they were able to make certain images larger when required.

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		• PM advised that it previously been discussed with a VicPol predecessor about the possibility of having portable screens in police vehicles to view the footage while they were out patrolling.
7	**General Business**	**Future Projects:** • PM confirmed that future CCTV cameras were planned for Levys Beach. Noted they were waiting on poles and had re-done soil testing. Explained that the Levys Beach location was selected due to illegal rubbish dumping and hoon behaviour. • PM advised that most of the completed projects were through government funding with low Council contribution. • PM raised the idea for future CCTV projects on Lava Street (between Liebig and Banyan Street) out the front of Centrelink near the bus stop. • JD advised that VicPol had received a lot of callouts and trouble out the front of Centrelink. • DL explained that it had been mentioned when there were 2 buses in the area there was an issue with people not using the crossing. Noted they may look at removing the mid-block crossing. • DA questioned how many cameras they would look at installing? - PM responded they would look at 2 CCTV cameras. • PM suggested that another possible location for new cameras was at the Kepler and Lava Street Intersection to finish off the CBD precinct CCTV. - JD explained that VicPol often received phone calls from Kermonds and Arts & Kay Pharmacy for nuisance complaints with a lot of people loitering out the front of the shops. • PM suggested another location could be Fairy Street out the front of the Cally Hotel. • DA questioned whether there was funding received for the proposed new camera locations? - PM responded that there had been no funding received yet and they were all just ideas at the moment. Advised that the Council would need to apply for funding and there was a funding round coming up soon. • JD advised the order of priority for VicPol was 1. Centerlink and 2. Kermonds. Noted that in front of the Cally in Fairy Street there wasn't many issues, suggested it could be attributed to the close proximity to the Police Station. • RL suggested the intersection near Maceys Bistro on Fairy Street.

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		- JD added that more anti-social people tend to hang near Maceys due to the pokies and bottleo. Noted that a certain part of the cliental at Maceys had been causing more issues lately on a Friday/Saturday Night. • DL suggested another location could be the Port of Warrnambool Breakwater where the boats are moored. Noted they would also have construction down there soon. - JD advised that if the decision was between the Cally and the Breakwater, VicPol would recommend the Breakwater. • DL explained that the current CCTV camera at the Breakwater did not show up the Breakwater structure. • JD advised he had received a call out to the Breakwater before the meeting this morning. • DL suggested they should look at Botanic Gardens for CCTV coverage as there has been damage to the well over the years, bottles and cans littered, items had been stolen and there was a general perception of bad traffic behaviour however it was hard to prove. • PM raised the Harris Street reserve near the off lead dog enclosure as another potential location. Advised he had received a call from a Councillor the day before in regards to an incident that happened at the soccer club. Noted it was close to the rail trail and could link to the foreshore precinct CCTV project previously completed. - JD responded that the Harris Street reserve was probably the lowest priority area. Noted that the group needed to be careful with putting up cameras after only one incident. • JD advised that the thunder point area had mental health concerns however not too much criminal behaviour. • RL noted that there were previously issues at Raffertys. - JD confirmed that Raffertys was pretty quiet now. • PM questioned what VicPol's priority locations were? - JD confirmed the priorities were: 1. Lava Street out the front of Centrelink (between Liebig Street and Banyan Street) 2. Lava Street out the front of Kermonds/Coles (between Liebig Street and Kepler Street) 3. Port of Warrnambool Breakwater - RL agreed with the priorities listed by JD. - AP agreed with the VicPol priorities list as she walked Lava Street every day. • JD noted that since the seat had been removed from Lava Street out the front of Kermonds/Coles (between Liebig Street and Kepler Street) that the loitering was terrible.

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		• JD noted the Lava Street area (between Liebig Street and Kepler Street) also had an issue in the back car park near Premix King. • DL agreed with the two priorities listed by VicPol, however also liked the idea of the Breakwater as construction work would be happening. - JD questioned whether a portable camera could be used while the construction work was happening at the breakwater. - DL noted that Breakwater area would be tied up with construction for the next 12 months. • DA questioned whether a camera would work at Centrelink? - JD advised it was about changing behaviour through police presence by turning up quickly as soon as trouble looked like it is going to occur in a location. Noted that CCTV cameras in this location would also give peace of mind for staff at Centrelink as VicPol received a large amount of calls from the staff. • PM confirmed that Council would move forward with applying for funding for the two priorities listed by VicPol. • PM noted that while he was at the meeting he wanted to raise a separate point for discussion on what the Whalers hotel were planning on doing. PM presented plans of outdoor dining area with CCTV cameras that would feed back to the Whalers. PM noted that the Whalers previously had a tent there in the proposed location. Noted there was a complaint received from VicPol when the tent was previously there as an incident occurred in the area however the marques blocked the CCTV camera footage of the incident. PM advised he was tabling the plans at this meeting in case there were any issues. - DL responded that the new design was better than the previous. - PM noted that there was a 2m clear zone from the building for pedestrians walking. - JD advised he had no issues with the proposed design. - AP and DA advised they both had no issues with the design. • JD asked if the Councillors would like to have a look at the CCTV screens at the police station. ***Action: SB to organise with AP & DA a time to come and look at the CCTV screens at the police station.***
8	**Close of Meeting**	Close of meeting at 1.55pm.

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ANNUAL CCTV EVALUATION REPORT August 2021

1. INTRODUCTION

As part of the Department of Justice and Community Safety audit requirements, Council established an evaluation framework to ensure good governance and compliance of the public safety CCTV systems.

Council developed a CCTV Policy for all current and future public safety projects. The Policy was developed under the guidance of Audit and Risk Committee and was adopted by Council on 1 March 2021 following public consultation from 14 December 2020 to 22 January 2021.

Council developed the MOU, Code of Practice and Standard Operating Procedures (SOP) in conjunction with VicPol. The SOP and Code of Practice were approved by Director City Infrastructure on 2 February 2021 and endorsed by the CCTV Steering Committee on 16 April 2021. A base MOU was developed for all Public Safety CCTV projects across Warrnambool, the MOU allows for additional schedules to be added as future projects are completed.

The CCTV Steering Committee was appointed and the Terms of Reference were approved by Council on 7 December 2021. According to the Terms of Reference the Committee will meet at least two times a year, with authority to convene additional meetings as circumstances require. The first meeting for 2021 was conducted on 16 April 2021 and the Committee agreed on the success of the current Public Safety CCTV systems and discussed future projects.

The highlighted objectives of the current and future programs are:

- Improving public perceptions of safety,
- assisting Police in the detection and prosecution of offenders;
- deterring of unlawful behaviour; and
- reducing maintenance costs.

Throughout the evaluation, the data and community feedback demonstrate the objectives are consistently being achieved.

2. OVERVIEW OF PROGRAM & SYSTEMS

Councils CCTV Public Safety program contains a Policy, Code of Practice, Standard Operating Procedures and relevant Memorandum of Understanding for Warrnambool. All current documents have been approved by the CCTV Steering Committee.

The CCTV program was introduced in a staged rollout commencing in the main blocks of the CBD, progressing to the Foreshore Precinct, Victrack Car Park, Artillery Crescent and Crammond and Dickson car park.

