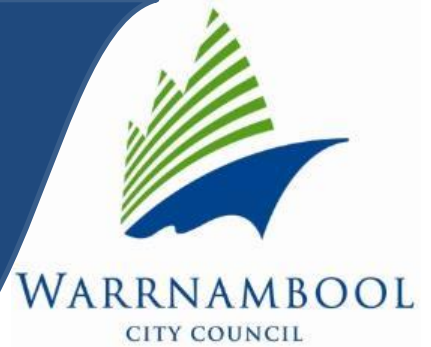


MINUTES

ORDINARY MEETING

WARRNAMBOOL CITY COUNCIL

5.45PM - MONDAY 3 JULY 2017



VENUE:

Reception Room
25 Liebig Street
Warrnambool

COUNCILLORS

Cr. Kylie Gaston (Mayor)
Cr. Robert Anderson
Cr. Sue Cassidy
Cr. Tony Herbert
Cr. Peter Hulin
Cr. Michael Neoh
Cr. David Owen

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

Bruce Anson
CHIEF EXECUTIVE

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.

ORDER OF BUSINESS**Page No.**

1. OPENING PRAYER & ORIGINAL CUSTODIANS STATEMENT	3
2. APOLOGIES.....	3
3. CONFIRMATION OF MINUTES.....	3
4. DECLARATION BY COUNCILLORS & OFFICERS OF ANY CONFLICT OF INTEREST IN ANY ITEM ON THE AGENDA	3
5. REPORTS	
5.1 TRANSACTIONAL BANKING SERVICE TENDER	4
5.2 LOAN GUARANTEE – WARRNAMBOOL RSL.....	7
5.3 INFRASTRUCTURE DESIGN MANUAL (IDM) SUSTAINABLE INFRASTRUCTURE GUIDELINES.....	9
5.4 KERBSIDE COLLECTION CONTRACT EXTENSION	12
5.5 PLANNING PERMIT APPLICATION PP2017-0040 - 103 MERRIVALE DRIVE WARRNAMBOOL	13
5.6 ALLANSFORD MECHANICS INSTITUTE HALL COMMITTEE.....	80
5.7 ADVISORY COMMITTEE REPORTS	84
5.8 ASSEMBLY OF COUNCILLORS RECORDS.....	92
5.9 MAYORAL & CHIEF EXECUTIVE COUNCIL ACTIVITIES – SUMMARY REPORT.....	99
6. NOTICE OF MOTION	100
7. PUBLIC QUESTION TIME.....	100
8. CLOSE OF MEETING.	100

MINUTES OF THE ORDINARY MEETING OF THE WARRNAMBOOL CITY COUNCIL HELD IN THE RECEPTION ROOM, WARRNAMBOOL CIVIC CENTRE, 25 LIEBIG STREET, WARRNAMBOOL ON MONDAY 3 JULY 2017 COMMENCING AT 5.45PM

PRESENT: Cr. Kylie Gaston, Mayor/Chairman
Cr. Robert Anderson
Cr. Sue Cassidy
Cr. Tony Herbert
Cr. Peter Hulin
Cr. Michael Neoh
Cr. David Owen

IN ATTENDANCE: Mr Bruce Anson, Chief Executive
Mr Peter Utri, Director Corporate Strategies
Mr Scott Cavanagh, Director City Infrastructure
Ms. Vikki King, Director Community Development
Ms Jodie McNamara, Acting Director City Growth
Ms. Wendy Clark, Executive Assistant

1. OPENING PRAYER

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. HULIN
SECONDED: CR. ANDERSON

That the Minutes of the Ordinary Meeting of Council held on 5 June 2017 and Minutes of the Special Meeting of Council held on 22 June 2017 be confirmed.

CARRIED – 7:0

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

Pursuant to Sections 77, 78 and 79 of the Local Government Act 1989 (as amended) direct and indirect conflict of interest must be declared prior to debate on specific items within the agenda; or in writing to the Chief Executive Officer before the meeting. Declaration of indirect interests must also include the classification of the interest (in circumstances where a Councillor has made a Declaration in writing, the classification of the interest must still be declared at the meeting), i.e.

- (a) direct financial interest
- (b) indirect interest by close association
- (c) indirect interest that is an indirect financial interest
- (d) indirect interest because of conflicting duties
- (e) indirect interest because of receipt of an applicable gift
- (f) indirect interest as a consequence of becoming an interested party
- (g) indirect interest as a result of impact on residential amenity
- (h) conflicting personal interest

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.

5. REPORTS

5.1 TRANSACTIONAL BANKING SERVICE TENDER

PURPOSE

This report summarises the results of the tender process for Council's transactional banking services.

EXECUTIVE SUMMARY

- Current CBA transactional banking services contract expires on the 31st August 2017
- Shared service procurement model between 4 South West Councils (Warrnambool City Council, Corangamite Shire, Glenelg Shire & Golden Plains Shire) used to tender for the service
- The following tenders were received:
 - CBA
 - ANZ
 - NAB
 - Westpac
 - Westpac State Purchasing Contract (SPC)
- An expert consultant was appointed to assist with the tender preparation and provide a report analysing each of the tenders. The results of this analysis are summarised in Table 2 (on page 2).
- CBA were assessed overall as the providing the best tender on the basis of the tender criteria

MOVED: CR. NEOH
SECONDED: CR. OWEN

Council accept the tender by the Commonwealth Bank for the period covering the next three years, with two one-year options to extend.

CARRIED : 7:0

BACKGROUND

Council's contract with the Commonwealth Bank for the provision of banking services is due to expire on the 31 August 2017. This contract involves the day to day transactional banking but does not include borrowings, investments or Australia Post transactions.

Warrnambool City Council entered into a shared procurement model with 3 other Councils which have similar banking requirements and contract expiry dates to leverage economies of scale and to attract better pricing and tender submissions. The shared procurement model would also save on the tender administration costs. The other Councils involved in the shared model are:

- Corangamite Shire
- Glenelg Shire
- Golden Plains Shire

The shared procurement model engaged Whitmore Consulting to assist in the tender process including preparation, review, recommendations and a final report (see appendix A).

TENDER CRITERIA

The Tender was advertised and called for submissions by the 13 April 2017, with the contract period specified for three years, with two one-year options to extend.

The shared procurement model allowed each Council to individually award their own banking and payment services contract from the tender submissions, and was not required to enter into a shared contract with all 4 Councils and the one supplier.

Each tender submission was assessed against 7 key evaluation criteria as shown in table 1.

Table 1:

Criteria	Weighting
Price	25%
Product	20%
Relationship Management	20%
Community Commitment	20%
Implementation	5%
Innovation	5%
Level of Local Content	5%

Tender Submissions and Evaluation

Five tender submissions were received from 4 banks for the provision of banking services.

Following the review and assessment of each of the tender submissions, the Commonwealth Bank has presented a highly professional submission and has achieved the highest overall score.

Table 2 details the ranking of each submission against the 7 key evaluation criteria.

Table 2:

	CBA	ANZ	NAB	Westpac	Westpac (State Purchasing Contract)
Compliant	Yes	Yes	Yes	Yes	No
Price	2	4	3	1	1
Product	1	4	2	2	2
Relationship Management	1	2	2	4	4
Community Commitment	1	3	2	4	4
Implementation	1	4	5	2	2
Innovation	1	3	2	4	4
Level of Local Content	1	1	1	1	1
Overall Score	1	4	2	3	3

KEY CONSIDERATIONS

Price

The assessment of Whitmore Consulting based on recent tenders is that all four banks priced aggressively in order to try and win the business of the four Councils.

Product

All four banks participating in the tender have relationships with Local Government throughout the country, therefore to maintain these relationships all banks must offer similar core products to meet the needs of Council and its customers.

Based on the description of product offerings and past experience, CBA appears to have the most comprehensive product to offer Local Government. This is further reflected by the representation of Local Government customers in Victoria where CBA services approximately half of the 79 Victorian Councils.

Relationship Management

CBA offers the most comprehensive relationship management team which includes a dedicated Local Government department with a team of 10. There is a dedicated relationship manager along with local branch support.

ANZ have a relationship team of 5 staff which includes a relationship manager, however all the staff are based in Melbourne with no mention of local branch support.

NAB offer relationship support of 4 staff, with 3 based in Warrnambool and 1 based in Portland.

Westpac have a brief statement of relationship support which appears inadequate and details 4 Melbourne based staff. There are no details about how they will specifically support Warrnambool City Council.

Implementation

The tender document was quite clear in the specific implementation requirements and that they would potentially be different for each Council.

Unfortunately, the banks particularly Westpac and ANZ did not prepare a tailored response and have inserted a standard guidance sheet of how they would address implementation.

Given the potential disruption to business and Council's reliance on the banking system, particularly for online transactions, the responses have not given us confidence in the ability of either Westpac or ANZ to transition out of our current provider.

Innovation

CBA is currently leading the way on innovation from an industry perspective. Some of the innovative products which will be highly beneficial to Council include:

- Combiz Automated – this will automate processes which we currently do manually and integrate them directly into Technology One. It will provide a more secure environment by automating bank file uploads such as creditor payments and payroll payments. This will ensure files cannot be manipulated between Technology One and the Combiz upload process which reduces the risk of fraud.
- Channel Migration – moving customers to online channels. Potentially saving Council through cheaper processing fees, postage and less manual handling.
- Bpoint Manager – improvements to the way we process and handle direct debits. Including a service to handle direct debit rejections through an automated phone call from the bank.
- Albert terminal (large tablet eftpos machine) – further improvements and developments including apps which could potentially see the machine used as a self-service checkout (similar to the supermarkets).

NAB have detailed a number of innovations and score well in this area however they fall just behind the CBA as the CBA's innovations are more tailored to Local Government.

Westpac's response was did not detail any relevant innovations.

Level of Local Content

The measure of Local Content is designed to encourage the Respondents to consider what local resources are utilised, and what benefit the Bank representation brings in the geographical area.

All banks have provided a similar response with not a lot of differentiation between them and therefore all scored the same.

5.2 LOAN GUARANTEE – WARRNAMBOOL RSL**PURPOSE**

The purpose of this report is to seek Council approval to amend the amount for which Council is acting as Loan Guarantor for new loan funds being sought by the Warrnambool RSL Sub-Branch Inc (RSL).

EXECUTIVE SUMMARY

- The Council, at its meeting on 7 December 2015, agreed to act as guarantor to the RSL for a bank loan of \$2.5 million.
- This was subsequently revised at a Council meeting on 1 August 2016 to \$2.9m.
- The RSL is seeking a further revision to increase this by \$451,000 to \$3.351m which will be repayable over a 5 year period.
- The Warrnambool City Council finance department have reviewed the financial position of the RSL and are confident that they have the capacity to service the existing loan in addition to the facility increase.
- The RSL will be repaying the original loan of \$2.9m with principal and interest repayments over 15 years.
- Warrnambool Sub Branch Building Patriotic Fund will be required to hold the building as an asset within its accounts as part of the security of the loan being guaranteed by Council.

MOVED: CR. HULIN
SECONDED: CR. HERBERT

That Council agrees to increase the amount it acts as loan guarantor for the Warrnambool RSL Sub-Branch Inc new loan facility by \$451,000 to \$3.351 million.

CARRIED 7:0

BACKGROUND

The RSL last presented to Council on 25 November 2013 updating its progress in relation to its building redevelopment project for its facilities at 1 Artillery Crescent (corner of Liebig Street and Merri Street) Warrnambool. The project is summarised as follows:

- Creation of a welfare hub to consolidate and improve welfare services to the community.
- Increased hospitality area increasing capacity from 150 to over 300 persons to service growing demand.
- Expanded administration facilities.

The site on which the development is being undertaken is owned by Council.

Tenders for the project have now been received and the project was expected to cost \$3.2 million with the following funding model:

- Loan funds \$2,900,000
- Philanthropic Organisations \$ 400,000

The project was scheduled to begin in March 2016 and be completed before the end of 2016 however with delays it commenced in mid July 2016. The expected date of completion is now mid July 2017.

ISSUE

During the construction phase there have been a number of issues identified that were not part of the original project. It was deemed that this work was necessary to complete so that the major project was not impacted or it was done to achieve cost efficiencies for doing the work at the same time as the project. These items totalled \$451,000 and include:

- Repairs to roof and cooling system \$97,000
- Additional fire service requirements \$112,000
- CCTV \$42,000
- Internal fitout & PA system \$100,000
- Other items \$100,000

The Commonwealth Bank has provided in principal agreement. The Club has previously provided full financial reports and projections to Council officers.

As previously reported, the Club financials indicate strong trading results in recent years as the Club has turned around its hospitality function. The Club now boasts 2,700 members and is turning away significant trade due to insufficient capacity in its bistro and kitchen facilities.

For some years the Club has been putting aside an "internal rent charge" to assist with the redevelopment and effectively serve as loan repayment capacity. The Club has returned positive profit results in addition to this internal cash allocation.

For 2015 this internal allocation of cash was \$15,000 per month (\$180,000 for the year). This allocation will increase to \$20,000 per month (\$240,000 per annum) in 2016 and is projected to reach \$300,000 per annum in 2017 once the redevelopment is completed.

As such the Club is well placed to meet the debt servicing requirements of the existing loan in addition to the requirements of the facility increase. The Warrnambool Sub Branch Building Patriotic Fund will be required to hold the building as an asset within its accounts as part of the security of the loan being guaranteed by Council.

The Club paid out a \$250,000 loan in 2015 and the only debt on its books is an interest free loan from RSL Victoria of \$76,577.

None of the redevelopment is focussed on gaming. The Club's intention is to invest any excess funds in the future into its welfare patriotic fund to further the need of welfare.

The RSL continues to provide Council with its financial reports which demonstrate the Club's sound financial position and ability to service the proposed new loan.

COMMUNITY IMPACT/CONSULTATION

The proposed redevelopment will provide improved welfare support services for the region as well as enhanced hospitality facilities.

FINANCIAL IMPACT

Council has acted as loan guarantor for a number of Clubs to assist a range of capital investments by the Clubs. This guarantee affects Councils overall VAGO ratio in terms of indebtedness but has no direct financial impact on Council operations. This ratio remains well within sound financial parameters for Council.

ENVIRONMENTAL/RISK IMPACT

All loan guarantees attach a level of financial risk to Council which is assessed regularly via updated financial reporting from the guarantee organisation. This risk is further mitigated by asset backing to the arrangement.

5.3 INFRASTRUCTURE DESIGN MANUAL (IDM) SUSTAINABLE INFRASTRUCTURE GUIDELINES**PURPOSE**

This report recommends that Council adopt the IDM Sustainable Infrastructure Guidelines (SIG) for trial as an optional reference document for use in the design of new developments, subdivisions, and Council projects.

EXECUTIVE SUMMARY

- There is currently a need for Council to address the social and physical challenges associated with climate change and sustainability. Accordingly more sustainable infrastructure needs to be considered when designing projects.
- In September 2015 Council adopted The Infrastructure Design Manual (IDM). The IDM is facilitated by the Local Government Infrastructure Design Association (LGIDA) as a technical document in a planning context and a regional focus. To assist with these challenges and design of new infrastructure the LGIDA has developed the IDM Sustainable Infrastructure Guidelines – ***refer separate attachment.***
- These Guidelines seek to provide guidance on alternative design considerations and materials that will deliver more sustainable infrastructure through:
 - Using recycled materials
 - Reducing the carbon footprint of infrastructure projects
 - Reducing maintenance and operating costs
 - Utilising water in more efficient ways
- These Guidelines seek to provide alternative design considerations. It is recognised that to move to more sustainable solutions requires significant change, however there is no intention to apply a reduction in the design standards contained in the current Infrastructure Design Manual.
- It is intended that the Guidelines be implemented as an optional reference document for a 12 month trial for use on new developments and Council projects. The use, outcomes and feedback of the document will be monitored during this time for consideration of ongoing adoption of the document following the trial period.

MOVED: CR. HULIN
SECONDED: CR. CASSIDY

That Council:

1. **Adopt the IDM Sustainable Infrastructure Guidelines (SIG) as an optional reference document for a 12 month trial for use in the design of new developments, subdivisions and Council projects.**
2. **Monitor the use, outcomes and feedback of the document during the trial period.**

CARRIED – 7:0

BACKGROUND

On the 7 September 2015 Council adopted The Infrastructure Design Manual (IDM).

The IDM is facilitated by the Local Government Infrastructure Design Association (LGIDA) as a technical document in a planning context and a regional focus with the objective to:

- Clearly document the requirements for the design and development of infrastructure;
- Standardise development submissions and thereby speed up development approvals; and
- Ensure that minimum design criteria are met with regards to design and construction of infrastructure.

Of the 79 Victorian LGIDA member Councils, all but two of the regional Councils have committed to adopting the document as their infrastructure guidelines. A number of metro and growth area Councils have also shown interest in adopting the IDM.

To assist with challenges of Sustainable Infrastructure, the LGIDA has developed the IDM Sustainable Infrastructure Guidelines (SIG).