Ref	Precinct	Camera Location & Number of Cameras
1	CBD Precinct	1. Raglan Parade and Liebig Street Intersection 2. Liebig Street and Lava Street Intersection 3. Liebig Street mid-block pedestrian crossing between Koroit Street and Lava Street 4. Liebig Street and Koroit Street Intersection x2

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		5. Liebig Street and Timor Street Intersection 6. Timor Street and Gilles Street Intersection 7. Gilles Street mid-block at public amenities 8. Timor Street and Kepler Street Intersection 9. Kepler Street and Koroit Street Intersection 10. Ozone car park
2	Foreshore Precinct	1. Pertobe Road at the entrance to McGennans car park / in front of Beach Kiosk 2. Viaduct Road at pedestrian crossing out the front of the public amenities 3. Breakwater car park adjacent to Pavilion café (end of Viaduct Road)
3	Railway Precinct	11 cameras positioned throughout VicTrack car park on Merri Street.
4	Artillery Crescent	1. Liebig Street and Merri Street Intersection 2. Part way along Artillery Crescent 3. Artillery Crescent roundabout x2
5	Crammond and Dickson car park	1. 2x cameras are installed at the Koroit Street entrance of the Crammond & Dickson Car Park with one camera facing the entrance and the other into the car park. 2. Middle of the Crammond & Dickson car park. 3. Timor Street entrance facing into the car park.
6	Levys Point Beach (due for installation late 2021)	1. Opposite to the entrance of Levy's Point Beach car park.

All camera footage is linked back to the Warrnambool Police Station with access governed by the Code of Practice and Standard Operating Procedures. Council is responsible for the ongoing maintenance.

This report does not cover the corporate CCTV systems.

3. EVALUATION FRAMEWORK

Council and Warrnambool Police have jointly evaluated the current CCTV system. The results of the evaluation are shown in the following tables.
More detailed information in support of the outcomes for 'Achievement of Objectives' is provided in the attachment.

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OFFICIAL: Sensitive

ATTACHMENT 5 - CCTV EVALUATION FRAMEWORK – REPORT 2020/2021

PART A – ACHIEVEMENT of OBJECTIVES
For * items further information is provided in the attachment.

No.	Key Objective	Measures	Source	Responsibility	Response
1	Reducing Crime	Trend in crime statistics for camera locations.	Crime Statistics Agency data	Council – Local Laws Unit	Crime Statistics were sought from Crime Statistics Agency for the period from April 2016 to March 2021. A Crimes against the person April 2016 to March 2020 = 1 April 2020 to March 2021 = 1 B Property and deception offences From: April 2016 to March 2020 = 9 April 2020 to March 2021 = 0 These are the reported incidents, however it is noted that hoon behaviour is not always reported to VicPol.* Whilst the results are inconclusive, the incidents appear to be higher before the installation of CCTV. Out of the 9 Property and deception offences, 5 incidents occurred in the year of April 2017 – March 2018 and 3 were report from April 2018 – March 2019.

OFFICIAL: Sensitive

2	Reducing anti-social behaviour, including • Hoon Behaviour • Vandalism • Graffiti • Drug & alcohol consumption • General property damage	Trend in vehicle speed near camera locations.	Traffic counters (Council)	Council - Assets Unit	The Traffic Count Summary* for one of the precincts, Artillery Crescent, is provided as an example of the information that can be made available. Whilst it highlights the variances in speed, the data is inconclusive in relation to anti-social behaviour.
		Reports on vandalism, graffiti & property damage – made by Council inspectors and external parties.	Reports/requests lodged in Council Customer Request System	Council – Coordinator Customer Service	Officers carry out immediate repairs from customer request reports of vandalism and graffiti. Council also conduct a regular maintenance program at all Council owned facilities.
3	Assisting Police in detection of offenders suspected of criminal activity and anti-social behaviour.	Use of camera recordings and success rate in identifying offenders.	CCTV recordings	Police	There has been a reduction in offending in the areas of CCTV. Police have been able to monitor, identify and intervene in hoon related behaviour, damages to property and anti-social behaviour. Police have utilised CCTV to aid in investigating offences committed in the Warrnambool. The use of this CCTV has directly led to the identification and prosecution of offenders who have committed a range of offences, including those that have committed criminal damage to council property (arson committed at the Gilles Street Public Toilets - $198 in damages).

OFFICIAL: Sensitive

					During COVID 19 CHO directions enforcement, Police have successfully used CCTV to identify breaches and respond appropriately. CCTV was used to good effect during the recent COVID protest activities. The CCTV was utilised to monitor and identify potential anti-social activity and provide real time updates to patrolling members. CCTV has been utilised in current times in monitoring and identifying people who have considered suicide with successful outcomes. Other recent examples involve CCTV footage being reviewed after complaints made by members of the public regarding the concerning behaviour of a member of the public. Identification of this person was made partially with the aid of CCTV which identified their vehicle registration.
4	Enhancing public safety	Feedback from community on actual and perceived sense of safety and confidence in public areas.	Annual community survey	Council – Coordinator Local Laws	Council conduct community surveys pre and post installation of CCTV for most projects to determine perception of safety. The most recent survey was conducted for the Artillery Crescent. The evaluated questions all highlight a positive response to safety in the precinct.

OFFICIAL: Sensitive

					The concern surrounding hoon behaviour has decreased. Survey respondents now indicate satisfaction with the level of lighting and CCTV in the area.
5	Reducing cost & impact of crime on the community	Annual cost to Council in repairs and replacements resulting from criminal & anti-social behaviour.	Council cost ledgers	Council – Assets Unit	Officers carry out immediate repairs reported through the customer request system. Council also conduct a regular maintenance program at all Council owned facilities. There are occasionally reports of damage to the bins and seats in the Artillery Crescent precinct where 4WD vehicles mount the kerb and ram the bins and seats, etc. There have been no recent reported occurrences which may be due to the CCTV camera at the Padrao. The cost to replace or straighten a damaged bin can cost approximately $1,000 to $2,500.

OFFICIAL: Sensitive

PART B – COMPLIANCE with GOOD GOVERNANCE

No.	Key Component	Key Requirements	Source	Responsibility	Response
1	CCTV Policy	Up-to-date policy that governs the installation, use and oversight of surveillance technologies. Policy addresses the key Information Privacy Principles relevant to surveillance activities.	CCTV Policy	Council - Manager City Amenity	Council developed a CCTV Policy for all current and future public safety projects. The Policy was developed under the guidance of Audit and Risk Committee and was adopted by Council on 1 March 2021 following public consultation from 14 December 2020 to 22 January 2021.
2	CCTV Procedures	Up-to-date procedures that reflect the requirements of the *Privacy and Data Protection Act 2014* and the CCTV policy.	CCTV Procedure	Council – Manager City Amenity	Council developed Standard Operating Procedures (SOP) in conjunction with VicPol. The SOP was approved by Director City Infrastructure on 2 February 2021 and endorsed by the CCTV Steering Committee on 16 April 2021.
3	CCTV System Steering Committee	Committee that is active and fulfilling its function.	Steering Committee meeting minutes	CCTV Steering Committee	The Terms of Reference for the CCTV Steering Committee were approval by Council on 7 December 2021. According to the Terms of Reference the Committee will meet at least two times a year, with authority to convene

OFFICIAL: Sensitive

No.	Key Component	Key Requirements	Source	Responsibility	Response
					additional meetings as circumstances require. The first meeting for 2021 was conducted on 16 April 2021.
4	Audit	Review the management of the CCTV System and ensure adherence to this MOU, the CCTV Policy and applicable Law.	Internal Audit program report	Council Audit & Risk Committee	The 2019-2020 Audit and Evaluation Report was presented at Councils Audit and Risk Committee Meeting on Tuesday 9 March 2021.
5	Program Review	Report on, and make recommendations to rectify, any divergence from the purposes and objectives of the program.	Steering Committee meeting minutes	CCTV Steering Committee	The latest review was conducted by the Steering Committee on 16 April 2021.
		Review and recommend any changes/ improvements to CCTV program, including camera locations.	Steering Committee meeting minutes	CCTV Steering Committee	The latest review was conducted by the Steering Committee on 16 April 2021.