ISSUE

Sustainability can be defined as meeting the economic social and environmental needs of current generations without compromising the needs of future generations. Accordingly, more sustainable infrastructure should require less energy and natural resources to build, operate and maintain, generate less pollution and preserve the natural environment to the greatest extent possible. Where there is a loss of natural resources these should be replaced or replenished.

Sustainable infrastructure is based on site layouts that are more compact, provide increased transport choices, reduce water consumption and protect natural streams and watercourses.

Sustainable development is a continually evolving and expanding field both in the approach to design and in the emergence of new materials. In implementing sustainable development there will be resistance to change, need for policy change, and limitations imposed by current regulations.

A large number of sustainability challenges face local governments, many of which will be amplified by the changing climate. Based on input from stakeholders and extensive consultation with local governments across Victoria, the State Government Victorian Adaption and Sustainability (VAS) Partnership has identified five key issues for priority action. These are complex, cross-jurisdictional issues that require action at both the State and Local government level to facilitate sustainability outcomes for local communities and Victoria as a whole.

- Planning issues
- Building distributed energy and other systems
- Sustainable local economies
- Social impacts of climate change
- Managing carbon emissions

To assist these challenges to the design of new infrastructure the Local Government Infrastructure Design Association (LGIDA) has developed Sustainable Infrastructure Guidelines.

These Guidelines seek to provide guidance on alternative design considerations and materials that will deliver more sustainable infrastructure through:

- Using recycled materials
- Reducing the carbon footprint of infrastructure projects
- Reducing maintenance and operating costs
- Utilising water in more efficient ways
- Utilising materials from sustainable and local sources

KEY CONSIDERATIONS

The adoption of the SIG can provide for the following outcomes.

- A range of sustainable design options and materials that reduce the carbon footprint of infrastructure projects recognising that some options can be adopted immediately, some may be more suitable in urban environments than rural and others may be more aspirational in nature, and may require regulatory or policy change or innovation in order to be delivered.
- Infrastructure in a way that preserves the natural environment protects habitat and maintains or increases biodiversity.
- Infrastructure that uses stormwater more efficiently by reducing peak volumes and increasing the volume that is retained in water sensitive design elements prior to discharge to watercourses.
- Better integrated design elements such as road, landscape and stormwater conveyance to increase sustainability and meet amenity, accessibility and level of service provisions while delivering greater aesthetics.
- Introduces processes and rating tools by which projects can be evaluated on sustainability criteria and improved.

- Increase confidence levels in the use of alternative designs and materials. Sustainable materials discussed in the Guidelines include:
 - Cements: Blended Cement/Geopolymer Cement
 - Concrete Reinforcement: Glass Fibre/Twisted Steel Fibre/Polymer Injection Steel
 - Pipes: Cellulose Fibre Reinforced Pipe/Recycled HDPE Pipe/PVC-O Pipe
 - Spray Seals: Emulsion Seals (water based)
 - Asphalt: Warm Mix Asphalt/Recycled Aggregate Asphalt/Resin Bound Porous Pavement (for light vehicles only)
 - Aggregates (Crushed Rock For Pavement Base/Subbase): Crushed Concrete/Crushed Glass/Manufactured Sand/Recycled Pavement
 - Pavers (Not appropriate for heavy traffic / vehicles): Recycled Clay Pavers/Recycled Stone Pavers/Low Carbon Pavers/Permeable Pavers/Geopolymer Pavers/Concrete Interlocking Pavers
 - Steel: Recycled Steel/Polymer Injection Steel
 - Timber: Recycled Timber/Plantation Timber
 - Public Lighting: T5 Fluorescent/LED
- Encourage broader thinking around sustainability initiatives at the planning and design of projects.
- Utilising materials from sustainable and local sources.

These Guidelines seek to provide guidance on alternative design considerations. It is recognised that to move to more sustainable solutions requires significant change; however there is no intention to apply a reduction in the design standards contained in the current IDM.

It is intended that the document be implemented at this stage as an optional reference document for a 12 month trial for use on new developments and Council projects. The use, outcomes and feedback of the document will be monitored over the next 12 months for consideration for full adoption of the document.

COMMUNITY IMPACT / CONSULTATION

The SIG has been prepared by conducting research on design practices and materials in Australia and overseas, reflecting concepts such as Green Infrastructure, Sustainable Development and Low Impact Development. Consultation has been carried out with:

- CCF (Civil Contractors Federation)
- Local Government Victoria (LGV)
- Australian Asphalt Pavement Association (AAPA)
- VicRoads
- Association of Land Development Engineers (ALDE)
- Members of the Local Government Infrastructure Design Association (LGIDA)

Promotion and education of the SIG will occur with local developers, designers, suppliers and the community. This will include

- Notification to local stakeholders to explain the document and benefits.
- Materials outlined in the document can be trialled on Council projects and the outcomes shared with local developers, design consultants and suppliers.
- Community awareness of sustainable infrastructure works where their impacts, objectives, and benefits are promoted. This will need to include how sustainable infrastructure works and is maintained.

FINANCIAL IMPACT

With the adoption of the SIG there should be no direct financial impact to Council.

However with the use of some of the materials identified in the Sustainable Infrastructure Guidelines, infrastructure costs associated with new developments and projects may initially increase until these materials become readily used and supplied by local suppliers.

Within the SIG there is a process for comparing materials, and advice on relative costs of materials on operational and maintenance costs is considered.

ENVIRONMENTAL / RISK IMPACT

There is no anticipated physical or environmental risk associated with the implementation of the SIG. It would not impact construction practices and methodology currently undertaken, but focuses on the selection of materials in the planning and design of new infrastructure being constructed within the Municipality.

The implementation of the SIG will assist Council with the risks associated with climate change.

5.4 KERBSIDE COLLECTION CONTRACT EXTENSION

PURPOSE

The purpose of this report is to extend the existing kerbside collection contract for a further one (1) year period.

EXECUTIVE SUMMARY

- On 20 December 2011, Council entered into a contract with Wheelie Waste Pty Ltd for kerbside collection services with a commencement date of 1 July 2012 for a 6 year period.
- The contract is for the kerbside collection of garbage and transport to the Naroghid landfill site and for the collection, transport and processing of recyclables.
- The contract provides for an option to extend the contract for a maximum period of two (2) years.
- It is proposed to take up the option to extend the contract by one year.

MIOVED: CR. NEOH
SECONDED: CR. ANDERSON

That Council resolve to extend Contract No. 2012019 with Wheelie Waste Pty Ltd for waste collection services, for a period of one (1) year ending on 30 June 2019.

CARRIED – 7:0

BACKGROUND

The kerbside collection contract commenced on 1 July 2012 with an agreed contract term of six (6) years, expiring on 30 June 2018. Clause 8.4.2 of the contract provides for a maximum contract extension period of two (2) years.

ISSUES

The draft 2017/18 Council budget provides an amount of \$1,178,251.00 for the kerbside collection service.

As the annual cost of this tender exceeds officer delegations the contract extension is being referred to Council for their consideration.

The lead-in time for the preparation of a new contract is considerable with specification preparation, tendering and the awarding of the contract needing to occur well in advance of the commencement date.

A draft Resource Recovery, Waste Minimisation and Management Strategy will shortly be submitted to Council for consideration prior to a public exhibition and submission period. The draft strategy will explore a number of issues that would significantly impact the preparation of the contract specification.

The strategy will discuss issues such as bin sizes, collection times and a possible third bin service (food & garden organics). Options may also arise for working with neighbouring municipalities to obtain savings by joint procurement of all or some of the services.

Officers believe that it is in the best interest of Council to exercise a 1 year contract extension while consultation occurs on key aspects of our waste service.

A new contract specification will be developed in early 2018 and could then be tendered later in the year. This would allow the successful contractor ample time to prepare for the contract commencement.

CONSULTATION / COMMUNICATION

The existing waste contractor has been contacted and has advised that they are agreeable to a contract extension.

FINANCIAL IMPACT

The sections of the contract relating to charges will remain in place with the CPI index and VTA index applicable to cost variations. The extension of the contract will not incur any additional financial impact. It will, however, delay market testing for a year.

ENVIRONMENTAL / RISK IMPACT

The current contract addresses these issues to some extent, with the draft strategy examining environmental impacts in considerably greater detail.

5.5 PLANNING PERMIT APPLICATION PP2017-0040 - 103 MERRIVALE DRIVE WARRNAMBOOL

PURPOSE

This report provides an assessment of planning permit application PP2017-0040 for the construction of two dwellings at 103 Merrivale Drive and recommends that a Notice of Decision to Grant a Permit be issued pursuant to Section 64 of the Planning & Environment Act 1987.

EXECUTIVE SUMMARY

- The application is for two single storey dwellings.
- The application has been notified and 11 objections have been received.
- An on-site meeting has been held between Councillors, Council Officers, objectors and the applicant.
- The application is recommended for approval subject to a number of conditions.

MOVED: CR. ANDERSON
SECONDED: CR. HERBERT

That a Notice of Decision to Grant a Permit be issued under Section 64 of the Planning and Environment Act 1987 subject to the following conditions:-

- 1. The development as shown on the endorsed plans must not be altered without the prior written consent of the responsible authority.**
- 2. The exterior colour and cladding of the building must be of a non-reflective nature and finished in muted toning to the satisfaction of the Responsible Authority.**
- 3. Before the occupation of the development or by such later date as is approved by the responsible authority in writing, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the responsible authority.**
- 4. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the responsible authority, including that any dead, diseased or damaged plants are to be replaced.**
- 5. Before use or occupation of the development a detailed Stormwater Management Plan is to be submitted to and endorsed by the Responsible Authority prior to any works commencing. The works must be designed in accordance with the current Responsible Authority's Design Guidelines, the endorsed application plans and the endorsed Development Plan and must include:**
 - a. Details of how the works on the land are to be drained and/or retarded.**
 - b. Where interim or temporary works are proposed, details must be provided to show details on how these interim or temporary works will integrate with the ultimate drainage systems.**

- c. Where drainage is required to be conveyed across privately owned land, demonstration of the consent of the landholder and/or easements must be provided to the satisfaction of the Responsible Authority
- d. Identify any existing drainage on the site
- e. Computations of the existing and proposed drainage
- f. Independent drainage or on-site retention facility for each dwelling
- g. Details and measures to enhance stormwater discharge quality from the site and protect downstream waterways including the expected discharge quality emanating from the development (output from MUSIC or similar) and design calculation summaries of the treatment elements;
- h. The storm water discharge from this development must be limited to predevelopment runoff for an 18% AEP storm event.
- i. Documentation demonstrating approval for the legal point of discharge.
 - j. The provision of gross pollutant and/or litter traps installed at the drainage outfall of the development to ensure that no effluent or polluted water of any type may be allowed to enter the Council's stormwater drainage system.
 - k. Maintenance schedules for treatment elements.
 - l. Designed and constructed to satisfy AS/NZS 3500.
 - m. Demonstrate storm water runoff resulting from a 1% AEP storm event is able to pass through the development via reserves and/or easements, or be retained within development.
 - n. The endorsed storm water management plan is to be implemented prior to the issue of Statement of Compliance for the subdivision / use or occupation of the development.
- 6. Before the commencement of the use or occupation of the development, the applicant must provide access at the proposed location to the satisfaction of the Responsible Authority, where:
 - a. Prior to works commencing a Road Reserve Works Permit application is made and granted.
 - b. Existing redundant crossings are removed and reinstated at the applicant's expense.
 - c. Satisfactory clearance is provided to any stormwater pit, power or Telecommunications pole, manhole cover or marker, or street tree. Any relocation, alteration or replacement required shall be at the applicant's expense.
- 7. This permit will expire if one of the following circumstances applies:
 - a. the development is not started within two years of the date of this permit.
 - b. the development is not completed within four 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 within the time prescribed in Section 69 (1 or 1A) of the Planning and Environment Act 1987.

PROPOSED PERMIT NOTES

Before the commencement of works a Road Reserve Works Permit must be approved by Council for all works on Council roads and assets.

Before the commencement of works an Asset Protection Permit must be approved by Council for all works on Council roads and assets.

CARRIED – 7:0

PROPOSAL

The application is for the construction of two new dwellings on the land and demolition of the existing dwelling. The lot has an area of 734 square metres. No subdivision is proposed.

Dwelling 1 will comprise 2 bedrooms, a single open plan living area and single garage. Vehicle access is proposed from Davis Street.

Dwelling 2 will comprise 3 bedrooms, open plan living room and single garage. Vehicle access will be from Merrivale Drive.

Both dwellings are proposed to be constructed from brick and colourbond iron and have a contemporary appearance. Both dwellings are proposed to have skillion roofs with a maximum overall height of 4m.

BACKGROUND

The site is located on the corner of Merrivale Drive and Davis Street. It is currently occupied by a C1980's single storey brick veneer dwelling. The land is zoned General Residential (GRZ). Pursuant to Clause 32.08-4 of the Warrnambool Planning Scheme, a planning permit is required for construction of two or more dwellings on a lot.

The application has been referred to the Environment Protection Authority (EPA) and Council's Strategic Planning unit. No specific concerns were raised, however the EPA have recommended that potential amenity impacts be considered in the design of the dwellings.

The application was also referred to Council's Building and Infrastructure Services with no concerns raised.

The application was notified to adjoining neighbours and a sign was placed on site. Eleven objections have been received, and have raised the following issues:

- Impact on neighbourhood character, excessive site coverage, overdevelopment.
- Concerns around increased traffic and safety risks.
- Concerns that an increase in the number of residents will lead to additional noise impacts.
- A belief that the development should not proceed as it is located within the buffer to the Warrnambool West industrial area.

Following a review of the objections, the applicant submitted revised plans. The revised plans reduced the length of fencing at the Merrivale Drive frontage.

ISSUES

The following matters have been considered in the assessment of the application:

- The relevant sections of the Warrnambool Planning Scheme, including the State Planning Policy Framework (SPPF), Municipal Strategic Statement (MSS), the zone provisions, and Clause 55 – ResCode.
- Section 60 of the *Planning and Environment Act 1987*.
- The matters raised in the objections.
- The comments of referral authorities and departments of Council to whom the application was referred.

The assessment of each is set out in the next section.

ASSESSMENT SUMMARY

The State Planning Policy Framework (SPPF)

The application is considered to be consistent with the SPPF in relation to policies for housing and built form/urban design.

The application has been assessed against objectives and strategies for noise abatement and air quality, and is considered to be appropriate.

Municipal Strategic Statement:

The application has been assessed against the policies for housing location, housing diversity and is a form of development that is encouraged. A detailed assessment is included in the delegate report.

General Residential Zone

The application is considered to be consistent with the purpose of the zone, as well as the relevant decision guidelines. The application meets the minimum garden area requirement recently introduced into the planning scheme.

Clause 55

The application has been assessed against ResCode and is consistent with all the relevant objectives.

Objections

A response to the issues raised in the objections is provided as follows:

Traffic and parking

The application provides two on-site parking spaces for dwelling 1, and three car parks for dwelling 2. This complies with the requirement of Clause 55 that at least 2 car parking spaces must be provided for each 3 bedroom dwelling. The application has demonstrated that sufficient parking is provided on site.

The increase in traffic as a result of one additional dwelling is considered to have a negligible impact on the capacity of surrounding streets. The crossovers are appropriately located to allow vehicles to access the site without conflicting with traffic.

Buffer zone

Currently, the buffer zone relates to types of uses which are called up under clause 52.10 – Uses with Adverse Amenity Potential (which are mostly industrial type uses) of the Warrnambool Planning Scheme. This application is for an additional dwelling within a General Residential Zone on a site which is currently used for a dwelling. The provisions of the General Residential Zone do not require a buffer distance to be applied. The requirement for Council to be considerate of the buffer zone for a dwelling application within the General Residential Zone is currently being investigated and undertaken within an Industrial buffer review.

The proposal was referred to the EPA who have offered no objection to the proposal. The EPA have suggested that Council consider potential amenity impacts from the neighbouring industrial area to the site and measures to mitigate against any impacts.

Site coverage

The site coverage for the development is 45% which is consistent with the requirement of Clause 55 that the site coverage not exceed 60%. The site coverage meets the garden area requirements recently introduced into the planning scheme, which requires at least 35% of the lot to be set aside as garden area.

Neighbourhood character

The dwellings respond appropriately to the existing character of the neighbourhood. The design is contemporary, low scale and reflects the scale of existing dwellings. The setback and site coverage of dwellings is considered appropriate and will not result in a visually dominating built form. The dwellings are well-articulated with thoughtful use of materials and proportions. They will contribute positively to the character of the neighbourhood.

Loss of privacy/increased noise

A 1.8m high fence will be constructed between the dwellings which will prevent overlooking. As the dwellings are single storey potential for overlooking is minimised.

There is unlikely to be any increase in noise as the habitable room areas are located northern side, away from the neighbouring dwellings.

CONSULTATION/COMMUNICATION

A consultation meeting was held on 15 June 2017, with Councillors, Council officers, the applicant's architect, and a number of objectors.

FINANCIAL IMPACT

The costs associated with the assessment of the application and any subsequent reviews have been allowed for in the City Strategy and Development budget.

ENVIRONMENTAL/RISK IMPACT

The proposal has been assessed against all relevant requirements of the Planning Scheme and the *Planning and Environment Act 1987*.

APPENDIX A –APPLICATION DOCUMENTS & PROPOSED PLANS



Planning Enquiries
Phone: 03 5559 4800
Web: <http://www.warrnambool.vic.gov.au>

Office Use Only	
Application No.	Warrnambool City Council
Date Lodged: / /	
- 2 MAR 2017	
Ref N*	1195A9CA
Officer	Planning
Scanned Yes / No	Ch: <input checked="" type="checkbox"/>

3.88

If you need help to complete this form, read [How to complete the Application for Planning Permit form](#).
Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any concerns, please contact Council's planning department.

- Questions marked with an asterisk (*) are mandatory and must be completed.
- If the space provided on the form is insufficient, attach a separate sheet.

Clear Form

The Land

1 Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address

Unit No.:	St. No.: 103	St. Name: Merrivale Drive
Suburb/Locality: Warrnambool		Postcode: 3280

Formal Land Description
Complete either A or B.

This information can be found on the certificate of title.

A Lot No.: 1 Lodged Plan Title Plan Plan of Subdivision No.: 61581

OR

B Crown Allotment No.: Section No.:

Parish/Township Name:

The Proposal

You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

2 For what use, development or other matter do you require a permit?

If you need help about the proposal, read: [How to Complete the Application for Planning Permit Form](#)

2 New Homes on one lot

Provide additional information on the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

3 Estimated cost of development for which the permit is required

Cost \$400,000 You may be required to verify this estimate.

Insert '0' if no development is proposed (eg. change of use, subdivision, removal of covenant, liquor licence)

Existing Conditions

4 Describe how the land is used and developed now

eg. vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Single dwelling to be demolished

Provide a plan of the existing conditions. Photos are also helpful.

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Title Information

5 Encumbrances on title *

If you need help about the title, read:
[How to complete the Application for Planning Permit form](#)

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- Yes. (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
- No
- Not applicable (no such encumbrance applies).

Provide a full, current copy of the title for each individual parcel of land forming the subject site. (The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', eg. restrictive covenants.)

Applicant and Owner Details

6 Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit.

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Please provide at least one contact phone number *

Owner *

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Name: Title: Ms First Name: Harriet Surname: Stone

Organisation (if applicable): Aboriginal Housing Victoria

Postal Address: Unit No.: St. No.: 125-127 St. Name: Scotchmer

Suburb/Locality: North Fitzroy State: VIC Postcode: 3068

Contact person's details * Name: Same as applicant (if so, go to 'contact information')

Title: Ms First Name: Fiona Surname: Golding

Organisation (if applicable): Live Architecture

Postal Address: Unit No.: St. No.: 21 St. Name: Banyan

Suburb/Locality: Warrnambool State: VIC Postcode: 3280

Contact Information Business Phone: 03 5561 4334 Email: fiona@livearchitecture.com.au

Mobile Phone: Fax:

Name: Same as applicant Title: Ms First Name: Harriet Surname: Stone

Organisation (if applicable): Aboriginal Housing Victoria

Postal Address: Unit No.: St. No.: 125-127 St. Name: Scotchmer

Suburb/Locality: North Fitzroy State: VIC Postcode: 3068

Owner's Signature (Optional): Date: day / month / year

Declaration

7 This form must be signed by the applicant *

Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

I declare that I am the applicant, and that all the information in this application is true and correct, and the owner (if not myself) has been notified of the permit application.

Signature: Date: 27/02/17 day / month / year

Need help with the Application?

If you need help to complete this form, read [How to complete the Application for Planning Permit form](#)
General information about the planning process is available at www.dpcd.vic.gov.au/planning

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Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist. Insufficient or unclear information may delay your application.

- 8 Has there been a pre-application meeting with a Council planning officer?
- No Yes

Checklist

- 9 Have you:

- Filled in the form completely?
- Paid or included the application fee? **!** Most applications require a fee to be paid. Contact Council to determine the appropriate fee.
- Provided all necessary supporting information and documents?
- A full, current copy of title information for each individual parcel of land forming the subject site
 - A plan of existing conditions.
 - Plans showing the layout and details of the proposal
 - Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.
 - If required, a description of the likely effect of the proposal (eg traffic, noise, environmental impacts).
- Completed the relevant Council planning permit checklist?
- Signed the declaration (section 7)?

Lodgement

Lodge the completed and signed form, the fee payment and all documents with:

Warrnambool City Council
PO Box 198 Warrnambool VIC 3280
25 Liebig Street Warrnambool VIC 3280

Contact information:

Telephone: 61 03 5559 4800
Email: wbool_city@warrnambool.vic.gov.au
DX: Ausdoc 28005

Deliver application in person, by fax, or by post:

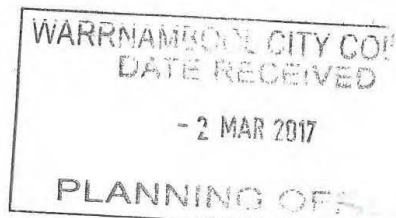
Print Form

Make sure you deliver any required supporting information and necessary payment when you deliver this form to the above mentioned address. This is usually your local council but can sometimes be the Minister for Planning or another body.

Save Form:

Save Form To
Your Computer

You can save this application form to your computer to complete or review later or email it to others to complete relevant sections.



Fiona Golding Architect
B. Arch, Master of Sustainable Practice
21 Banyan St, Warrnambool
www.livearchitecture.com.au
fiona@livearchitecture.com.au
03 5561 4334



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**REGISTER SEARCH STATEMENT (Title Search) Transfer of
Land Act 1958**

Page 1 of 1

VOLUME 08443 FOLIO 392

Security no : 124064786466G
Produced 01/03/2017 10:47 am

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 061581.
PARENT TITLE Volume 07426 Folio 061
Created by instrument LP061581 16/10/1963

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REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
ABORIGINAL HOUSING VICTORIA LTD of 125-127 SCOTCHMER STREET NORTH FITZROY
VIC 3068
AN030596J 19/08/2016

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

NOTICE OF INTEREST Section 110 Housing Act 1983
AN248773X 07/11/2016

DIAGRAM LOCATION

SEE LP061581 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	NOTICE OF INTEREST	STATUS	DATE
AN248773X	NOTICE OF INTEREST	Registered	07/11/2016
AN291871D	CONVERT A PCT TO AN ECT	Completed	18/11/2016

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 103 MERRIVALE DRIVE WARRNAMBOOL VIC 3280

ADMINISTRATIVE NOTICES

NIL

eCT Control 17973L WHITE CLELAND PTY LTD
Effective from 18/11/2016

DOCUMENT END





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Document Identification	LP061581
Number of Pages (excluding this cover sheet)	1
Document Assembled	01/03/2017 10:49

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PLAN OF SUBDIVISION OF
PART OF CROWN ALLOTMENT 24 SECTION 70
TOWNSHIP OF WARRNAMBOOL
PARISH OF WANGOOM
COUNTY OF VILLIERS

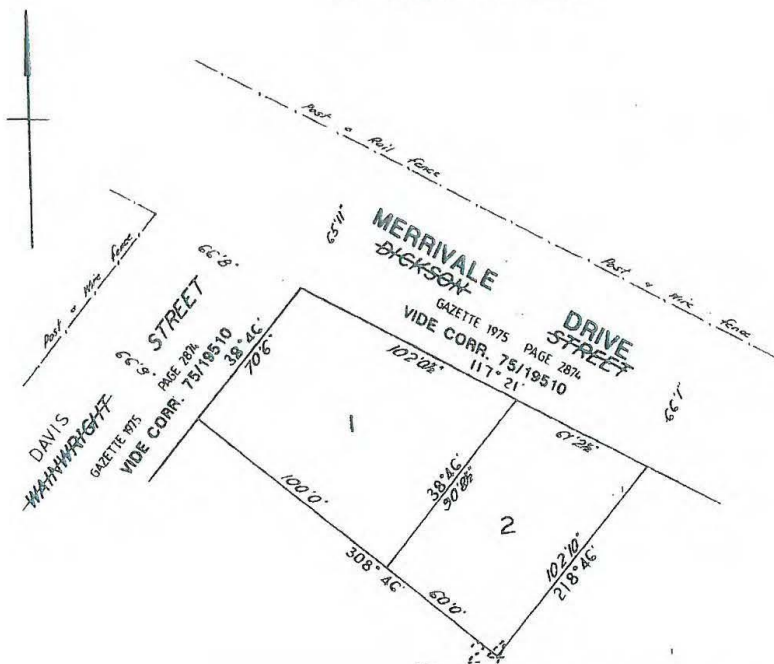
LP61581
EDITION 1
APPROVED 16/9/63

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V.7426 F.061

DEPTH LIMITATION: 50 FEET



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7 JUL 2017
PLANNING OFFICE

STREET NAME AMENDED
FROM WAINWRIGHT STREET
TO DAVIS STREET
CORR. GOV. GAZETTE 1975 PAGE 2874
DATE 24.8.81

STREET NAME AMENDED
FROM DICKSON STREET
TO MERRIVALE DRIVE
CORR. GOV. GAZETTE 1975 PAGE 2874
DATE 24.8.81

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Live Architecture

21 Banyan St, Warrnambool 3280 . 03 5561 4334
flona@livearchitecture.com.au

ResCode Clause 55
Two Dwellings on a Lot
Planning Report for 103 Merrivale Drive, Warrnambool

CLAUSE 55.01 NEIGHBOURHOOD & SITE DESCRIPTION & DESIGN RESPONSE	
<p>CLAUSE 55.01-1 NEIGHBOURHOOD AND SITE DESCRIPTION</p> <p>The neighbourhood and site description may use a site plan, photographs or other techniques and must accurately describe:</p> <ul style="list-style-type: none"> ● In relation to the neighbourhood: <ul style="list-style-type: none"> - The built form, scale and character of surrounding development including front fencing. - Architectural and roof styles. - Any other notable features or characteristics of the neighbourhood. ● In relation to the site: <ul style="list-style-type: none"> - Site shape, size, orientation and easements. - Levels of the site and the difference in levels between the site and surrounding properties. - Location of existing buildings on the site and on surrounding properties, including the location and height of walls built to the boundary of the site. - The use of surrounding buildings. - The location of secluded private open space and habitable room windows of surrounding properties which have an outlook to the site within 9 metres. - Solar access to the site and to surrounding properties. - Location of significant trees existing on the site and any significant trees removed from the site in the 12 months prior to the application being made, where known. - Any contaminated soils and filled areas, where known. - Views to and from the site. - Street frontage features such as poles, street trees and kerb crossovers. - Any other notable features or characteristics of the site. 	<p>Comments</p> <p>Existing built form and character: Housing in the area is a mixture of single dwellings with attached garages set back from the main façade.</p> <p>Hip roof and low pitched roof are the predominant roof types of both tile and sheet roofing.</p> <p>There are a mixture of larger lots and sheds set back from the residential streets.</p> <p>There is a single dwelling on each of the adjoining lots.</p> <p>Refer to appendix A with photos of the existing streetscape & adjoining properties and the Proposed Site Plan.</p>
<p>CLAUSE 55.01-2 DESIGN RESPONSE</p> <p>The design response must explain how the proposed design:</p> <ul style="list-style-type: none"> ● Derives from and responds to the neighbourhood and site description. ● Meets the objectives of Clause 55. ● Responds to any neighbourhood character features for the area identified in a local planning policy or a Neighbourhood Character Overlay. <p>The design response must include correctly proportioned street elevations or photographs showing the development in the context of adjacent buildings.</p> <p><i>If in the opinion of the responsible authority this requirement is not relevant to the evaluation of an application, it may waive or reduce the requirement.</i></p>	<p>Comments</p> <p>The proposed development meets the objectives of Clause 55 and provides dwelling diversity in a location close to schools, public transport and CBD.</p> <p>The proposed dwellings are of a similar scale and height of existing dwellings in the area.</p> <p>There are no Neighbourhood character overlays for this site.</p>

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CLAUSE 55.02 NEIGHBOURHOOD CHARACTER AND INFRASTRUCTURE	
<p>CLAUSE 55.02-1 NEIGHBOURHOOD CHARACTER</p> <p>Objectives Respect the existing neighbourhood character or contribute to a preferred neighbourhood character. Respond to the features of the site & the surrounding area.</p> <p>Standard B1</p> <ul style="list-style-type: none"> Response must be appropriate to the neighbourhood & the site. Design must respect the existing/preferred neighbourhood character & respond to the features of the site. Dwellings should be orientated to front streets High fencing in front of dwellings should be avoided. Dwellings should promote observation of streets & public open spaces. <p>Decision Guidelines Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> Any relevant neighbourhood character objective, policy or statement set out in this scheme. The neighbourhood and site description. The design response. 	<p>✓ Complies</p> <p>Comments The two proposed dwellings are designed to be viewed as individual properties, each having their own separate access and frontage to Merrivale Drive and Davis Streets. This makes better use of the corner site and reduces the length of high fencing currently on Davis Street.</p> <p>1.8m high fencing is proposed for a length of 10m in order to create a north facing rear yard for Home 1 facing Davis Street. The fence then drops down at the corner intersection in order to not reduce visibility for vehicles and pedestrians.</p> <p>The proposed dwellings respect the existing neighbourhood character by having low pitched roof forms and a brick parapet garage set back from the front façade.</p>
<p>CLAUSE 55.02-2 RESIDENTIAL POLICY</p> <p>Objectives Ensure that residential development accords with SPPF, LPPF & local planning policies; Support medium densities where it can take advantage of public transport & community infrastructure & services. An application must be accompanied by a written statement that explains how the policies are complied with.</p> <p>Standard B2</p> <ul style="list-style-type: none"> Written Statement describing how the development is consistent with any relevant policy for housing in the SPPF, LPPF, Municipal Strategic Statement and local planning policies. <p>Decision Guidelines Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> The State Planning Policy Framework and the Local Planning Policy Framework including the Municipal Strategic Statement and local planning policies. The design response. 	<p>✓ Complies</p> <p>Comments The SPPF 16.01-1 Integrated Housing highlights the objective of promoting a housing market that meets community needs. Aboriginal Housing Victoria's vision is for Aboriginal Victorians to secure affordable housing as a pathway to better lives and stronger communities.</p> <p>The LPPF 21.01-2 Key Issues note that Housing supply, choice and affordability are a key concern where the population is projected to age and household sizes are expected to get smaller. This development creates diversity in providing an affordable 2 bedroomed and three bedroomed dwelling in a location that is close to schools, transport and the CBD.</p>
<p>CLAUSE 55.02-3 DWELLING DIVERSITY</p> <p>Objective Encourage a range of dwelling sizes & types in development of ten or more dwellings</p> <p>Standard B3 Developments of 10+ dwellings should provide a range of dwelling sizes & types including dwellings with a different number of bedrooms; & at least one dwelling with a kitchen, bath or shower, & toilet & wash basin at ground floor level.</p> <p>Decision Guidelines There are no decision guidelines for this objective and standard</p>	<p>✓ Complies</p> <p>Comments The proposal is for a two bedroomed and a three bedroomed dwelling which creates diversity in the neighbourhood.</p>

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<p>CLAUSE 55.02-4 INFRASTRUCTURE</p> <p>Objective Ensure provision of services & infrastructure and not unreasonably overload the capacity of utility services & infrastructure.</p> <p>Standard B4</p> <ul style="list-style-type: none"> • Development <u>should</u> connect to reticulated services. • Developments <u>should</u> not unreasonably exceed the capacity of utility services & infrastructure. • Where infrastructure has little or no spare capacity, developments <u>should</u> provide for the upgrading or mitigation of the impact on services or infrastructure. <p>Decision Guidelines Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> • The capacity of the existing infrastructure. • In the absence of reticulated sewerage, the capacity of the development to treat and retain all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970. • If the drainage system has little or no spare capacity, the capacity of the development to provide for stormwater drainage mitigation or upgrading of the local drainage system. 	<p>✓ Complies</p> <p>Comments The proposal allows for each residence to have it's own street frontage and therefore connect to individual services on each street.</p> <p>An additional dwelling on this property will not exceed the capacity of existing infrastructure, and power will be upgrade as required by Powercor.</p> <div data-bbox="877 627 1324 896" style="border: 1px solid black; padding: 5px; text-align: center;"> <p>WARRNAMBOOL CITY COUNCIL DATE RECEIVED - 2 MAR 2017 PLANNING OFFICE</p> </div>
<p>CLAUSE 55.02-5 INTEGRATION WITH THE STREET</p> <p>Objective To integrate the layout of development with the street.</p> <p>Standard B5</p> <ul style="list-style-type: none"> • Adequate vehicle & pedestrian links. • Orientated to front existing & proposed streets. • Avoid high front fencing. • Designed to promote observation of abutting streets and any abutting public open space. <p>Decision Guidelines Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> • Any relevant neighbourhood character objective, policy or statement set out in this scheme. • The design response. 	<p>✓ Complies</p> <p>Comments Each proposed dwelling has individual street frontage thereby providing integration with the streets. Vehicle & Pedestrian links are maintained and only a 10m length, 1.8m high fence is proposed on Merrivale Drive, which is less than existing side boundary fencing.</p>
<p>CLAUSE 55.03 SITE LAYOUT AND BUILDING MASSING</p>	
<p>CLAUSE 55.03-1 STREET SETBACK</p> <p>Objective Respect existing/preferred neighbourhood character & make efficient use of the site</p> <p>Standard B6 Walls of buildings <u>should</u> be setback as follows:</p> <ul style="list-style-type: none"> • Where there are buildings on both abutting lots facing the same street, & the site is not on a corner, the average distance of their front walls facing the same street or 9m, whichever lesser. • Where there is a building on one abutting lot facing the same street, & no building on the other abutting lot facing the same street & the site is not on a corner, the same distance as the front wall of the adjacent building or 9m, whichever lesser. 	<p>✓ Complies</p> <p>Comments The site is on a corner. A minimum setback of 5.8m is proposed from Merrivale Drive where the adjoining residence also has a minimum set back of 5.8m.</p> <p>A minimum setback of 3.1m is proposed from Davis Street (the side street).</p>