OFFICIAL: Sensitive

PART C - COMPLIANCE with OPERATING PROCEDURES

No.	Key Component	Key Requirements	Source	Responsibility	Response
1	Camera Network	Camera network is operated transparently and ethically, and that self-regulatory codes and protocols are being observed.	Internal Audit program report	Council Audit & Risk Committee	Camera locations are listed on the Council website with visible signage on site. Subject to annual review by Audit & Risk Committee.
		Camera network is operational and fully compliant with all relevant policies and Standard Operating Procedures	Monthly inspections conducted by Police.	Police	Through Monthly inspections the CCTV register is checked and audited. All recordings are secured in Senior Sergeants office and locked cabinet to comply with security requirements.
		Outages and maintenance requests or other technical difficulties encountered with the CCTV System are properly recorded in a Register.	Fault Reporting Sheet	Police	Maintained.
		Maintenance on the camera network in completed in a timely manner.	Quarterly Maintenance reports	Council - Manager, City Amenity	All maintenance requests were attended to by Councils CCTV Contractor in a timely manner. Maintenance details are documented in quarterly reports provided by the contractor.
		Only trained and authorised personnel will operate any of the equipment (or equipment associated with the CCTV system).	Training records	Police	Instructions and training to all general duty uniform members. Cameras are in a secured watch house and Sergeants office with limited access.
2	Data Collection & Use	An up-to-date log of data downloads from the CCTV system is maintained.	CCTV Log book	Police	Via register
		Where Victoria Police determines that images or recordings generated from the CCTV System are no longer required it may destroy them in accordance with Victoria Police policy.	CCTV Log book	Police	Via register and if used as evidence for court then retained with brief of evidence until destruction

OFFICIAL: Sensitive

No.	Key Component	Key Requirements	Source	Responsibility	Response
3	Community information	Signage identifying all sites under surveillance is in place and well maintained.	Half yearly inspections by Council	Council – Asset Inspection Officers/ Construction Inspectors	The last inspection occurred on 7/7/2020. All CCTV locations have been included on the Asset Inspection program.
4	Training	Regular training is provided to all relevant Police members around the operation of the CCTV System.	Training records	Police	Training provided on a needs basis - eg new member arrives – simplified "how to operate" guide provided to members
5	Public Requests for Camera Footage	Requests for camera network imagery support relating to non-criminal matters to be made through Freedom of Information process.	FOI Requests	Council - Manager City Amenity	Council's customer requests system have no requests for imagery support relating to non-criminal matters through the FOI process. Other requests for criminal matters were referred to Police.
6	Complaints	Public complaints regarding the network must be referred to the Council in the first instance for investigation.	Council Customer Request System	Council – Coordinator Customer Service	No public complaints received.

4. FUTURE OF PROGRAM

Council have budgeted to install solar powered CCTV cameras at Levy's Point to deter littering and assist Police to detect hoon and unlawful behaviour in the coastal reserve.

Ref	Precinct	Camera Location & Number of Cameras
1	Levys Point Beach	1. Entrance to Levys car park

DRAFT

ATTACHMENT – ADDITIONAL INFORMATION TO SUPPORT OUTCOMES FOR ACHIEVEMENT of OBJECTIVES

Reducing Crime

Crime Statistics were sought from Crime Statistics Agency for the period from April 2016 to March 2021.

A Crimes against the person
April 2016 to March 2020 = 1
April 2020 to March 2021 = 1

B Property and deception offences
From:
April 2016 to March 2020 = 9
April 2020 to March 2021 = 0

These are the reported incidents, however it is noted that hoon behaviour is not always reported to VicPol. Whilst the results are inconclusive, the incidents appear to be higher before the installation of CCTV. Out of the 9 Property and deception offences, 5 incidents occurred in the year of April 2017 – March 2018 and 3 were report from April 2018 – March 2019.



Explanatory notes in relation to the data can be found on the Notes tab of this workbook
Data extracted from LEAP on 18th April 2021 and is subject to change

Table 1. Offences recorded near Artillery Crescent Warrnambool[1] by offence type - April 2016 to March 2021

Offence Division	Apr 2016 - Mar 2017	Apr 2017 - Mar 2018	Apr 2018 - Mar 2019	Apr 2019 - Mar 2020	Apr 2020 - Mar 2021
A Crimes against the person	0	0	1	0	1
B Property and deception offences	1	5	3	0	0
D Public order and security offences	0	0	0	1	0
Grand Total	**1**	**5**	**4**	**1**	**1**

[1] See the tab labelled 'Map' for specific map boundaries.

CCTV Camera Locations

Artillery Cresent / War Memorial Precinct



Reducing anti-social behaviour

Vehicle speed

The Traffic Count Summary for one of the precincts, Artillery Crescent, is provided as an example of the information that can be made available. Whilst it highlights the variances in speed, the data is inconclusive in relation to anti-social behaviour.

Prior Installation:
18 June 2020 – 2 July 2020

- 85% of vehicles were travelling at 37.1km/h with a maximum speed of 106.4km/h. This data was captured before the installation of CCTV and lighting.

Post Installation:
15 July 2021 – 29 July 2021

- 85% of vehicles were travelling at 37.3km/h with a maximum speed of 73.5km/h. This data was captured after the installation of CCTV and lighting.

WARRNAMBOOL
CITY COUNCIL

Warrnambool City Council
PO Box 198
Warrnambool 3280
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Email: wbool_city@warrnambool.vic.gov.au

Traffic Summary Report

Survey Site – Artillery Crescent, at second light pole
GPS - Cannon Hill, ***PSL = 0 km/h***
Date - 0:00 Thursday, 18 June 2020 to 0:00 Thursday, 2 July 2020 (14 days of data)

Volume						
	Total	Weekday	Weekend	ADT	AWDT	AWET
Combined	16980	10865	6115	1213	1087	1529
West	8421	5377	3044	602	538	761
East	8559	5488	3071	611	549	768
Days	14	10	4	14	10	4

Speed				
	All Days	Weekdays	Weekend	
Avg Speed	29.6	29.8	29.3	km/h
85% speed	37.1	37.3	36.5	km/h
85% speed West	34.8	35.0	34.4	km/h
85% speed East	38.4	38.8	38.1	km/h
Max Speed	106.4	106.4	71.8	km/h

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Traffic Summary Report

Survey Site - ARTILLERY CRESCENT
GPS - , *PSL = 0 km/h*
Date - 0:00 Thursday, 15 July 2021 to 0:00 Thursday, 29 July 2021 (14 days of data)

Volume						
	Total	Weekday	Weekend	ADT	AWDT	AWET
Combined	14533	10424	4109	1038	1042	1027
East	7256	5204	2052	518	520	513
West	7277	5220	2057	520	522	514
Days	14	10	4	14	10	4

Speed				
	All Days	Weekdays	Weekend	
Avg Speed	30.0	29.9	30.1	km/h
85% speed	37.3	37.1	37.6	km/h
85% speed East	39.1	39.1	39.4	km/h
85% speed West	34.4	34.2	34.8	km/h
Max Speed	73.5	73.5	68.8	km/h

Vandalism, Graffiti and Property Damage

Officers carry out immediate repairs from reported through the customer request system. Council also conduct a regular maintenance program at all Council owned facilities.

There are occasionally reports of damage to the bins and seats in the Artillery Crescent precinct where 4WD vehicles mount the kerb and ram the bins and seats, etc.

There have been no recent reported occurrences which may be due to the CCTV camera at the Padrao.

The cost to replace or straighten a damaged bin can cost approximately $1,000 to $2,500.



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Pedestrian Counts

Possible variances or low numbers in post installation counts could be attributed to Covid 19 restrictions and inclement weather noted on certain days.

Prior Installation of CCTV & Lighting at Artillery Crescent

Date	Time	Before/ After CCTV & Lighting Installation	Number of Pedestrians
Thursday 26 March 2020	7.00am – 8.00am	Before	**15** total. 6 of these recorded in the last ten minutes.
Thursday 26 March 2020	5.00pm-6.00pm	Before	**12** total. Only one recorded in the first half hour.
Friday 19 June 2020	7.00am- 8.00am	Before	**13** total. 5 in the first 15 minutes, then nothing for over 20 minutes.
Friday 19 June 2020	5.00pm-6.00pm	Before	**27** Total. Evenly spread.