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<ul style="list-style-type: none"> Where there is no buildings on either abutting lot facing the same street & the site is not on a corner, 6m for streets in a Road Zone Category 1, & 4m for other streets. Where the site is on a corner, & there is a building on the abutting lot facing the front street, the same distance as the setback of the front wall of the abutting building facing the front street, or 9m, whichever lesser. Where the site is on a corner & there is no building on the abutting lot facing the front street, 6m for streets in a Road Zone Category 1, & 4m for other streets. Buildings should be setback from the side street of a corner site, the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street, or 2m, whichever is the lesser. <p>Note 1: for a corner lot, the frontage or front street is the smaller frontage. For lots with equal frontage to two streets, Council may nominate the frontage or front street.</p> <p>Note 2: Porches, pergolas & verandahs that are less than 3.6m high & eaves may encroach <2.5m into the setbacks.</p> <p>Decision Guidelines Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> Any relevant neighbourhood character objective, policy or statement set out in this scheme. The design response. Whether a different setback would be more appropriate taking into account the prevailing setbacks of existing buildings on nearby lots. The visual impact of the building when viewed from the street and from adjoining properties. The value of retaining vegetation within the front setback. 	<p>Eaves and the North pergola of Home 1 are an allowable encroachment into the setback, as they are less than 3.6m high.</p> <p>The proposed setbacks follow the existing pattern of development and are similar to the dwelling on the opposite corner of Davis Street.</p> <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>WARRNAMBOOL CITY COUNCIL DATE RECEIVED - 2 MAR 2017 PLANNING OFFICE</p> </div>
<p>CLAUSE 55.03-2 BUILDING HEIGHT Objective Building height to respect existing/preferred neighbourhood character.</p> <p>Standard B7</p> <ul style="list-style-type: none"> The max. building height <u>should</u> not exceed 9m, unless the slope of the n.g.l. at any cross section wider than 8m of the site of the building is 2.5° +, in which case the max building height should not exceed 10m. Change of building height between existing buildings & new buildings <u>should</u> be graduated. <p>Decision Guidelines Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> Any relevant neighbourhood character objective, policy or statement set out in this scheme. The design response. The effect of the slope of the site on the height of the building. The relationship between the proposed building height and the height of existing adjacent buildings. The visual impact of the building when viewed from the street and from adjoining properties. 	<p>✓ Complies</p> <p>Comments The proposed maximum building height is 5m. The dwellings are single storey and respect the existing neighbourhood character of the area.</p> <p>Roof forms are low pitched to reduce the overall bulk of the development.</p>
<p>CLAUSE 55.03-3 SITE COVERAGE Objective Site coverage to respect existing/preferred neighbourhood character & respond to the features of the site</p>	<p>✓ Complies</p> <p>Comments</p>

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<p>Standard B8 Site cover <u>should</u> <60%.</p> <p><i>Decision Guidelines</i> Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> Any relevant neighbourhood character objective, policy or statement set out in this scheme. The design response. The existing site coverage and any constraints imposed by existing developments or the features of the site. The site coverage of adjacent properties. The effect of the visual impact of the building and whether this is acceptable in the neighbourhood. 	<p>Site coverage proposed is 334m² or 45% and is well below the maximum of 60%. It is considered that the proposed dwellings are of a similar pattern of development evident in the neighbourhood.</p>
<p>CLAUSE 55.03-4 PERMEABILITY Objectives Reduce impact of increased stormwater run-off on the drainage system. To facilitate on-site stormwater infiltration.</p> <p>Standard B9 >20 % of the site <u>should</u> be pervious.</p> <p><i>Decision Guidelines</i> Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> Any relevant neighbourhood character objective, policy or statement set out in this scheme. The design response. The existing site coverage and any constraints imposed by existing developments. The capacity of the drainage network to accommodate additional stormwater. The capacity of the site to absorb run-off. The practicality of achieving at least 20 per cent site coverage of pervious surfaces, particularly on lots of less than 300 square metres. 	<p>✓ Complies</p> <p>Comments Impermeable surfaces cover 433m² or 58% of the site which allows for 42% of the site to contain permeable surfaces.</p>
<p>CLAUSE 55.03-5 ENERGY EFFICIENCY Objectives To achieve & protect energy efficient residences. Reduce fossil fuel energy use & make appropriate use of daylight & solar energy</p> <p>Standard B10 Buildings <u>should</u>:</p> <ul style="list-style-type: none"> Be orientated to make appropriate use of solar energy. Ensure energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced. Living areas & private open space <u>should</u> be located on the north side of the dwelling, if practicable. Developments <u>should</u> be designed so that solar access to north-facing windows is maximised. <p><i>Decision Guidelines</i> Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> The design response. The size, orientation and slope of the lot. The existing amount of solar access to abutting properties. 	<p>✓ Complies</p> <p>Comments Proposed living areas face North and private open space is located to the North & North West for passive solar design.</p>

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<ul style="list-style-type: none"> The availability of solar access to north-facing windows on the site. 	
<p>CLAUSE 55.03-6 OPEN SPACE Objective Integrate with any public or communal open space provided in or adjacent to the development</p> <p>Standard B11 Any public or communal open space <u>should</u>:</p> <ul style="list-style-type: none"> be substantially fronted by dwellings, provide outlook for as many dwellings as practicable be designed to protect any natural features on the site; & be accessible & useable. <p>Decision Guidelines Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> Any relevant plan or policy for open space in the State Planning Policy Framework and Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies. The design response. 	<p>Not applicable</p> <p>Comments There is no public or communal space proposed.</p> <div data-bbox="914 607 1375 864" style="border: 1px solid black; padding: 5px; text-align: center;"> <p>WARRNAMBOOL CITY COUNCIL DATE RECEIVED - 2 MAR 2017 PLANNING OFFICE</p> </div>
<p>CLAUSE 55.03-7 SAFETY Objective Provide for the safety & security of residents & property</p> <p>Standard B12</p> <ul style="list-style-type: none"> Entrances <u>should</u> not be obscured or isolated. Avoid planting which creates unsafe spaces. Good lighting, visibility & surveillance. Protected from inappropriate public access. <p>Decision Guidelines Before deciding on an application, the responsible authority must consider the design response.</p>	<p>✓ Complies</p> <p>Comments Front entrances are visible from Merrivale Drive & Davis Street and will be well lit. Front fences will clearly delineate the front boundary.</p>
<p>CLAUSE 55.03-8 LANDSCAPING Objectives To respect the landscape character of the neighbourhood. To provide appropriate landscaping. To encourage the retention of mature vegetation.</p> <p>Standard B13</p> <ul style="list-style-type: none"> Landscape layout & design <u>should</u>: <ul style="list-style-type: none"> Protect any landscape features of the neighbourhood. Take into account the soil type & drainage patterns. Allow for intended vegetation growth & structural protection of buildings. Provide a safe, attractive & functional environment. Provide for retention/planting of trees, where these are part of the neighbourhood character. Replace any significant trees removed in previous 12 months. The landscape design <u>should</u> specify landscape themes, vegetation (location & species), paving & lighting. <p>Decision Guidelines Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> Any relevant neighbourhood character objective, policy or statement set out in this scheme. 	<p>✓ Complies</p> <p>Comments Refer to the attached Landscape Plan for further information.</p> <p>Local indigenous & Bushfoods are proposed that are significant to the local Gunditjmara people.</p> <p>The existing site does not have any significant trees or vegetation.</p>

<ul style="list-style-type: none"> • Any relevant plan or policy for landscape design in the State Planning Policy Framework and Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies. • The design response. • The location and design of gardens and the predominant plant types in the neighbourhood. • The health of any trees to be removed. • Whether a tree was removed to gain a development advantage. 	<p style="text-align: center; color: red; font-weight: bold;">ADVERTISEMENT</p>
<p>CLAUSE 55.03-9 ACCESS Objectives Safe, manageable & convenient access. To ensure no. & design of crossovers respects the neighbourhood character</p> <p>Standard B14</p> <ul style="list-style-type: none"> • Accessways <u>should</u>: <ul style="list-style-type: none"> - Be convenient, safe & efficient & connect to street network. - Ensure forward exit direction if the accessway serves 5+ spaces, 3+ dwellings, or connects to a Road Zone. - Be at least 3m wide. - Have internal radius at least 4m at changes of direction. - Provide a passing area at entrance at least 5m wide & 7m long if accessway serves 10+ spaces & connects to Road zone. • The width of accessways or car spaces <u>should</u> not exceed: <ul style="list-style-type: none"> - 33% of frontage if the width of a frontage of >20m; or - 40% of frontage if the width of the frontage is <20m. <p>Decision Guidelines Before deciding on an application, the responsible authority must consider: The design response.</p> <ul style="list-style-type: none"> • The impact on the neighbourhood character • The practicality of providing car parking on the site, particularly for lots of less than 300 square metres. • The reduction of on-street car parking spaces. • Traffic flows in the street and the safety of motorists and pedestrians. • The effect on any significant vegetation on the site and footpath. • The efficient use of the site. <p>For developments with accessways longer than 60 metres or serving more than 40 dwellings, the relevant standards of Clause 56.</p>	<p>✓ Complies</p> <p>Comments Home 1 A new single width driveway is proposed to Davis Street.</p> <p>Home 2 The existing single width crossover is to be retained to Merrivale Drive.</p> <div style="border: 1px solid black; padding: 5px; text-align: center; margin-top: 20px;"> <p>WARRNAMBOOL CITY COUNCIL DATE RECEIVED - 2 MAR 2017 PLANNING OFFICE</p> </div>
<p>CLAUSE 55.03-10 PARKING LOCATION Objectives Provide convenient parking. Avoid parking & traffic difficulties on site & in the neighbourhood. To protect residents from vehicular noise.</p> <p>Standard B15</p> <ul style="list-style-type: none"> • Car parking facilities <u>should</u>: <ul style="list-style-type: none"> - Be reasonably close & convenient; - Be secure; - Allow safe & efficient movements within the site. - Be well ventilated if enclosed. • Large parking areas <u>should</u> be broken up with trees, buildings or different surface treatments. • Shared accessways/car parks <u>should</u> be at least 1.5m from habitable room windows. This setback may be reduced to 1m 	<p>✓ Complies</p> <p>Comments Parking is located in front of the proposed garages on site.</p>

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<p>where there is a fence at least 1.5m high or where window sills are at least 1.4m above the accessway.</p> <p><i>Decision Guidelines</i> Before deciding on an application, the responsible authority must consider the design response.</p>	
<p>CLAUSE 55.03-11 PARKING PROVISION Objectives Parking appropriate to need. Practical & attractive design</p> <p>Standard B16</p> <ul style="list-style-type: none"> • Car parking for residents <u>should</u> be provided as follows: <ul style="list-style-type: none"> - One space for each 1 or 2 bedroom dwelling; - Two spaces for each 3 or 3+ bedroom dwelling, with one space under cover. • Separate studies/studios must be counted as bedrooms. • Developments of 5+ dwellings <u>should</u> provide: <ul style="list-style-type: none"> - One space clearly marked as visitor parking per 5 dwellings. - Bicycle parking spaces. • Car spaces & accessways <u>should</u> have the min. dimensions specified in Table B2. • A building may project into a car space if it is at least 2.1m above the space. • Car spaces constrained by walls, <u>should</u> be at least 6m long & have an internal width of 3.5m - single space, or 5.5m - double space. • Car parking facilities <u>should</u> be: <ul style="list-style-type: none"> - Be designed for efficient use & management; - Minimise the area of hard surface; - Be designed, surfaced & graded to reduce run-off & allow stormwater to drain into the site; & - Lit. <p><i>Decision Guidelines</i> Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> • The reduction in the demand for on-site parking in rental housing, managed by not for profit organisations, intended for residents likely to have a low level of car ownership. • The number, type and size of dwellings. • The availability of public transport and on-street parking. • The practicality of providing car parking on the site, particularly for lots of less than 300 square metres. • The reduction of on-street car parking spaces resulting from the provision of car parking on the site, particularly for lots of less than 300 square metres. • Local traffic and parking management plans and safety considerations. • Any relevant local planning policy or parking precinct plans. 	<p>✓ Complies</p> <p>Comments House 1 – 2 Bedroom 1 park is provided in the proposed garage with a visitor park in front.</p> <p>House 2 – 3 Bedroom 1 park is provided in the proposed garage with a space for a visitor park in front of the entry porch, allowing for 2 cars to enter/leave the property independently.</p> <p>Garages are minimum internal dimensions of 6.9 x 3.5m.</p> <p>Aboriginal Housing Victoria will manage the properties.</p> <div data-bbox="963 1182 1414 1397" style="border: 1px solid black; padding: 5px; text-align: center;"> <p>WARRNAMBOOL CITY COUNCIL DATE RECEIVED - 2 MAR 2017 PLANNING OFFICE</p> </div>
<p>CLAUSE 55.04 AMENITY IMPACTS</p>	
<p>CLAUSE 55.04-1 SIDE & REAR SETBACKS Objective Ensure heights & setbacks from a boundary respects the existing/preferred neighbourhood character & limits the impact on the amenity of existing dwellings.</p> <p>Standard B17</p>	<p>✓ Complies</p> <p>Comments The South East corner of House 2 has a 3.86m wall height where it is set back 1.1m from the South boundary.</p>

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<ul style="list-style-type: none"> • New building not on, or within 150mm of boundary <u>should</u> be setback from side or rear boundaries: <ul style="list-style-type: none"> - 1m, + 0.3m per metre height over 3.6m up to 6.9m, plus 1m per metre height over 6.9m. • Sunblinds, verandahs, porches, eaves, gutters etc. may encroach not more than 0.5m. • Landings of not more than 2m², & <1m high, stairways, ramps, pergolas, shade sails & carports may encroach into the setbacks <p>Decision Guidelines Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> • Any relevant neighbourhood character objective, policy or statement set out in this scheme. • The design response. • The impact on the amenity of the habitable room windows and secluded private open space of existing dwellings. • Whether the wall is opposite an existing or simultaneously constructed wall built to the boundary. <p>Whether the wall abuts a side or rear lane.</p>	<p>The regulations require a 3.86m high wall to be setback a minimum of 1.08m from the boundary which has been exceeded by 200mm to allow for any on site construction variances.</p> <p>The adjoining property to the South has a driveway adjoining the shared boundary which limits the impact of the proposed wall height.</p>
<p>CLAUSE 55.04-2 WALLS ON BOUNDARIES Objective Location, length & height of a wall on a boundary to respect the existing/preferred neighbourhood character & limit the impact on the amenity of existing dwellings.</p> <p>Standard B18</p> <ul style="list-style-type: none"> • New wall on/within 150mm of a side or rear boundary of a lot, or a carport on or within 1m of a side/rear boundary <u>should</u> not abut the boundary for a length >: <ul style="list-style-type: none"> - 10m + 25% of the remaining length of the boundary of an adjoining lot; or - the length of an existing or simultaneously constructed wall or carport. whichever is greater. • A new wall/carport may fully abut a side/rear boundary where the slope & retaining walls would result in the effective height of the wall/carport being <2m on the abutting property boundary. • A building on a boundary includes a building up to 150mm from a boundary. • New wall on/within 150mm of a side/rear boundary, or a carport on/within 1m of a side/rear boundary <u>should</u> not exceed an av. 3m height, with no part >3.6m, unless abutting a higher existing or simultaneously constructed wall. <p>Decision Guidelines Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> • Any relevant neighbourhood character objective, policy or statement set out in this scheme. • The design response. • The extent to which walls on the boundary are part of the neighbourhood character. • The impact on the amenity of existing dwellings. • The opportunity to minimise the length of walls on boundaries aligning a new wall on a boundary with an existing wall on a lot of an adjoining property. • The orientation of the boundary that the wall is being built on. • The width of the lot. • The extent to which the slope and retaining walls or fences reduce the effective height of the wall. 	<p>✓ Complies</p> <p>Comments The garage walls are 7.3m in length to the South West and South East boundaries which is well within the guidelines.</p> <p>Proposed wall height is 3m and no part of the wall exceeds 3.6m.</p> <div data-bbox="906 1532 1366 1742" style="border: 1px solid black; padding: 5px; text-align: center;"> <p>WARRNAMBOOL CITY COUNCIL COUNCIL RESOLVED - 2 - 21 2017 PLANNING OFFICE</p> </div>

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<ul style="list-style-type: none"> • Whether the wall abuts a side or rear lane. • The need to increase the wall height to screen a box gutter. 	
<p>CLAUSE 55.04-3 DAYLIGHT TO EXISTING WINDOWS Objective Allow adequate daylight into existing habitable room windows.</p> <p>Standard B19</p> <ul style="list-style-type: none"> • Buildings opposite an existing habitable room window <u>should</u> provide for a light court to the existing window, of at least 3m² & 1m clear to the sky. The area may include land on the abutting lot. • Walls or carports >3m height opposite an existing habitable room window <u>should</u> be setback from the window at least 50% of the height of the new wall if the wall is within a 55° arc from the centre of the existing window. The arc may be swung to within 35° of the plane of the wall containing the window. <p>Note: Where the existing window is above ground level, the wall height is measured from the floor level of the room containing the window.</p> <p>Decision Guidelines Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> • The design response. • The extent to which the existing dwelling has provided for reasonable daylight access to its habitable rooms through the siting and orientation of its habitable room windows. • The impact on the amenity of existing dwellings. 	<p>✓ Complies</p> <p>Comments Dwelling 2 Garage wall is to be constructed 200mm from the boundary is a maximum height of 2.8m. It allows for a 1m wide light court to existing adjoining windows to the East, the existing residence at 101 Merrivale Drive.</p> <div data-bbox="922 772 1364 981" style="border: 1px solid black; padding: 5px; text-align: center;"> <p>WARRNAMBOOL CITY COUNCIL DATE RECEIVED - 2 MAR 2017 PLANNING OFFICE</p> </div>
<p>CLAUSE 55.04-4 NORTH FACING WINDOWS Objective Allow adequate solar access to existing north facing habitable room windows.</p> <p>Standard B20</p> <ul style="list-style-type: none"> • If a north-facing habitable room window of an existing dwelling is within 3m of a boundary of an abutting lot, a building <u>should</u> be setback: <ul style="list-style-type: none"> - 1m, + 0.6m per metre height over 3.6m up to 6.9m, plus 1m per metre height over 6.9m, for 3m from the edge of each side of the window. <p>Note: A north facing window is a window with an axis perpendicular to its surface orientated north 20 degrees west to north 30 degrees east.</p> <p>Decision Guidelines Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> • The design response. • Existing sunlight to the north-facing habitable room window of the existing dwelling. • The impact on the amenity of existing dwellings. 	<p>✓ Complies</p> <p>Comments Adjoining North windows of No. 108 Davis Street are 3.9m from the boundary, as well as being at a raised floor level which allows for ample solar access.</p>
<p>CLAUSE 55.04-5 OVERSHADOWING OPEN SPACE Objective To ensure buildings do not unreasonably overshadow existing secluded private open space.</p> <p>Standard B21</p>	<p>✓ Complies</p> <p>Comments The proposal is single storey and does not greatly overshadow adjoining private open space. No. 101 Merrivale Drive will receive partial afternoon</p>

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<ul style="list-style-type: none"> Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75%, or 40m² with a min. dimension of 3m, whichever is lesser, or the secluded open space <u>should</u> receive a minimum of 5 hours sunlight between 9am & 3pm on 22 Sept. If existing sunlight to the secluded private open space of a dwelling is less than the requirements of this Standard, the amount of sunlight <u>should</u> not be further reduced. <p>Decision Guidelines Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> The design response. The impact on the amenity of existing dwellings. Existing sunlight penetration to the secluded private open space of the existing dwelling. The time of day that sunlight will be available to the secluded private open space of the existing dwelling. <p>The effect of a reduction in sunlight on the existing use of the existing secluded private open space.</p>	<p>shading, but not more than what the standard allows for.</p> <p>The adjoining private open space is not reduced by 40m² during the 6 hour period between 9am and 3pm on the 22nd of September (equinox).</p> <p>Refer to overshadowing diagram for further detail.</p>
<p>CLAUSE 55.04-6 OVERLOOKING Objective Limit views into existing secluded private open space & habitable room windows.</p> <p>Standard B22</p> <ul style="list-style-type: none"> Habitable room windows, balconies, terraces etc. <u>should</u> avoid direct view to secluded private open space & habitable room windows of an existing dwelling within 9m, & a 45° arc from the window, balcony etc. The window, balcony etc. may: <ul style="list-style-type: none"> Be offset at least 1.5m from the edge of one window to the edge of the other; or Have sill heights, obscure glazing or permanent screens of at least 1.7m above floor level. Obscure glazing may be openable provided it does not allow direct views. <p>Note: Does not apply to a new habitable room window, balcony, terrace etc. which faces a property boundary where there is a visual barrier at least 1.8m high & the floor level of the habitable room, balcony, terrace etc. is < 0.8m above ground level at the boundary.</p> <p>Decision Guidelines Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> The design response. The impact on the amenity of the secluded private open space or habitable room window. The existing extent of overlooking into the secluded private open space and habitable room windows of existing dwellings. The internal daylight to and amenity of the proposed dwelling or residential building. 	<p>✓ Complies</p> <p>Comments A new 1.8m High fence to the East boundary is proposed to provide privacy from proposed Dwelling 2 bedroom windows.</p> <p>An existing 1.8m high fence will screen overlooking to the South of No. 108 Davis street.</p> <div data-bbox="917 1254 1396 1500" style="border: 1px solid black; padding: 5px; text-align: center;"> <p>WARRNAMBOOL CITY COUNCIL DATE RECEIVED - 2 MAR 2017 PLANNING OFFICE</p> </div>
<p>CLAUSE 55.04-7 INTERNAL VIEWS Objective To limit overlooking within a development</p> <p>Standard B23</p>	<p>✓ Complies</p> <p>Comments A new 1.8m fence is proposed for privacy between the proposed dwellings. Landscaping is</p>

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<ul style="list-style-type: none"> Windows & balconies <u>should</u> prevent overlooking of 50%+ of the secluded private open space of a lower-level dwelling directly below & in the same development. <p><i>Decision Guidelines</i> Before deciding on an application, the responsible authority must consider the design response.</p>	<p>also proposed to provide a softer additional layer of privacy.</p>
<p>CLAUSE 55.04-8 NOISE IMPACTS Objectives Contain noise sources. Protect residents from external noise</p> <p>Standard B24</p> <ul style="list-style-type: none"> Mechanical plant etc., <u>should</u> not be located near bedrooms or immediately adjacent to existing dwellings. Noise sensitive rooms & secluded private open spaces of new dwellings <u>should</u> take account of noise sources on immediately adjacent properties. Dwellings close to busy roads, railway lines or industry <u>should</u> limit noise levels in habitable rooms. <p><i>Decision Guidelines</i> Before deciding on an application, the responsible authority must consider the design response.</p>	<p>✓ Complies</p> <p>Comments The proposed layouts will protect residents from external noise.</p> <div data-bbox="927 712 1378 936" style="border: 1px solid black; padding: 5px; text-align: center;"> <p>WARRNAMBOOL CITY COUNCIL DATE RECEIVED - 2 MAR 2017 PLANNING OFFICE</p> </div>
<p>CLAUSE 55.05 ON-SITE AMENITY AND FACILITIES</p>	
<p>CLAUSE 55.05-1 ACCESSIBILITY Objective Consider needs of people with limited mobility.</p> <p>Standard B25</p> <ul style="list-style-type: none"> Ground floor entries <u>should</u> be accessible to people with limited mobility. <p><i>Decision Guidelines</i> There are no decision guidelines for this objective and standard</p>	<p>✓ Complies</p> <p>Comments Entrances are accessible for people with limited mobility and the dwellings are designed to meet a "Gold" standard of the Livable Housing Design Guidelines.</p>
<p>CLAUSE 55.05-2 DWELLING ENTRY Objective To provide each dwelling with its own sense of identity.</p> <p>Standard B26</p> <ul style="list-style-type: none"> Entries <u>should</u> be visible & easily identifiable from streets & public areas; & provide shelter & a sense of personal address. <p><i>Decision Guidelines</i> There are no decision guidelines for this objective and standard</p>	<p>✓ Complies</p> <p>Comments Entries are visible and easily identifiable from both streets. They provide a separate sense of identity to each house entrance as they are of a differing design and material colours.</p>
<p>CLAUSE 55.05-3 DAYLIGHT TO NEW WINDOWS Objective Allow adequate daylight into new habitable room windows</p> <p>Standard B27</p> <ul style="list-style-type: none"> A window in a habitable room <u>should</u> face: <ul style="list-style-type: none"> an outdoor space clear to sky or a light court with 3m² + & min. dimension of 1m, not incl. land on an abutting lot, or a verandah if it is open for at least 1/3rd of its perimeter, or a carport if it has 2+ open sides & is open for at least 1/3rd of its perimeter. <p><i>Decision Guidelines</i></p>	<p>✓ Complies</p> <p>Comments Proposed new habitable windows are a minimum distance of 2.5m from the boundary which allow for an abundance of daylight.</p>

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<p>Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> the design response. Whether there are other windows in the habitable room which have access to daylight. 	
<p>CLAUSE 55.05-4 PRIVATE OPEN SPACE Objective To provide open space for the reasonable needs of residents.</p> <p>Standard B28</p> <ul style="list-style-type: none"> A dwelling <u>should</u> have private open space of: <ul style="list-style-type: none"> 40m² with one part secluded & private at the side/rear with a min. 25m² with minimum 3m width, or A balcony of 8m² with a min. width of 1.6m, or A roof top area of 10m² with a min. width of 2m all with convenient access from a living room. <p>Decision Guidelines Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> the design response. The useability of the private open space, including its size and accessibility. The availability of and access to public or communal open space. The orientation of the lot to the street and the sun. 	<p>✓ Complies</p> <p>Comments Minimum private open space width is 3.7m for House 2.</p> <p>House 1 has Private open space of 216m² of which 122m² is secluded.</p> <p>House 2 has Private open space of 212m² of which 106m² is secluded.</p> <p>Areas are well above the minimum and outdoor areas are intended to be an extension of the indoor living areas.</p>
<p>CLAUSE 55.05-5 SOLAR ACCESS TO OPEN SPACE Objective Allow solar access into the secluded private open space.</p> <p>Standard B29</p> <ul style="list-style-type: none"> The private open space <u>should</u> be located on the north side. The southern boundary of secluded private open space <u>should</u> be setback from any wall on the north of the space at least (2 +0.9h), where 'h' is the height of the wall. <p>Decision Guidelines Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> The design response. The useability and amenity of the secluded private open space based on the sunlight it will receive. 	<p>✓ Complies</p> <p>Comments Private open space is located to the North & North West of the proposed dwellings where they receive ample North sun and increase its usability.</p> <div data-bbox="911 1133 1369 1346" style="border: 1px solid black; padding: 5px; text-align: center;"> <p>WARRNAMBOOL CITY COUNCIL DATE RECEIVED - 2 MAR 2017 PLANNING OFFICE</p> </div>
<p>CLAUSE 55.05-6 STORAGE Objective Provide adequate storage facilities for each dwelling</p> <p>Standard B30</p> <ul style="list-style-type: none"> Each dwelling <u>should</u> have convenient access to at least 6m³ of externally accessible, secure storage space. <p>Decision Guidelines There are no decision guidelines for this objective and standard</p>	<p>✓ Complies</p> <p>Comments The proposed garages allow for a 600mm wide storage area at the rear of the parking space which equates to 8.5m³ of secure storage space.</p>
<p>CLAUSE 55.06 DETAILED DESIGN</p>	
<p>CLAUSE 55.06-1 DETAIL DESIGN Objective Encourage design detail that respects the existing or preferred neighbourhood character.</p>	<p>✓ Complies</p> <p>Comments</p>

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<p>Standard B31</p> <ul style="list-style-type: none"> The design should respect the existing/preferred neighbourhood character, including: <ul style="list-style-type: none"> Facade articulation & detailing; Window & door proportions; Roof form; & Verandahs, eaves & parapets. Garages & carports should be visually compatible with the development & the existing/preferred neighbourhood character. <p>Decision Guidelines Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> Any relevant neighbourhood character objective, policy or statement set out in this scheme. The design response. The effect on the visual bulk of the building and whether this is acceptable in the neighbourhood setting. Whether the design is innovative and of a high architectural standard. 	<p>The proposed dwellings are of a contemporary design with materials of brick and colorbond that are already noticeable in the streetscape.</p> <p>Roof forms are low pitched with eaves to respect the character of the adjoining dwelling, yet provide a modern appearance in a changing streetscape.</p> <div data-bbox="906 609 1353 833" style="border: 1px solid black; padding: 5px; text-align: center;"> <p>WARRNAMBOOL CITY COUNCIL DATE RECEIVED - 2 MAR 2017 PLANNING OFFICE</p> </div>
<p>CLAUSE 55.06-2 FRONT FENCES Objective Front fences to respect the existing/preferred neighbourhood character</p> <p>Standard B32</p> <ul style="list-style-type: none"> Front fences should complement the design of the dwelling & any front fences on adjoining properties. A front fence within 3m of a street should not exceed: <ul style="list-style-type: none"> 2m height for streets in a Road Zone, Category 1; or 1.5m height for any other street. <p>Decision Guidelines Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> Any relevant neighbourhood character objective, policy or statement set out in this scheme. The design response. The setback, height and appearance of front fences on adjacent properties. The extent to which slope and retaining walls reduce the effective height of the front fence. Whether the fence is needed to minimise noise intrusion. 	<p>✓ Complies</p> <p>Comments Front fences are proposed to be 1m high which will be similar to the existing neighbourhood character of low fencing.</p>
<p>CLAUSE 55.06-3 COMMON PROPERTY Objectives Communal areas to be practical, attractive & easily maintained. Avoid future management difficulties in common areas.</p> <p>Standard B33</p> <ul style="list-style-type: none"> Delineate public, communal & private areas. Common property to be functional/capable of efficient management. <p>Decision Guidelines There are no decision guidelines for this objective and standard</p>	<p>Not Applicable</p> <p>Comments No common property is proposed.</p>
<p>CLAUSE 55.06-4 SITE SERVICES Objectives Ensure site services can be installed & easily maintained.</p>	<p>✓ Complies</p> <p>Comments</p>

<p>Ensure site facilities are accessible, adequate & attractive</p> <p>Standard B34</p> <ul style="list-style-type: none"> • Dwellings should provide sufficient space & facilities for services to be installed & maintained efficiently & economically. • Bin & recycling enclosures, mailboxes & other site facilities should be adequate in size, durable, waterproof & blend in. • Bin & recycling enclosures should be located for convenient access by residents. • Mailboxes should be provided & located for convenient access as required by Australia Post. <p><i>Decision Guidelines</i> Before deciding on an application, the responsible authority must consider the design response.</p>	<p>Mailboxes & bin locations are noted on the site plan, in convenient & easy to use locations.</p> <div data-bbox="917 459 1372 669" style="border: 1px solid black; padding: 5px; text-align: center;"> <p>WARRNAMBOOL CITY COUNCIL DATE RECEIVED - 2 MAR 2017 PLANNING OFFICE</p> </div>
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Appendix A

Site Photos



103 Merrivale Drive and adjoining corner property to Davis Street intersection



Adjoining Residence at 101 Merrivale Drive



Adjoining Residence at 101 Merrivale Drive with low roof profile and parapet brick garage



Davis Street and Merrivale Drive intersection.



Proposed Site and adjoining residence at 108 Davis Street.