Post Installation of CCTV & Lighting at Artillery Crescent

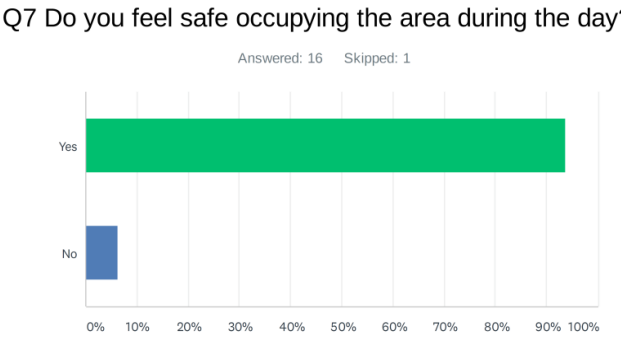
Date	Time	Before/ After CCTV & Lighting Installation	Number of Pedestrians
Thursday 25 March 2021	7.00am – 8.00am	After	**16** total.
Thursday 25 March 2021	5.00pm-6.00pm	After	**18** total.
Friday 18 June 2021	7.00am- 8.00am	After	**9** total. Weather: Cold, windy.
Friday 18 June 2021	5.00pm-6.00pm	After	**11** (10 of the 11 were before 5.30. Heavy rain from 5.30-6.00)

Public Safety

Below is a selection of the most relevant results from community surveys gathered from Residents in Merri Street adjacent to Artillery Crescent regarding the safety and use of Artillery Crescent (Cannon Hill). The two surveys were conducted pre-installation of CCTV in June 2020 and post-installation in July 2021.

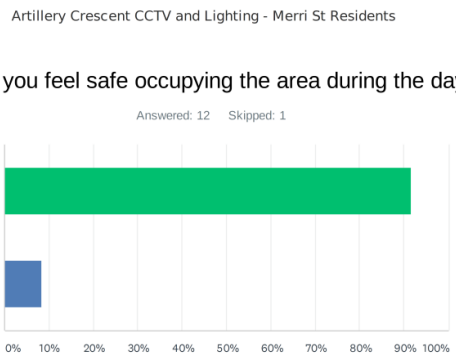
Question 7 Evaluation:
Over 90% of survey respondents felt safe occupying the area during the day time both pre and post installation.

Question 7) Pre CCTV



ANSWER CHOICES	RESPONSES	
Yes	93.75%	15
No	6.25%	1
TOTAL		16

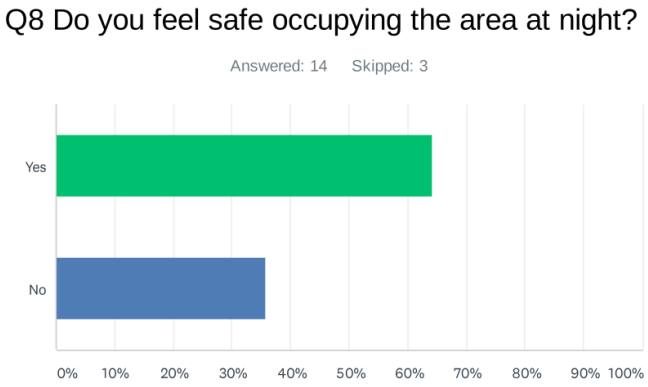
Question 7) Post CCTV



ANSWER CHOICES	RESPONSES	
Yes	91.67%	11
No	8.33%	1
TOTAL		12

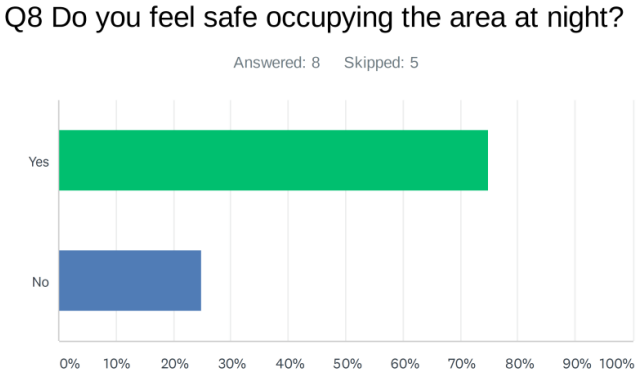
Question 8 Evaluation:
Before the installation 35.71% felt unsafe occupying the area at night. Post install, there has been a 10% decrease in respondents feeling unsafe.

Question 8) Pre CCTV



ANSWER CHOICES	RESPONSES	
Yes	64.29%	9
No	35.71%	5
TOTAL		14

Question 8) Post CCTV



ANSWER CHOICES	RESPONSES	
Yes	75.00%	6
No	25.00%	2
TOTAL		8

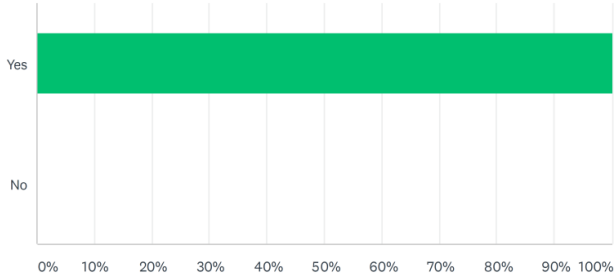
Question 9 Evaluation:
Before the install, 100% of survey respondents believed there was an issue with hoon behaviour. This figure has now reduced to 63.64%.

Question 9) Pre CCTV

Artillery Crescent survey

Q9 Do you believe there is an issue with hoon behaviour in the area?

Answered: 15 Skipped: 2



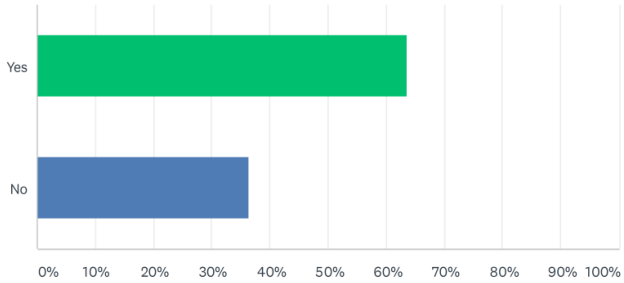
ANSWER CHOICES	RESPONSES	
Yes	100.00%	15
No	0.00%	0
TOTAL		15

Question 9) Post CCTV

Q9 Do you believe there is an issue with hoon behaviour in the area?

Answered: 11 Skipped: 2

Artillery Crescent CCTV and Lighting - Merri St Residents



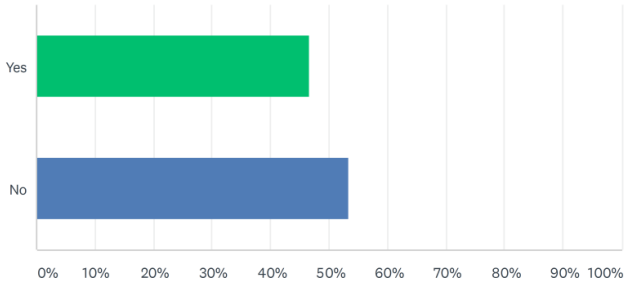
ANSWER CHOICES	RESPONSES	
Yes	63.64%	7
No	36.36%	4
TOTAL		11

Question 10 Evaluation:
Before the install, 46.67% of survey respondents believed there was an issue with vandalism. This figure has now reduced to 25.00%.

Question 10) Pre Install

Q10 Do you believe there is an issue with vandalism in the area?

Answered: 15 Skipped: 2

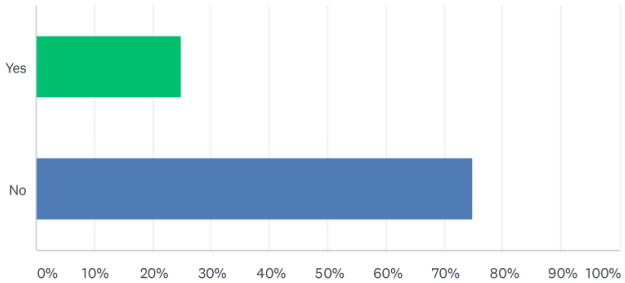


ANSWER CHOICES	RESPONSES	
Yes	46.67%	7
No	53.33%	8
TOTAL		15

Question 10) Post Install

Q10 Do you believe there is an issue with vandalism in the area?

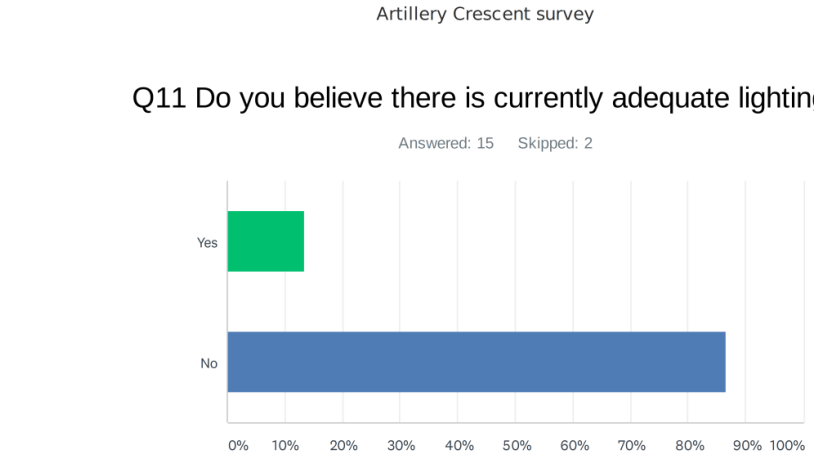
Answered: 12 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	25.00%	3
No	75.00%	9
TOTAL		12

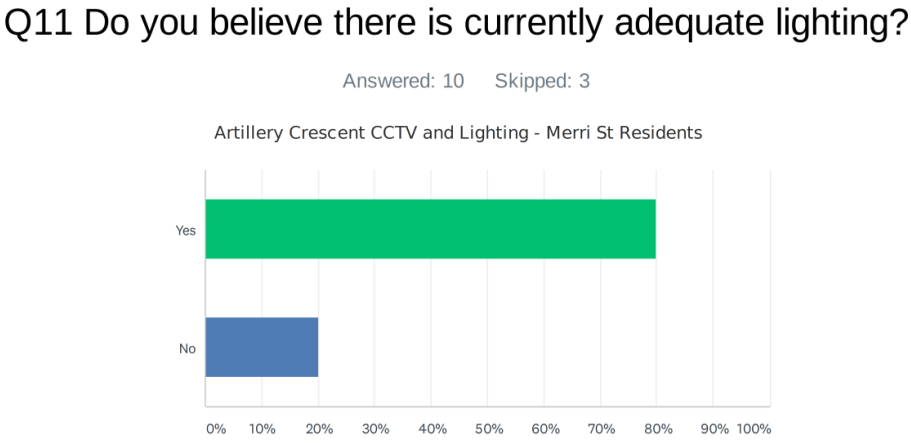
Question 11 Evaluation:
Before install, only 13.33% of survey respondents believed there was adequate lighting in the precinct. Following install, this figure has increased to 80%.

Question 11) Pre Install



ANSWER CHOICES	RESPONSES	
Yes	13.33%	2
No	86.67%	13
TOTAL		15

Question 11) Post Install



ANSWER CHOICES	RESPONSES	
Yes	80.00%	8
No	20.00%	2
TOTAL		10

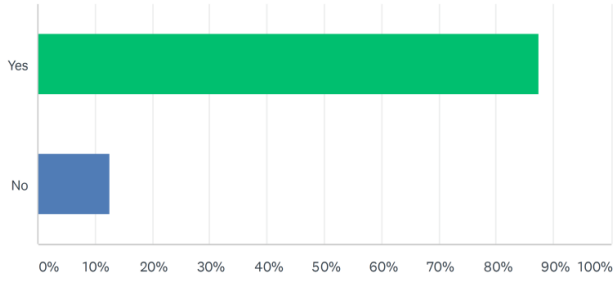
Question 12 Evaluation:
Before install, 87.50% believed the area would benefit from the introduction of CCTV. Since the introduction has occurred, positive responses have increased to 91.67%.

Question 12) Pre Install

Artillery Crescent survey

Q12 Do you believe the area would benefit from the introduction of CCTV?

Answered: 16 Skipped: 1

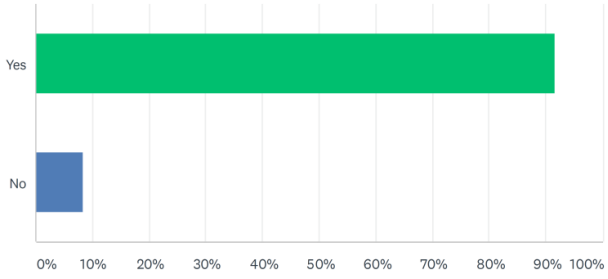


ANSWER CHOICES	RESPONSES	
Yes	87.50%	14
No	12.50%	2
TOTAL		16

Question 12) Post Install

Q12 Do you believe the area has benefited from the introduction of CCTV?

Answered: 12 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	91.67%	11
No	8.33%	1
TOTAL		12

WARRNAMBOOL REGIONAL AIRPORT REFERENCE GROUP (WRARG) MINUTES			
Date:	Monday 6th December 2021.	Time: 11.00 am.	Location: Airport Terminal & Zoom.
Meeting Objective:	Discussion & Advise on Airport Operations and Development, Security, and Emergency Management.		
Attendees:	Stephen Lucas (Chairman) Cr Max Taylor (Warrnambool City) Jim Doukas (Moyne Shire) Brett Davis (Moyne Shire) John Stuart, Ken Veal, Dan Guillaumier (Babcock Chief Pilot HEMS4) Stephen Wood (Babcock Off Shore Ops) Janelle Martin, Troy Bently, Chris Daffy (arrived at 11.00am)		
WCC Staff in attendance:	David Leahy (Director City Infrastructure)Aaron Huttig (Manager Facilities & Projects) Terry O'Sullivan (Airport Reporting Officer, ARO)		
For Information:	Shane Robe, Anthony Dowd (ARO's)		
Apologies:			

No	Discussion	Who	Action	
1.	**Welcome & Apologies.**		Welcome to Brett Davis, Director Economic Development & Planning, Moyne Shire.	
2.	**Declaration of conflict of interest.**		Stephen Lucas – Hangar Owner/Aero Club. John Stuart – Hangar Owner. Ken Veal – Hangar Owner/Aero Club. Stephen Wood - Off Shore Ops. Janelle Martin - Warrnambool Aviation. Chris Daffy – Aero Club/Midfield Group. Troy Bently – Air Apply.	
3.	**Confirmation of minutes of Meeting Monday 4th October 2021.** Minutes tabled as follows: Executive Management Team Meeting 12th October Council briefing 18th October. Council Meeting 1st November.		**Moved: John Stuart.** **Seconded. Ken Veal.** **Carried.**	
4.	**Business arising from the Minutes.**		Nil.	