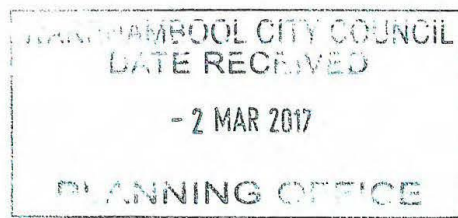
Job No 1662 – 103 Merrivale Drive, Warrnambool

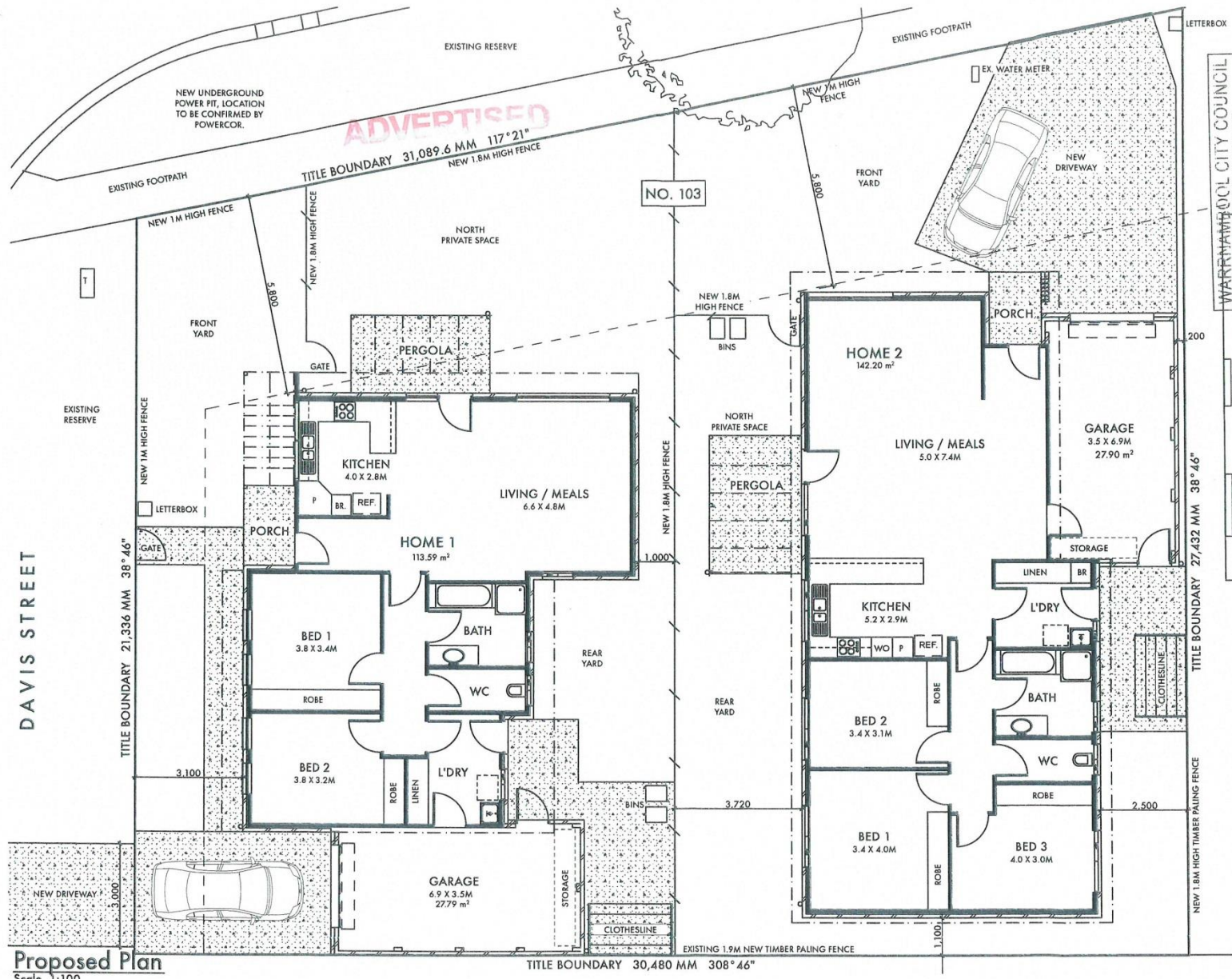


Proposed Site, Davis Streetscape.



Existing South West boundary fence and No. 108 Davis Street dwelling.





WARRNAMBOOL CITY COUNCIL
DATE RECEIVED
- 2 MAR 2017
SCALE 1:100
MARCH 2017
DRAWN: FG
D02

Live Architecture

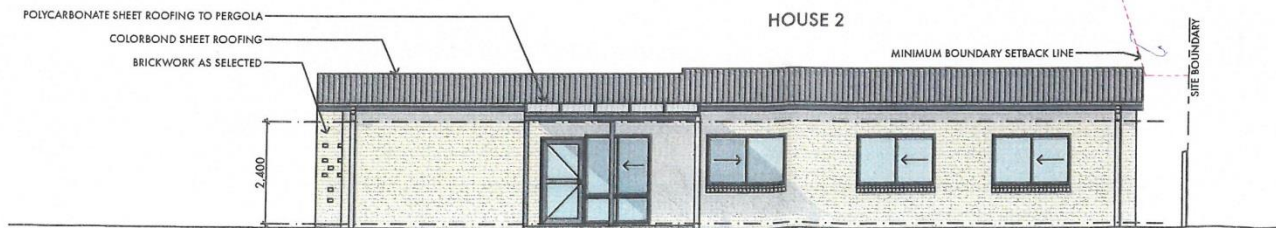
Principal: Fiona Gilding - ABN 979 4803 4505 - A: 21 Banyan St, Warrnambool
P: 03 5561 4334 - M: 0409 911 583 - E: fiona@livearchitecture.com.au
ABORIGINAL HOUSING VICTORIA
2 NEW HOMES @ 103 MERRIVALE DRIVE, WARRNAMBOOL



North East Elevation - Merrivale Drive
Scale 1:100



South East Elevation - House 2
Scale 1:100



North West Elevation - House 2
Scale 1:100

ADVERTISED

JOB NO. 1662
D03
SCALE 1:100
FEBRUARY 2017
DRAWN: FG

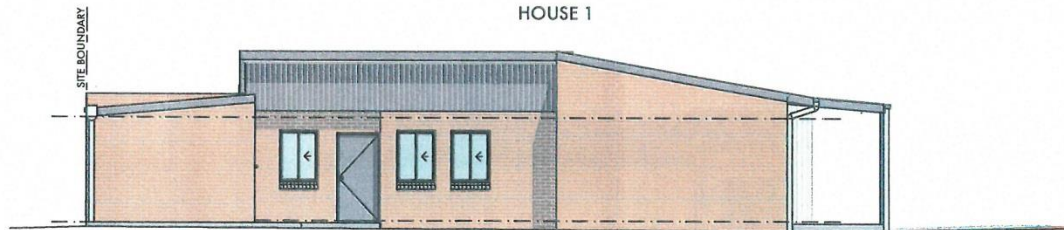
WARRNAMBOOL CITY COUNCIL
DATE RECEIVED
- 2 MAR 2017
PLANNING OFFICE

Live Architecture

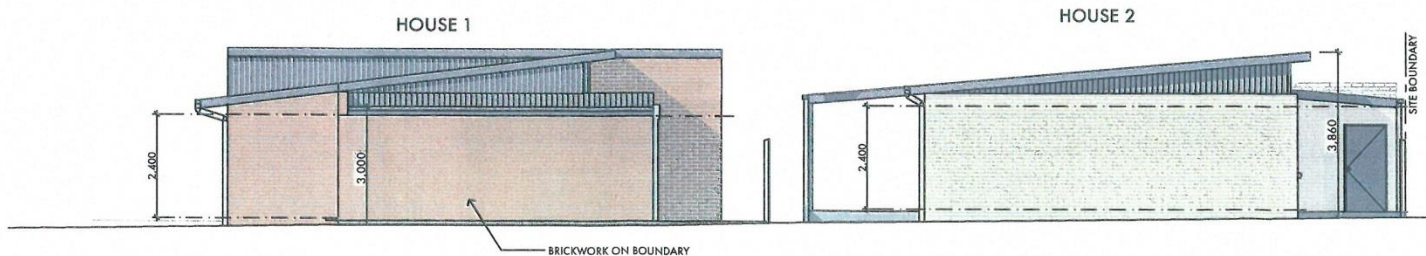
Principal: Ione Guldig ABN 979 4803 4505 A: 21 Benyon St, Warrnambool
P: 03 5561 4334 M: 0409 911 583 E: ione@livearchitecture.com.au
ABORIGINAL HOUSING VICTORIA
2 NEW HOMES @ 103 MERRIVALE DRIVE, WARRNAMBOOL



North West Elevation - Davis Street
Scale 1:100



South East Elevation - House 1
Scale 1:100



South West Elevation
Scale 1:100

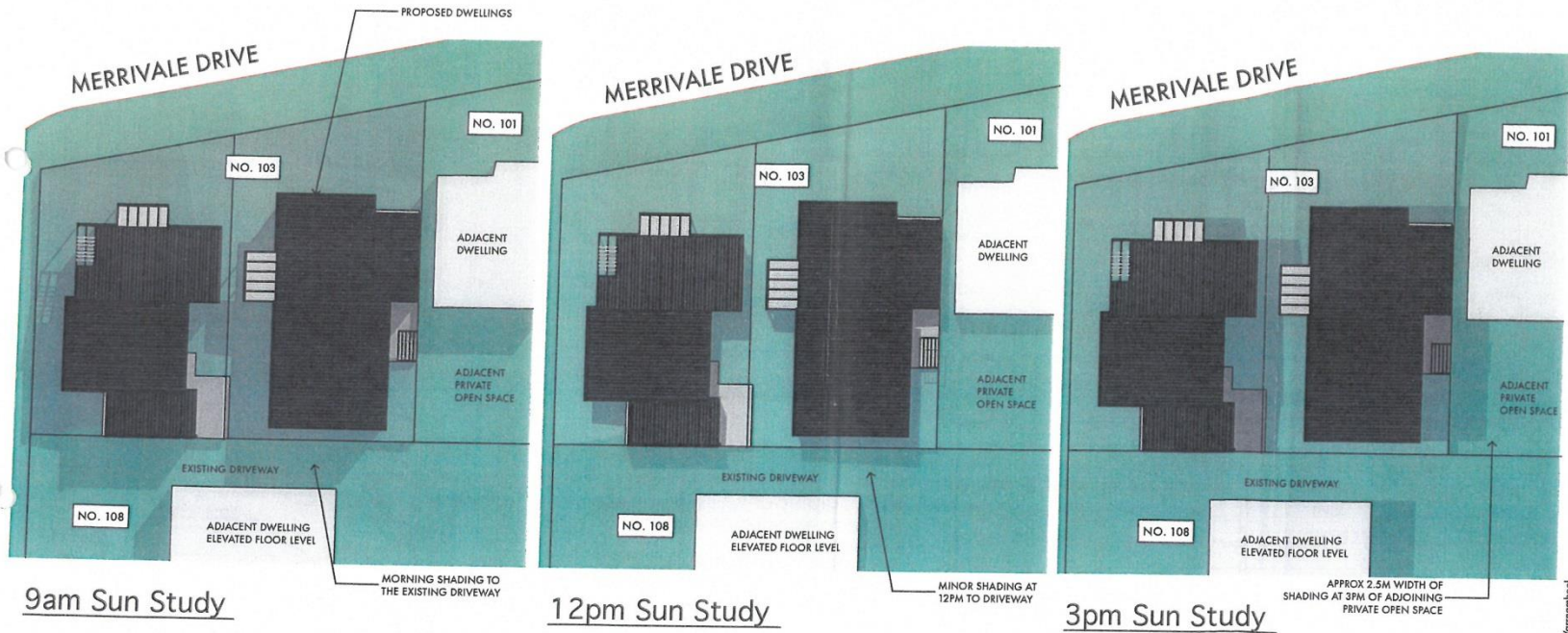
JOB NO: 1662
D04
SCALE 1:100
FEBRUARY 2017
DRAWN: FG

WARRNAMBOOL CITY COUNCIL
DATE RECEIVED
- 2 MAR 2017
PLANNING OFFICE

Live Architecture

Principal: Fiono Golling - ABN 979 4803 4505 A: 21 Banyan St, Warrnambool
P: 03 5561 4334 M: 0409 911 363 E: fiono@livearchitecture.com.au
ABORIGINAL HOUSING VICTORIA
2 NEW HOMES @ 103 MERRIVALE DRIVE, WARRNAMBOOL

SHADOW DIAGRAMS FOR 22ND SEPTEMBER



ADVERTISED

JOB NO. 1662
D05
NOT TO SCALE
MARCH 2017
DRAWN: FG

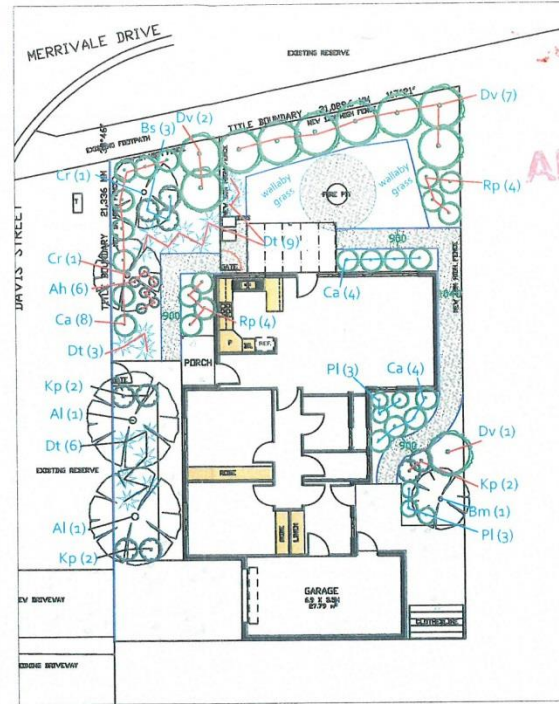
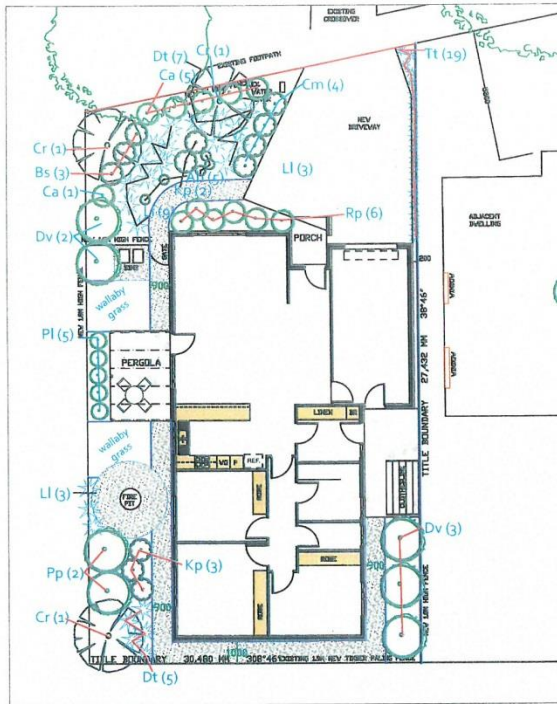
WARRNAMBOOL CITY COUNCIL
DATE RECEIVED - 2 JUL 2017
PLANNING OFFICE



Live Architecture

Principal: Fiona Calder, ABN 497 4603 4503 A: 21 Bayview St, Warrnambool
P: 03 5651 4334 M: 0409 911 562 E: fiona@livearchitecture.com.au

ABORIGINAL HOUSING VICTORIA
2 NEW HOMES @ 103 MERRIVALE DRIVE, WARRNAMBOOL



LEGEND

TREE
 GROUND COVER
 SHRUB
 GRAMINOIDE
 TIMBER EDGING
 PLANT CODE
 BLEND OF WALLABY AND RED GRASS SOWN AS LAWN

Note the contractor shall verify all dimensions and all underground services at the site before commencing work. The contractor shall verify all levels from the consulting engineer prior to construction.