5.	**CASA, 2020 Manual of Standards, MOS, for Airports, Certification and Airport Operations Manual.** Application for Certification, Airport Operations Manual, and any grandfathering clauses is to be submitted to CASA by the 13th May 2022. Failure to provide will result in a loss of Published Procedures. ARO working on the above.	Terry O'Sullivan.	Update of Manual being worked on in background by ARO. Tim Penny, CASA Flight Ops recently on site at Airport, undertook site inspection and provided a copy of the Airport Development Plan.	
6.	**2017 Airport Development Plan, ADP.** Future development of the Airport is centred on enhancing safety and catering for larger Aircraft as the region grows. Example being AV/Pelair upgrading fleet to King Air 350, heavier Aircraft and wider wingspan. Airport Development Plan e-mailed to Group Members 21st October for review and comment.	Terry O'Sullivan.	Query on largest Aircraft that can currently operate under existing conditions ? Aircraft that exceed the Airports published physical characteristics can apply to operate under pavement concession. Requests for larger Aircraft to operate are assessed based on the Maximum Take Off Weight (MTOW) and/or the tyre pressures of the Aircraft. This information is then ran through a pavement concession calculator which provides recommendation to ARO to approve or decline such requests.	
7.	**Obstacle Limitation Surfaces, OLS.** Survey carried out 22nd June 2021. ARO maintains ongoing consultation with neighbouring property owners with regard to any vegetation identified infringing the approach, transition, and take off surfaces. As the vegetation is on private land then consent to trim/remove vegetation is required.	For information.		

8.	**Regional Airports Funding Program 2.** Council advised 28th July of successful application to Spray seal the gravel Runway 04/22 and marking for an amount of $267,300.00 exc GST. It is anticipated that there may be a 3rd round of funding. In event of another funding program the Airport Development Plan Priorities listing would be referred to determine what works would be most appropriate taking into consideration funding criteria.	Aaron Huttig.	Boral Australia under Contract to Council will undertake the works, being a Graded Aggregate Total Treatment (GATT) Pavement Surfacing. Being a demonstration program, Council will closely monitor the performance of the sealing technology. Options going forward include an additional seal or turn out areas for aircraft. **Attached** is GATT Seal Information Pack. Works are scheduled for mid-January 2022.	
9.	**Fees and Landing Charges.** Income via Avdata as follows: September approximately $3,559.00 inclusive GST October $4,150.00 November $3,500.00 To date 13 requests received for exemption to landing fees for recreational Aircraft < 1,800kg MTOW.	Terry O'Sullivan.	Bendigo and Mt Gambier Airports do not charge for Practice Approaches (PA) The above to be considered in Council's annual review of fees and charges as part of the Annual Budget process.	
10.	**Airside Access.** Airport now host to second aviation fuel supplier (JetA1) V1 Fuels, whom have truck on site. The AirBp Fuel site is a fixed site.	Terry O'Sullivan.	Timely reminder that vehicular airside access be only for specific aviation related movements and be kept to absolute minimum.	
11.	**On/Off Shore operations.** Off Shore Operations for the Thylacine Gas Rig are planned to be daily up to end of February with a short break during Christmas/New Year period.	Stephen Wood.	Noted by Group.	

	Ocean Onyx operations are to continue until July 2022.			
12.	**Airport Works & Maintenance.** **12.1** Pavement repairs undertaken by Council Staff Wednesday 6th October on main apron directly in front of Aero Club. The Apron pavement is subject to ongoing failure due to larger and heavier Aircraft. **12.2** Both wind indicators replaced 1st November. **12.3** Sewer pump replaced 2nd November.	Terry O'Sullivan.	Noted by Group.	
13.	**CFA Air Base.** All set up for operation if the need arises for the facility to be activated. CFA Commanders David Ferguson and Rob Howell undertook a site inspection 11th October.	For information.	Training day scheduled for Saturday 11th December.	
14.	**Hangars.** **14.1.** Approval has been provided to construct a new Hangar, 15 x 15m, Lot 21 Aviation Park (North side of Dews Hangar 22) **14.2**. Tenant of Hangar 2 in discussion with Council re plans to extend to the west inclusive of vehicular access. Works will require Building Permit.	For Information.	Noted by Group.	
15.	**Leases.** Further discussion and consultation is required in relation to Lease agreements which will be a large task because of the	David Leahy.	Noted by Council to undertake. The Officer to undertake the review is subject to heavy	

	variety of leases in existence.		workload responsible for Governance, Property, Projects, & Legal. Consultation with the Reference group to be part of review when time permits.	
16.	**Windfarm Developments.** The proponent for the Willatook and Hexham Wind Farms continues to engage with Council for approval to raise the MSA for the RNAV-GNS approach for Runway 13.	Terry O'Sullivan.	Council awaiting response from Proponent on Willatook Wind Farm. Proponent to be provided with 2021 revised Airport Development Plan. Hawkesdale and Ryan Corner Farms are awaiting Ministerial approval for requested amendments. Woolsthorpe Farm awaiting approval for connection to the grid prior to commencing construction.	
17.	**Communications Tower.** Telstra are planning and in discussion with Council and the Community regarding installation of a 35 metre (AGL) Communications Tower in the township of Bushfield with preferred location being the Recreation Reserve. As a minimum Council to request the Tower be obstacle Lit and published in ERSA.		Nothing further to report since last Meeting.	
18.	**Flight Training.** Ideally a provider needs to be based and have Aircraft/s on site.		Nothing further to report since last Meeting.	

19.	**Regular Passenger Transport, RPT, Service.** Previously discussed that to attract a larger operator, primarily Tourism based, Runway 13/31 needs to be strengthened and lengthened to cater for larger and heavier Aircraft.		Nothing further to report since last Meeting.	
21.	**Aero Club Redevelopment.** Plan submitted to Council 28 April for consideration. In principal approval provided to Club. Works will require Building Permit. Aero Club to again cut and bale grass hay around the Airport as a fundraiser. The full proceeds of the sale of the Hay are to be injected into the Clubs redevelopment.	Ken Veal.	Still planned post COVID, when resources and materials readily accessible.	
22.	**Australian Airports Association (AAA)** With the Federal Election Campaign around the corner, the AAA is in the process of developing its Federal Election Strategy which will include a Airport Policy Statement — covering regional, metro and major airports. The draft statement includes priorities such as support to assist airports in transitioning to Net Zero by 2050, post COVID-19 recovery, top up of existing infrastructure support programs and the development of new programs, sustainable safety regulation by CASA, skills, new technology, safeguarding regional airports and airspace, sustainable regional airport security screening and how airports can be used to better connect regional Australia. The AAA's biennial Airport Operations Forum returns next year from 1-3 June in Sydney and will feature a comprehensive program focused on technical issues, new technologies and challenges that Airports face on a daily basis.	For information.	Noted by Group.	

23.	**Live Fire Training Hub.** Proponents are seeking further advice around planning requirements for the activity. Moyne Shire have provided relevant information to proponent.	Terry O'Sullivan.	Noted by Group.	
24.	**Miscellaneous.** Driver Training for Deakin University locked in for 12th January 2022 utilising western taxiway in Aviation Park. Conditions as per previous use plus hire fee applies.	For information.	Noted by Group.	
25.	**Neighbouring properties for sale.** Land for sale to the west of Lot 2 grazing land (adjacent to weather station) on Parkinson's Lane. House and land at 22 Sims Road still for sale.	For information.	Noted by Group. Vegetation at this property annually trimmed as part of OLS Control.	
26.	**General Business.** **26.1.** Raised by Chairman how it to best to communicate with the community that building in proximity to the Airport is subject to noise, height limitations, and no curfew. **26.2.** Noise complaint received 21st October – VicPol AW139 Helicopter over the City 5-6am. **26.3.** In a was raised what other capabilities or how the Airport		Discussed that both Council's work together on this item and raised that its best to have appropriate overlays (i.e., Aircraft Noise Exposure Forecast, ANEF chart) in place in the Planning Scheme so these items can be included in section 32's when planning permit applications are assessed.	

	can better utilised into the future in emergency management for the Region.			
27.	**Next Meeting.** Monday 21st February 2022. **Close of Meeting. 11.50am.**			

7.9. INFORMAL MEETINGS OF COUNCIL REPORTS

DIRECTORATE : Executive Services

PURPOSE

The purpose of this report is to provide Council with copies of Informal Meetings of Council (previously known as "Assembly of Councillor Records") as previously required under section 80A(2) of the Local Government Act 1989.

BACKGROUND INFORMATION

Section 80A(2) of the Local Government Act 1989 required the record of an Assembly of Councillors to be reported at an ordinary Council meeting.

Assembly of Councillor Records are no longer a requirement in the Local Government Act 2020 as of 24 October 2020. However, under Council's Governance Rules, a summary of the matters discussed at the meeting are required to be tabled at the next convenient Council meeting and recorded in the minutes of that Council meeting.

REPORT

The record of the following Informal Meetings of Council are enclosed:-

- Monday 13 December 2021 – refer **Attachment 1**
- Tuesday 14 December 2021 – refer **Attachment 2**
- Monday 17 January 2022 – refer **Attachment 3**
- Monday 24 January 2022 – refer **Attachment 4**
- Tuesday 25 January 2022 – refer **Attachment 5**
- Thursday 27 January 2022 – refer **Attachment 6**
- Monday 31 January 2022 – refer **Attachment 7**

ATTACHMENTS

1. Assembly of Councillors Record 13 December 2021 [**7.9.1** - 1 page]
2. Assembly of Councillors 14 December 2021 for 61 Grieve Street [**7.9.2** - 1 page]
3. Assembly of Councillors Record 17 january 2022 [**7.9.3** - 1 page]
4. Assembly of Councillors Record 24 january 2022 [**7.9.4** - 1 page]
5. Assembly of Councillors 25 January 2022 for KFC proposal [**7.9.5** - 1 page]
6. Assembly of Councillors 27 January 2022 for the Dart Marlin [**7.9.6** - 1 page]
7. Assembly of Councillors Record 31 January 2022 [7BGD] [**7.9.7** - 2 pages]

MOVED: CR BEN BLAIN
SECONDED: CR MAX TAYLOR

That the record of the Informal Meetings of Council held on 13, 14 December 2021, 17, 24, 25, 27 and 31 January 2022, be received with the following amendments to the record of the Informal Meeting of Council of 24 January 2022:
- Under other items for consideration add - Mayoral performance;
- note that all Directors left the meeting at 5.19pm;
- change the meeting close time to 6.04pm; and
- add the meeting record was completed by Peter Utri and Peter Schneider.

CARRIED - 7:0

Informal Meeting of Council Record

Name of Committee or Group (if applicable):	Informal Meeting of Council (Councillor Briefing)	
Date of Meeting:	13 December 2021	
Time Meeting Commenced:	3.00pm	
Councillors in Attendance:	Cr. R. Ziegeler, Mayor/Chairman Cr. O. Akoch Cr. D. Arnott Cr. B. Blain Cr. V. Jellie AM Cr. A. Paspaliaris Cr. M. Taylor	
Council Officers in Attendance:	Peter Schneider, Chief Executive Officer Peter Utri, Director Corporate Strategies Andrew Paton, Director City Growth David Leahy, Director City Infrastructure Jodie McNamara, Acting Director Community Development	
Other persons present:	Liam Mahoney Rob Croxford via Zoom	
Apologies	Nil.	
Matters Considered:	• Workforce Plan • Draft Waste Management AMP • 61 Grieve Street to lot subdivision • Port of Warrnambool Reference Group Minutes • Lyndoch Living site visit • Know Your Council • South West Sport Tenancy at Reid Oval • Beach Cleaning Program • Port of Warrnambool Breakwater Storm damage repair update	
Other Matters Considered	• Disability toilets at Tower Hill • Foreshore vegetation	
Councillor Conflicts of interest Disclosures:		
Councillor /officer Name		
Meeting close time:	7.00pm	
Record Completed by:	Peter Utri Director Corporate Strategies	

Informal Meeting of Council Record

Name of Committee or Group (if applicable):	Councillor Site visit (Permit application PP2021-0054)	
Date of Meeting:	Tuesday 14 December 2021	
Time Meeting Commenced:	5pm	
Councillors in Attendance:	Councillors; Ziegler (Mayor), Arnott, Taylor, Paspaliaris, Jellie & Okoch	
Council Officers in Attendance:	James Phillips (Coordinator) & Luke Coughlan (Acting Manager)	
Other persons present:	*Objectors:* Aaron Neal (Objector) James Mugavin (Objector) *For applicant:* Neville Harris & Isah	
Apologies	Councillor Blaine	
Matters Considered:	Objections to planning application PP2021-0054 for a two (2) lot subdivision; • *General objection to additional traffic on Dixon Street* • *No court bowl* • *Multiple dwellings park on the street* • *Tradies block the road* • *Troublesome for emergency vehicles* • *Garage access can be impeded* • *No footpaths*	
Other Matters Considered	No conflict of interest declared	
Councillor Conflicts of interest Disclosures:		
~~**Councillor's Name**~~	~~**Type of Interest**~~	~~**Item**~~
Meeting close time:	5.40pm	
Record Completed by:	James Phillips	

Informal Meeting of Council Record

Name of Committee or Group (if applicable):	Informal Meeting of Council (Councillor Briefing)	
Date of Meeting:	17 January 2022	
Time Meeting Commenced:	3.00pm	
Councillors in Attendance:	Cr. R. Ziegeler, Mayor/Chairman Cr. O. Akoch Cr. D. Arnott Cr. B. Blain Cr. V. Jellie AM Cr. A. Paspaliaris Cr. M. Taylor	
Council Officers in Attendance:	Peter Utri, Acting Chief Executive Officer Luke Coughlan, Acting Director City Growth David Leahy, Director City Infrastructure Jodie McNamara, Acting Director Community Development	
Other persons present:	Bev McArthur, Member for Western Victoria	
Apologies	Nil.	
Matters Considered:	• CCTV Steering Committee Meeting Minutes – 11/11/2021 • Airport Reference Group Meeting Minutes – 6/12/2021 • Warrnambool Surf Life Saving Club redevelopment • Budget, rate cap and Council Plan consultation process • COVID impact • Mayoral Diary	
Other Matters Considered	• Consideration of Broader Saleyard Projects and funding opportunity for further works	
Councillor Conflicts of interest Disclosures:		
Councillor /officer Name		
Meeting close time:	4:55	
Record Completed by:	Peter Utri Director Corporate Strategies	

Informal Meeting of Council Record

Name of Committee or Group (if applicable):	Informal Meeting of Council (Councillor Briefing)	
Date of Meeting:	24 January 2022	
Time Meeting Commenced:	3.00pm	
Councillors in Attendance:	Cr. R. Ziegeler, Mayor/Chairman Cr. O. Akoch Cr. D. Arnott Cr. B. Blain Cr. V. Jellie AM Cr. A. Paspaliaris Cr. M. Taylor	
Council Officers in Attendance:	Peter Schneider, Chief Executive Officer Peter Utri, Director Corporate Strategies - until 5.19pm Andrew Paton, Director City Growth - until 5.19pm David Leahy, Director City Infrastructure - until 5.19pm Jodie McNamara, Acting Director Community Development - until 5.19pm Ashish Sitoula, Manager Strategic Community Planning & Policy – Items 2 & 5 Thomas Hall, Projects Engineer – Item 3. Aaron Huttig ,Manger Facilities and Projects – Item 3 Julie Anderson, Manager Governance, Projects, Property & Legal – Item 4.	
Other persons present:		
Apologies	Nil.	
Matters Considered:	1. Review Terms of Reference - South West Victorian Livestock Exchange Advisory Committee 2. Development & Implementation of Council's Reconciliation Action Plan 3. Port of Warrnambool Boat Ramp construction – tender award 4. Harbour Reference Group 5. Social & Affordable Housing Implementation	
Other Matters Considered	• Small infrastructure Update to Council briefing for consideration • Mortlake Road development concerns • Belfast management plan progress update • City amenity around bike and skateboard usage • Mayoral performance	
Councillor Conflicts of interest Disclosures:		
Councillor /officer Name		
Meeting close time:	6:04pm	
Record Completed by:	Peter Utri Director Corporate Strategies	Peter Schneider Chief Executive Officer