DO NOT SCALE FROM DRAWINGS

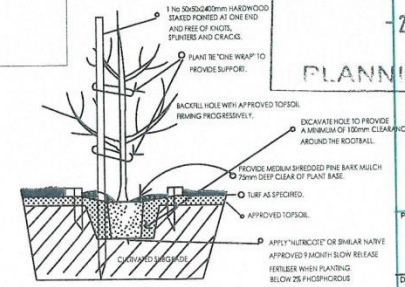
WARRNAMBOOL CITY COUNCIL
DATE RECEIVED
2 MAR 2017
PLANNING OFFICE

CODE	BOTANIC NAME	COMMON NAME	ABORIGINAL USE	HEIGHT (m)	WIDTH (m)	NO	POT SIZE (mm)
Kp	Kennedia prostrata	Running Postman	Yes	P	0.75	11	75
Dv	Dodonaea viscosa	Hop Bush	Yes	2.5	2	15	140
Ca	Correa alba	White Correa	No	1	1	20	140
Dt	Dianella tasmanica	Tasman Flax Lily	Yes	0.6	1	30	140
Li	Lomandra longifolia	Spiny-headed Mat Rush	Yes	1	1	12	75
Pl	Pimelea linifolia	Slender Rice Flower	Yes	1	0.75	11	140
Ah	Astroloma humifisum	Cranberry Heath	Yes	0.1	0.5	11	75
Bs	Billardiera scandens	Common Apple Berry	Yes	0.5	1	6	140
Bm	Banksia marginata	Silver Banksia	Yes	5	2.5	1	140
Cm	Carprobotrus modestus	Inland Pig Face	Yes	P	1	4	75
Cr	Callistris gracilis	Native Pine	Yes	2 to 6	3	5	140
Pp	Persoonia pinifolia	Geebung	Yes	2.5	2	2	140
Tt	Themeda trianda	Kangaroo Grass	Yes	0.6	0.5	19	75
Rp	Rubus parvifolius	Native Raspberry	Yes	0.6	1	14	75
Al	Allocasuarina littoralis	Black Sheoak	Yes	8	4	3	140

NOTE: A BLEND OF WALLABY AND RED GRASS TO BE SOWN AS A GRASS SUBSTITUTE.
THE FIRE PIT AREA AND BIN STORAGE TO BE A WASHED GRANETIC SAND SURFACE WITH TIMBER EDGING

MOST PLANTS HAVE AN ABORIGINAL USE AND ARE ALSO INDIGENOUS TO THE WARRNAMBOOL AREA. PLANTS ARE AVAILABLE FROM ANY INDIGENEOUS NURSERY.
HOME.1. TOTAL AREA 359.4sqm WITH A PERMEABLE AREA OF 157 sqm OR 44% OF SITE

HOME.2. TOTAL AREA 385sqm WITH A PERMEABLE AREA OF 141 OR 37% OF SITE

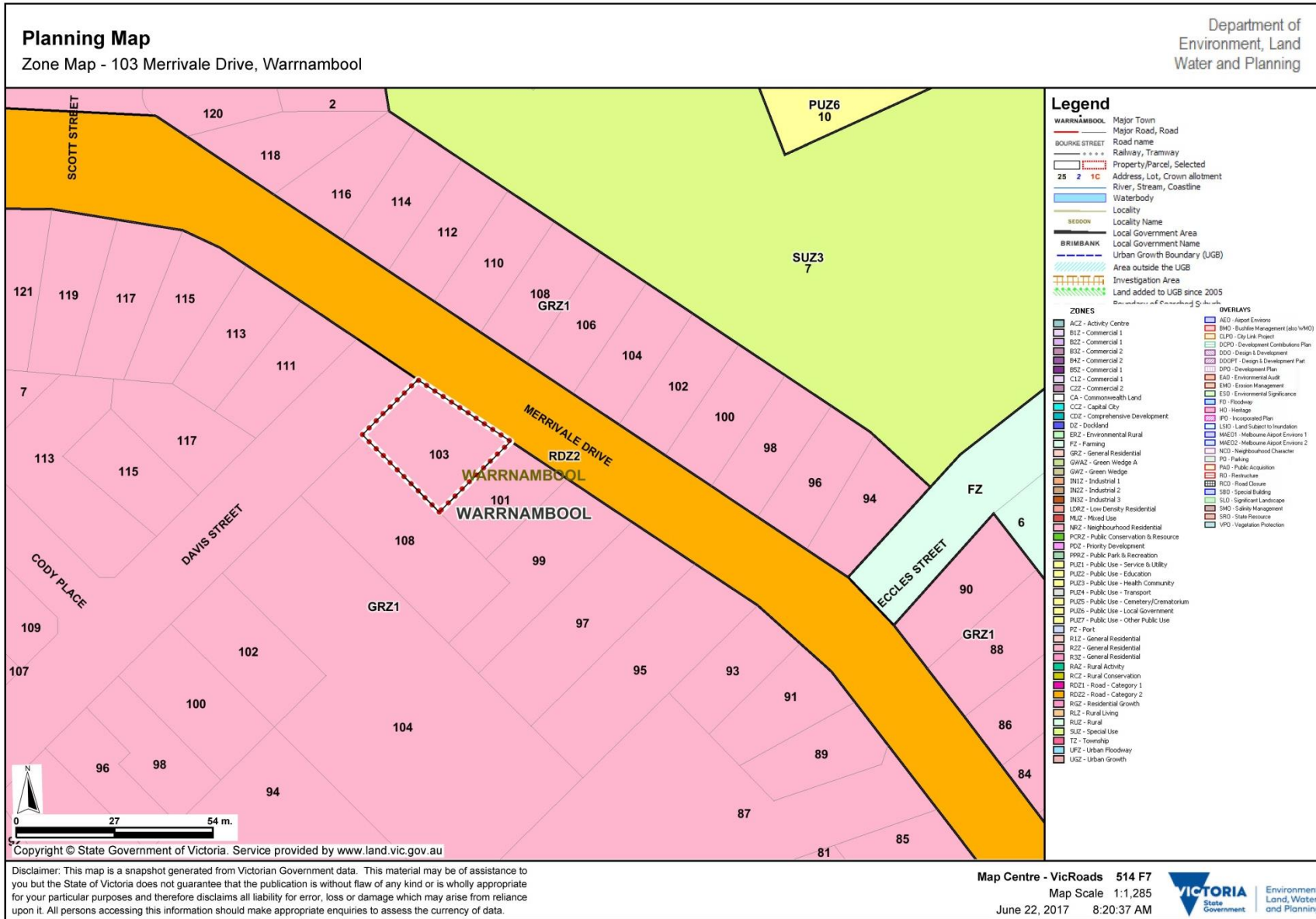


A TREE PLANTING DETAIL.
NOT TO SCALE.

NOTE: A NATIVE PHOSPHOROUS (<2%) TO BE USED AT THE TIME OF PLANTING AND ALL PLANTS TO BE WATERED IN FOR A PERIOD OF 4 WEEKS.

NATURAL RESOURCE LINK PTY LTD
 P.O. BOX 51,
 Rolleston, Vic, 3330
 julie@nrlinks.com.au







Objection to Grant Planning Permit – Part A

The information requested on this page will be used solely by the Warrnambool City Council. Council will not use your personal information for any other purpose without first seeking your consent, unless authorised or required by law. Council may not be able to process your request unless sufficient information is given.

Who is objecting?

I/We (Names in Block Letters)

Name(s)..... Carryn Surname Johnson

Name(s)..... Surname.....

Address 108 Davis Street

..... Warrnambool Post Code..... 3280

Telephone (Home)..... Telephone (Work).....

Mobile 0425788610 Facsimile.....

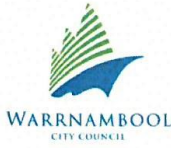
Email carryn.j@bigpond.com

Signatures(s) Carryn Johnson Date 19 April 2017

Signatures(s) Date.....

Important notes about objections to permit applications

1. This form is to help you make an objection to an application in a way which complies with the Planning and Environment Act 1987, and which can be readily understood by the responsible authority. There is no requirement under the Act that you use any particular form.
2. Make sure you clearly understand what is proposed before you make an objection. You should inspect the application at the responsible authority's office.
3. To make an objection you should clearly complete the details on this form and lodge it with the responsible authority as shown on the Public Notice – Application for Planning Permit.
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 - State the reasons for your objection: and
 - State how you would be affected if a permit is granted.
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6. Any person may inspect an objection during office hours.
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9. If you object before the responsible authority makes a decision, the authority will tell you its decision.
10. If despite your objection the responsible authority decides to grant the permit, you can appeal against the decision. Details of the appeal procedures are set out on the back of the Notice of Decision which you will receive. An appeal must be made on a prescribed form (obtainable from the Victorian Civil & Administrative Tribunal) and accompanied by the prescribed fee. A copy must be given to the responsible authority. The closing date for appeals is 21 days of the responsible authority giving notice of its decision.
11. If the responsible authority refuses the application, the applicant can also appeal. The provisions are set out on the Refusal of Planning Application which will be issued at that time.



Objection to Grant Planning Permit – Part B

Please be aware that this page and any attachments of your objection/submission may be made available to any person for the purpose of consideration as part of the planning process.

What application do you object to?

Planning Application Number..... PP2017-0040

What is the address of the land that is proposed to be used or developed?.....

103 Merrivale Drive

Warrnambool 3280

What is proposed?.....

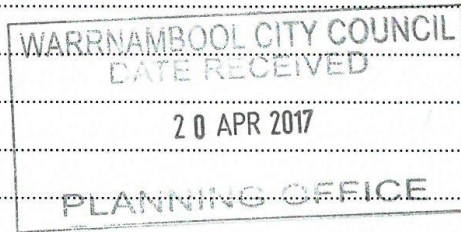
construction of 2 dwellings

What are the reasons for your objection? (If there is not enough room, attach a separate page.)

After viewing the plans, I feel the dwellings being built will be too close to my fence and therefore will be an invasion of my privacy. My bedroom is adjacent to the fence and have dwelling 1 built right upon my boundary will incur extra noise. I am a very private person and only purchased my property 3 years ago as the residence either side of me were single dwellings.

I strongly object to 2 dwellings being built next door to me.

How will you be affected by the grant of a permit? (If there is not enough room, attach a separate page.)





Objection to Grant Planning Permit – Part A

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Who is objecting?

I/We (Names in Block Letters)

Name(s) CARRIN Surname JOHNSON

Name(s) _____ Surname _____

Address 108 DAVIS ST

WARRNAMBOOL Post Code 3280

Telephone (Home) _____ Telephone (Work) _____

Mobile 0425 788 610 Facsimile _____

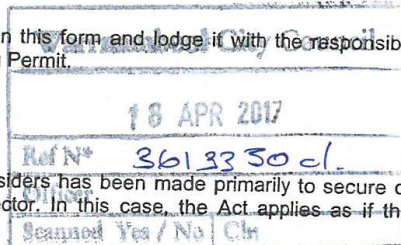
Email _____

Signatures(s) [Signature] Date 15-4-2017

Signatures(s) _____ Date _____

Important notes about objections to permit applications

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Objection to Grant Planning Permit - Part B



Please be aware that this page and any attachments of your objection/submission may be made available to any person for the purpose of consideration as part of the planning process.

What application do you object to?

Planning Application Number PP2017-0040

What is the address of the land that is proposed to be used or developed?

103 Merrivale Dr Warrnambool 3280

What is proposed? 2 Houses/Dwellings

What are the reasons for your objection? (If there is not enough room, attach a separate page.)

2 Dwellings on this site should not be allowed to go ahead when Brian Hancock + Partner were refused a permit to build behind the Merrivale Drive Residents which is opposite the proposed development site because its in a buffer zone for the proposed Milk Plant. Buses have now been rerouted to travel down Merrivale Drive now, and when they meet a truck, one has to pull over to let the other pass?

How will you be affected by the grant of a permit? (If there is not enough room, attach a separate page.)

Increased traffic flow, Congestion on a already busy road, Dangerous corner site for car pulling out, and going in to the proposed site. It will also be more dangerous for pedestrians walking down both streets and particular for school kids as the fence there way to school buildings to close to our fence line?



Objection to Grant Planning Permit – Part A

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Who is objecting?

I/We (Names in Block Letters)

Name(s) Tony Surname Feehes

Name(s) Surname

Address 90 DAVIS ST MERRIVALE

Post Code 3280

Telephone (Home) 55626349 Telephone (Work)

Mobile 0422 948 069 Facsimile

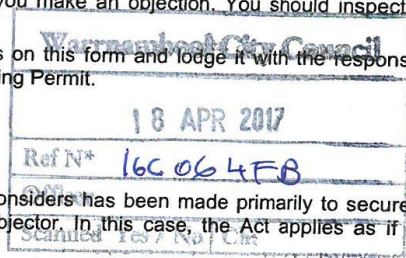
Email

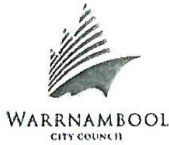
Signatures(s) [Signature] Date 16-4-17

Signatures(s) Date

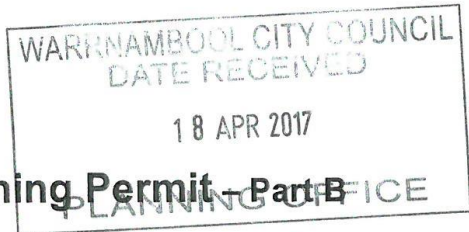
Important notes about objections to permit applications

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Objection to Grant Planning Permit - Part B



Please be aware that this page and any attachments of your objection/submission may be made available to any person for the purpose of consideration as part of the planning process.

What application do you object to?

Planning Application Number..... PP2017-0040

What is the address of the land that is proposed to be used or developed?..... 103 Merrivale
Dr Warrnambool 3280

What is proposed?..... 2 units/homes. ~~More~~

What are the reasons for your objection? (If there is not enough room, attach a separate page.)

This development will increase the already high volume of traffic resulting in congestion, a car crash opposite the proposed dwelling occurred just recently the proposed Dwellings have the capacity to add up to another 3 cars, without visitors on a corner site, High volume of traffic on a corner site and narrow road safety. — for school kids — Road.

How will you be affected by the grant of a permit? (If there is not enough room, attach a separate page.)

WCC would be reckless in issuing a building permit, giving a proposed Milk and Freezer plant to be built by Midfields, this unit development would place ~~it~~ it inside the Buffer Zone which a recent proposed development by Mr Brian Hancock was denied a residential permit due to the Buffer zone that will be in place.



Objection to Grant Planning Permit – Part A

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Who is objecting?

I/We (Names in Block Letters)

Name(s) Richard Surname Bath

Name(s)..... Surname.....

Address 104 Davis Street

..... Post Code 3280

Telephone (Home) 5561 2830 Telephone (Work).....

Mobile..... Facsimile.....

Email.....

Signatures(s).....

Signatures(s).....

Warrnambool City Council	
18 APR 2017	
Ref. No.	Date <u>10/4/17</u>
Officer	Date <u>1A3549FC</u>
Scanned Yes/No/OK	

Important notes about objections to permit applications

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WARRNAMBOOL CITY COUNCIL
DATE RECEIVED
18 APR 2017
PLANNING OFFICE

Objection to Grant Planning Permit - Part B

Please be aware that this page and any attachments of your objection/submission may be made available to any person for the purpose of consideration as part of the planning process.

What application do you object to?

Planning Application Number..... PP2017 - 0040

What is the address of the land that is proposed to be used or developed?.....

103 Memivale Drive, Warrnambool

What is proposed?..... 2 Houses / 2 townhouses

.....

What are the reasons for your objection? (If there is not enough room, attach a separate page.)

The fit of 2 dwellings on a domestic site block does not fit in with neighbourhood character. over use of this block by the proposed 2 dwellings. This proposed construction on the corner of memivale dve + davis street is and should be of vital concern for W.C.C.

How will you be affected by the grant of a permit? (If there is not enough room, attach a separate page.)

The proposed dwellings are wrong on every level. Safety should be a great concern as two dwellings so close to a corner. Lower the value of real estate by the over use of these dwellings. The Warrnambool city council should not allow construction in a Buffer zone.



Objection to Grant Planning Permit – Part A

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Who is objecting?

I/We (Names in Block Letters)

Name(s) NORM Surname SHEPPARD

Name(s)..... Surname.....

Address

..... Post Code 3280

Telephone (Home) 0355621096 Telephone (Work).....

Mobile 0408595822 Facsimile.....

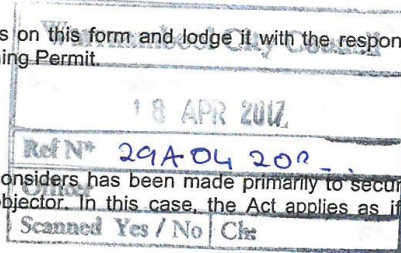
Email.....

Signatures(s) [Signature] Date 17/3/17

Signatures(s)..... Date.....

Important notes about objections to permit applications

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Objection to Grant Planning Permit – Part B

WARRNAMBOOL CITY COUNCIL
DATE RECEIVED
18 APR 2017
PLANNING OFFICE

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What application do you object to?

Planning Application Number..... PP2017-0040

What is the address of the land that is proposed to be used or developed? 103 Merrivale Dr Warrnambool 3280

What is proposed?..... 2 Houses

What are the reasons for your objection? (If there is not enough room, attach a separate page.)

*It will be too dangerous for the children walking to school with the 2 Driveways so close to the corner.
This development will increase the already high volume of traffic on a corner site resulting in a more congestion and a bigger obstacle is for young school kids going to school to get past the corner site safely.*

How will you be affected by the grant of a permit? (If there is not enough room, attach a separate page.)

I believe these two proposed dwellings on this one block exceeds the 60% site coverage also and the congestion that will result concern that the lot size and layout does not fit the surrounding neighbourhood character.



Objection to Grant Planning Permit – Part A

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Who is objecting?

I/We (Names in Block Letters)

Name(s) ADAM Surname KENSON

Name(s) CATHERINE Surname KENSON

Address 104 MERRIVANE DRIVE


WARRNAMBOOL Post Code 3280

Telephone (Home) Telephone (Work)

Mobile 0407 549 726 Facsimile

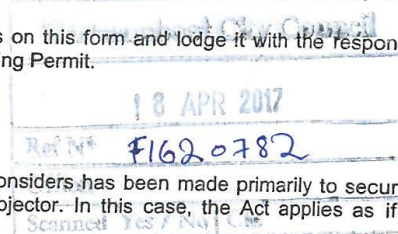
Email

Signatures(s)  Date 13/04/2017

Signatures(s)  Date 13/04/2017

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Objection to Grant Planning Permit - Part B

WARRNAMBOOL CITY COUNCIL
DATE RECEIVED
18 APR 2017
PLANNING OFFICE

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What application do you object to?

Planning Application Number PP2017-0040

What is the address of the land that is proposed to be used or developed?
103 MERRIVALE DRIVE WARRNAMBOOL
3280

What is proposed? 2 HOUSES

What are the reasons for your objection? (If there is not enough room, attach a separate page.)