Informal Meeting of Council Record

Name of Committee or Group (if applicable):	Councillor Site visit (Permit application PP2021-0197)	
Date of Meeting:	Tuesday 25 January 2022	
Time Meeting Commenced:	5pm	
Councillors in Attendance:	Councillors; Ziegler (Mayor), Arnott, Taylor, Blaine, Jellie, Okoch & Paspaliaris	
Council Officers in Attendance:	James Phillips (Coordinator) & Luke Coughlan (Acting Manager City Growth)	
Other persons present:	*Objectors:* Jamieson Medical Clinic x3 David McMahon Neighbours Another *For applicant:* Cameron McNeil & Amanda Powers	
Apologies	none	
Matters Considered:	Planning permit PP2021-0197 for the construction of a convenience restaurant and display of signage. Objections reported at the meeting included: • Arrangements for the ambulance parking conflict with loading • Traffic congestion (specifically 5 to 7pm) • Pedestrian movement through/ past the site • Closing of existing KFC for refurb would add pressure on this site • Odour & waste management • Construction inconvenience to shoppers	
Other Matters Considered	No conflict of interest declared	
Councillor Conflicts of interest Disclosures:		
~~**Councillor's Name**~~	~~**Type of Interest**~~	~~**Item**~~
Meeting close time:	5.40pm	
Record Completed by:	James Phillips	

Informal Meeting of Council Record

Name of Committee or Group (if applicable):	Councillor Site visit (Permit application PP2015-0185.01)	
Date of Meeting:	Thursday 27 January 2022	
Time Meeting Commenced:	5pm	
Councillors in Attendance:	Councillors; Ziegler (Mayor), Arnott, Taylor, Blaine, Jellie & Okoch	
Council Officers in Attendance:	James Phillips (Coordinator) & Andrew Paton (Director City Growth)	
Other persons present:	*Objectors:* Peter & Stephen Collins (Objectors) Erica Baker (Objector) *For applicant:* David De Carteret Another from Brophy Family Services	
Apologies	Councillor Paspaliaris	
Matters Considered:	Amendment to planning permit PP2015-0185.01 for a general liquor licence, to trade until 1am, extension of licenced area to include upper floor. Objections at the meeting included: • Alcohol related problems directly associated with these type of premises • Noise of music from premises • Residents of the shelter next door affected by noise and activities • Particular impact of noise emitting from rear of premises	
Other Matters Considered	No conflict of interest declared	
Councillor Conflicts of interest Disclosures:		
~~**Councillor's Name**~~	~~**Type of Interest**~~	~~**Item**~~
Meeting close time:	5.40pm	
Record Completed by:	James Phillips	

Informal Meeting of Council Record

Name of Committee or Group (if applicable):	Informal Meeting of Council (Councillor Briefing)
Date of Meeting:	31 January 2022
Time Meeting Commenced:	3.00pm
Councillors in Attendance:	Cr. R. Ziegeler, Mayor/Chairman Cr. O. Akoch Cr. D. Arnott Cr. B. Blain Cr. V. Jellie AM Cr. A. Paspaliaris Cr. M. Taylor
Council Officers in Attendance:	Peter Schneider, Chief Executive Officer Bree Ryan, Acting Director Corporate Strategies Andrew Paton, Director City Growth David Leahy, Director City Infrastructure Jodie McNamara, Acting Director Community Development Wendy McGorm, Acting Manager Financial Services (Item 2.1) Julie Anderson, Manager Governance, Property and Projects (Item 2.2) Luke Coughlan, Acting Manager City Strategy and Development (Item 2.3 and 2.4) Julie Glass, Coordinator City Strategy (Item 2.4)
Other persons present:	Nil.
Apologies	Nil.
Matters Considered:	• December 2021 Finance Report • Harbour Reference Group • Tender Award 2021051 – Supply & installation of solar panels – correction to resolution value • Warrnambool Planning Scheme Amendment C205warr Consideration of submissions • Deakin Link Feasibility Study
Other Matters Considered	• The responsibility of managing the bus stops. • Beach Patrol 3280-3284 collection of rubbish. • Seaweed removal in front of the pavilion. • Alternate funding for the saleyards. • Use of Reid of Oval by Western District Cricket Association. • Commonwealth Games 2026 involvement. • Update provided by CEO following meeting with Minister Tehan. • Local Government Culture Project. • Summary of action items response process. • CEMAC Scheduling matters.
Councillor Conflicts of interest Disclosures: • Cr A Paspaliaris - Tender Award 2021051 – Supply & installation of solar panels – correction to resolution value – left the meeting during this item • Cr V Jellie AM - Warrnambool Planning Scheme Amendment C205warr Consideration of submissions – left the meeting during this item	
Councillor /officer Name	
Meeting close time:	4.36pm
Record Completed by:	Bree Ryan

	Acting Director Corporate Strategies

7.10. MAYORAL & CHIEF EXECUTIVE OFFICER COUNCIL ACTIVITIES - SUMMARY REPORT

DIRECTORATE : Executive Services

PURPOSE

This report summarises Mayoral and Chief Executive Officer Council activities since the last Ordinary Meeting which particularly relate to key social, economic and environmental issues of direct relevance to the Warrnambool community.

REPORT

Date	Location	Function
1 December 2021	Warrnambool	Mayor – Conducted an Australian Citizenship Ceremony with 43 residents becoming Australian citizens.
2 December 2021	Warrnambool	Deputy Mayor - Launched the Ngatook Collective at the Warrnambool Art Gallery.
4 December 2021	Warrnambool	• Mayor - Opened the Warrnambool Gift and assisted with presentations for the Men's and Women's Finals. • Mayor - Opened the Warrnambool Rodeo.
5 December 2021	Warrnambool	Mayor - Launched the CELEBRAGE – Warrnambool Seniors Festival and presentation of Victorian Senior of the Year Award – Healthy and Activing Living Award recipient, Uncle Locky Eccles.
8 December 2021	Warrnambool	Deputy Mayor & CEO - Met with Stuart Grimley, MLC, Member for Western Victoria.
10 December 2021	Warrnambool	• Mayor - Attended the Great South Coast Board AGM and Board meeting. • Deputy Mayor attended the opening ceremony of the 24hr Shear-A-Thon.
20 December 2021	Warrnambool	Deputy Mayor - Attended South West Emerging Leaders graduation.
21 December 2021	Allansford	Deputy Mayor - Attended the Allansford Mechanics Hall AGM.
18 January 2022	Warrnambool	Mayor – Attended the ARC Stadium RACV Solar in the Regions Launch, with the installation of a 31.5W rooftop solar system and 16.3Wh of battery storage with backup power to the Warrnambool Stadium.
26 January 2022	Warrnambool	• Mayor – 2022 Australia Day ceremony and Australian Citizenship Ceremony with 11 residents becoming Australian Citizens. • Mayor and Chief Executive Officer – met with Hon. Dan Tehan, Member for Wannon.

28 January 2022	Virtual	Mayor and Chief Executive Officer – Attended the MAV Rural South West Regional meeting.

MOVED: CR BEN BLAIN
SECONDED: CR ANGIE PASPALIARIS

That the Mayoral & Chief Executive Officer Council Activities – Summary Report be received.

CARRIED - 7:0

8. NOTICE OF MOTION

Nil

9. GENERAL BUSINESS

Nil.

10. URGENT BUSINESS

Nil.

11. CLOSE OF MEETING

The meeting closed at 7.08pm.

CHAIRMAN

I certify that these minutes were confirmed at a subsequent meeting of Council.

CR. RICHARD ZIEGELER
MAYOR