- ① AM CONCERNED THAT THE LOT SIZE DOES NOT FIT THE SUBURBAN NEIGHBOURHOOD CHARACTER.
 - ② VERY CONCERNED THAT THE PROPOSAL EXCEEDS THE RECOMMENDED COVERAGE OF 60%
 - ③ CONCERNS REGARDING THE POTENTIAL FOR THIS DEVELOPMENT TO IMPACT NEGATIVELY ON SURROUNDING PROPERTIES
 - ④ CONCERNS REGARDING THE IMPACT OF MEDIUM DENSITY RESIDENTIAL DEVELOPMENT ON THE NEAR BY INDUSTRIAL LAND USES
- By the way of concerns regarding noise and other impacts from 24 hr truck movements

How will you be affected by the grant of a permit? (If there is not enough room, attach a separate page.)

I BELIEVE THIS LEAVES W.C.C. POSSIBLE LIABE TO BE SUED BY ALLOWING THIS PROPOSED DEVELOPMENT TO BE BUILT IN A BUFFER ZONE



Objection to Grant Planning Permit – Part A

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Who is objecting?

I/We (Names in Block Letters)

Name(s) Andrea Surname Coffey

Name(s) Surname

Address 111 Mervale Drive

Warrnambool Post Code

Telephone (Home) Telephone (Work)

Mobile 0437 751 404 Facsimile

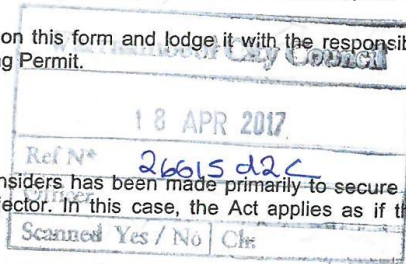
Email acoffe@live.com.au

Signatures(s) [Signature] Date 17/4/17

Signatures(s) Date

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Objection to Grant Planning Permit – Part B

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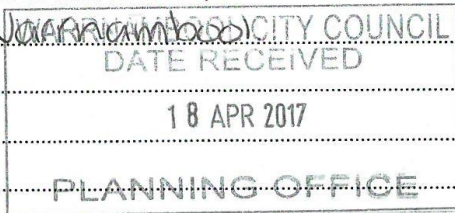
What application do you object to?

Planning Application Number PP2017-0040

What is the address of the land that is proposed to be used or developed?

103 Merrivale Drive Warrnambool
- 2 houses

What is proposed? ↓



What are the reasons for your objection? (If there is not enough room, attach a separate page.)

WCC would be reckless I believe in issuing a building permit given that a milk and freezer plant will be built by midfields, that would place 2 proposed dwellings inside the buffer zone that is in place.

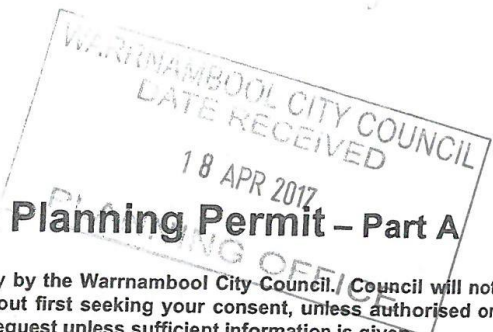
The proposed traffic that will be further increased due to the development of midfield meats.

How will you be affected by the grant of a permit? (If there is not enough room, attach a separate page.)

Im concerned about the number of on site parking spaces, more people will be parking on nature strips and the safety risks for children. This proposal will have detrimental effects on parking and safety.



Objection to Grant Planning Permit – Part A



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Who is objecting?

I/We (Names in Block Letters)

Name(s) Phillip Surname UNOWIES

Name(s) _____ Surname _____

Address 2 SCOTT ST

Post Code 3280

Telephone (Home) 0355621298 Telephone (Work) _____

Mobile _____ Facsimile _____

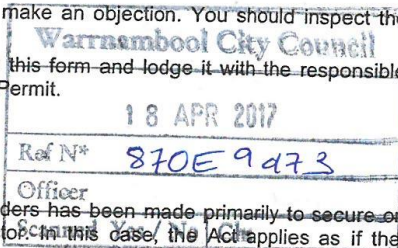
Email standardphillip@gmail.com

Signatures(s) [Signature] Date 15/4/17

Signatures(s) _____ Date _____

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Objection to Grant Planning Permit Part B

WARRNAMBOOL CITY COUNCIL
DATE RECEIVED
18 APR 2017
PLANNING OFFICE

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What application do you object to?

Planning Application Number PP2017-0040

What is the address of the land that is proposed to be used or developed? 103 Merrivale Drive Warrnambool 3280

What is proposed? 2 Homes

What are the reasons for your objection? (If there is not enough room, attach a separate page.)

Recent refusal to issue a permit for development behind houses in Merrivale Drive because of a buffer zone for the proposed Midfield Milk Plant over development on the 103 Merrivale drive exceeding the 60% Rule;

How will you be affected by the grant of a permit? (If there is not enough room, attach a separate page.)

Corner site increased traffic flow on a blind spot. The proposed development will be a danger to school kids walking + cycling to school as it will hinder their vision at the corner site. Proposed development does not fit in with the other houses, loss of privacy



Objection to Grant Planning Permit – Part A

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Who is objecting?

I/We (Names in Block Letters)

Name(s) John ~~He~~ Surname Kelson

Name(s) Tony Surname Kelson

Address 38 Carlsson ST

Warrnambool Post Code 3280

Telephone (Home) 055625003 Telephone (Work) _____

Mobile _____ Facsimile _____

Email afixelsoff@internode.on.net

Signatures(s) _____ Date 17/5/17

Signatures(s) _____ Date 17/5/17

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Warrnambool City Council
18 APR 2017
Ref N* <u>23CA7495</u>
Officer <u>Planning</u>



Objection to Grant Planning Permit - Part B

WARRNAMBOOL CITY COUNCIL
DATE RECEIVED
18 APR 2017
PLANNING OFFICE

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What application do you object to?

Planning Application Number..... PP2017-0040

What is the address of the land that is proposed to be used or developed?.....

103 Merrivale Drive Warrnambool 3200

What is proposed?..... 2 Dwellings on 1 Block.

What are the reasons for your objection? (If there is not enough room, attach a separate page.)

Due to increased Traffic Flow in recent times this has seen a major collision adjacent to the proposed Building Site. Both cars written off. Resulting in one driver hospitalised. Congestion on a corner site over development on a single block?

How will you be affected by the grant of a permit? (If there is not enough room, attach a separate page.)

Does this exceed the 60% Rule. Buffer zone no development. which was knocked back recently behind Merrivale Drives Houses. Childrens Safety crossing the road with extra cars parked along side road on Natur strips. kids cycling to school. Congested site will be to close to Buildings in Davis St + Merrivale Drive



Objection to Grant Planning Permit – Part A

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Who is objecting?

I/We (Names in Block Letters)

Name(s) DAVID Surname DONALDSON

Name(s) _____ Surname _____

Address 66 MERRIVALE DRIVE

Post Code _____

Telephone (Home) 03 55 627638 Telephone (Work) _____

Mobile _____ Facsimile _____

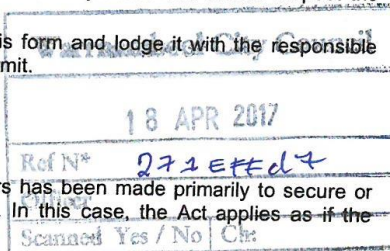
Email _____

Signatures(s) [Signature] Date 16.4.17

Signatures(s) [Signature] Date 16-4-17

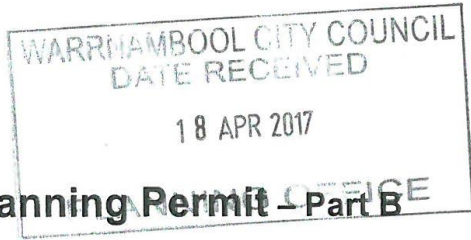
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Objection to Grant Planning Permit - Part B



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What application do you object to?

Planning Application Number..... PP 2017 - 0040

What is the address of the land that is proposed to be used or developed?.....

103 Merrivale Drive Warrnambool
3280

What is proposed?.....

2 Dwellings

What are the reasons for your objection? (If there is not enough room, attach a separate page.)

- ① CONCERNS THAT THE PROPOSAL EXCEEDS THE MAXIMUM COVERAGE OF 60%.
- ② CONCERNS REGARDING AN INCREASE OF TRAFFIC ALONG MERRIVALE DRIVE
- ③ PROPOSED DEVELOPMENT WILL BE INSIDE THE BUFFER ZONE OF M.D.FIELDS PROPOSED M.I.K. PLANT.

How will you be affected by the grant of a permit? (If there is not enough room, attach a separate page.)

TRAFFIC IS DANGEROUS NOW, WITH 2 CARS WRITTEN OFF OUTSIDE THIS PROPOSED BUILDING JUST RECENTLY.

THIS DEVELOPMENT SHOULD NOT BE GRANTED A PERMIT, AS I BELIEVE IT WOULD BE RECKLESS ON THE W.C.C BEHALF KNOW THIS FALL IN A BUFFER ZONE.



Objection to Grant Planning Permit – Part A

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Who is objecting?

I/We (Names in Block Letters)

Name(s) Jode Surname Kelson

Name(s)..... Surname.....

Address 74 Davis Street Warrnambool

Post Code 3280

Telephone (Home)..... Telephone (Work) 0401149190

Mobile..... Facsimile.....

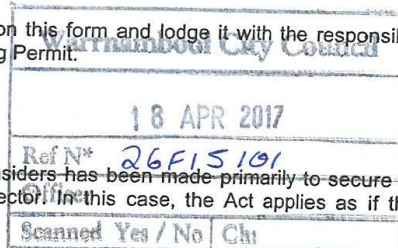
Email.....

Signatures(s) [Signature] Date 17/4/17

Signatures(s)..... Date.....

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Objection to Grant Planning Permit – Part B



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What application do you object to?

Planning Application Number PP2017-0040

What is the address of the land that is proposed to be used or developed? 103 Merrivale Drv Warrnambool - 2 Homes

What is proposed? - 2 house's on the one block

What are the reasons for your objection? (If there is not enough room, attach a separate page.)

People have purchased nearby houses for quality lifestyle now we have a development with 2 units/house to be squeezed into the one block we'll have a traffic increase, more people parking on the nature strips and increased safety risk for children walking and cycling to school.

How will you be affected by the grant of a permit? (If there is not enough room, attach a separate page.)

Increased traffic on a corner site which is already under pressure with both cars and heavy vehicles using the busy road. Safety - children walking and cycling to school which the sidewalk is now used as the M'vale primary school walking path. Also school bus. The size of the dwellings exceeds the recommended 60% site coverage.

Subject: FW: 103 Merrivale Drive - Unit Development

From: Brian Kelson [<mailto:briankelson@hotmail.com>]

Sent: Friday, 23 June 2017 6:50 AM

To: Jodie McNamara

Subject: Re: 103 Merrivale Drive - Unit Development

Hi Jodie,

These are some of my objections that I had listed on the original documents.

Overuse of the land.

Lack of carpark for tenants and visitors.

Proposed dwellings being built inside a buffer zone, this I believe would be reckless on behalf of WCC as it may leave Council vulnerable to litigation. A recent development was not granted a permit because of the buffer zone.

Very busy and dangerous intersection (2 cars written off recently with driver being hospitalised) this will only add to the problems.

Set out of driveways in Davis st pose a dangerous situation.

The fit is not right for the area

Regards,
Brian Kelson.

Delegate Planning Assessment Report

Application Details:

Application is for:	Construction of two (2) dwellings
Applicant's/Owner's Name:	Aboriginal Housing Victoria C/- Live Architecture 21 Banyan St WARRNAMBOOL VIC 3280
Date Received:	2 March 2017
Application Number:	PP2017-0040
Land/Address:	Lot 1 LP 61581 TSH WARR 103 Merrivale Dr WARRNAMBOOL VIC 3280
Zoning:	General Residential Zone
Overlays:	None
Under what clause(s) is a permit required?	32.08 – General Residential Zone
Restrictive covenants on the title?	None
Current use and development:	Residential / Accommodation

Proposal

The proposal is for construction of two new dwellings. The existing house will be demolished. The new dwellings are single storey and are freestanding with no common areas proposed.

Dwelling 1 comprises 2 bedrooms, a single open plan living area and single garage.

Dwelling 2 comprises 3 bedrooms, open plan living room and single garage.

The dwellings are set back 5.8m from Merrivale Drive and 3.1m from Davis Street. Dwelling 1 has frontage, and vehicle access to Davis Street. Dwelling 2 has frontage and vehicle access to Merrivale Drive.

Both dwellings are constructed from a mix of brick and colourbond iron. Both dwellings have skillion roofs with a maximum height of 4m. Each dwelling has private open space accessed from the living areas.

Dwelling 1 garage has a zero setback, the remainder of the dwelling is set back 3.5m from the boundary with 108 Davis Street. The garage for unit 2 has a zero setback to the shared boundary with 101 Merrivale Drive. The remainder of the dwelling is set back 2.5m from this boundary.

Subject site & locality

The site has a total area of 734 square metres and currently contains a single brick veneer dwelling.

The area contains a mix of residential character comprising mainly older homes on conventional sized lots. The site is approximately 400m to the east of Merrivale Primary School.

The site is approximately 230m to the south of land owned by Midfield Meats, and 480m from the processing plant/holding yards on the same land.

Permit/Site History

No planning permit history for the site.

Public Notification

The application has been advertised pursuant to Section 52 of the *Planning and Environment Act 1987*, by:

- Sending notices to the owners and occupiers of adjoining land.
- and

- Placement of a sign at the site's frontage

The notification has been carried out correctly.

Council has received 11 objections to date. The key issues that were raised in the objections are:

- Dwellings constructed too close to neighbour's fence.
- Impact on privacy of adjoining properties as well as increased noise
- Increased traffic and safety impacts on neighbours.
- The development is within the buffer to the milk plant.
- Not consistent with neighbourhood character.
- Increased congestion and safety impact on children walking to school.
- Overdevelopment and concern about site coverage exceeding 60%.

Response to objections:

Traffic

It is considered that there is adequate area provided on site for the parking of resident's vehicles. It is considered that Merrivale Drive has capacity to accommodate the increase in vehicle movements.

Fencing

The applicant has submitted a revised fencing plan. The 1.8m high section of fence is reduced in extent. It is now set back 9m from the corner.

The fencing within 9m of the corner will have a maximum height of 1m. Fencing to the front of dwelling 1 and 2 will have a maximum height of 1m. The reduction in height of the fence will address concerns around visibility. The higher fencing is required for a section of the Merrivale Drive frontage to provide privacy to the open space area of dwelling 1.

Buffer zone

Currently, the buffer zone relates to types of uses which are called up under clause 52.10 – Uses with Adverse Amenity Potential (which are mostly industrial type uses) of the Warrnambool Planning Scheme.

This application is for an additional dwelling within a General Residential Zone which contains an existing dwelling. The provisions of the General Residential Zone do not require a buffer distance to be applied. The requirement for Council to be considerate of the buffer zone for a dwelling application within the General Residential Zone is currently being investigated and undertaken within an Industrial buffer review.

The proposal was referred to the EPA who have offered no objection to the proposal. The EPA have suggested that Council consider potential amenity impacts from the neighbouring industrial area to the site and measures to mitigate against any impacts.

Site coverage

The site coverage for the development is 45% which is within the requirement of Clause 55 that the site coverage not exceed 60%.

Neighbourhood character

The dwellings respond appropriately to the existing character of the neighbourhood. The design is contemporary, low scale and reflects the scale of existing dwellings. The setback of dwellings is reasonable and will not impact on the low scale appearance of the streetscape.

Loss of privacy/increased noise

A 1.8m high fence will be constructed between the dwellings which will prevent overlooking. As the dwellings are single storey potential for overlooking is minimised.

There is unlikely to be any increase in noise as the habitable room areas are located on the northern side, away from the neighbouring dwellings.

Consultation

Consultation was undertaken with objectors to the application and included an on-site meeting with Councillors and Council staff.

Referrals

Section 55 Referrals:

None

Section 52 Referrals:

EPA – the application has been referred as it is located within the recommended buffer of the neighbouring industries.

The authority do not object to the grant of the permit, however have advised that if a permit is granted, that Council consider the potential amenity impacts to the proposed development and measures to mitigate against these impacts.

Internal Referrals:

City Strategy - No objections or further requirements, subject to EPA comments.

Building services - No objections.

Infrastructure services - Conditions required – drainage and vehicle crossings

Assessment

Zoning:

General Residential Zone

The land is zoned General Residential. A permit is required under Clause 32.08-6 to construct two or more dwellings on a lot.

Purpose of the zone:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To encourage development that respects the neighbourhood character of the area.*
- *To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.*
- *To allow educational, recreational, religious, community and a limited range of other nonresidential uses to serve local community needs in appropriate locations.*

Clause 32.08-4 Construction or extension of a dwelling or residential building
Minimum garden area requirement.

The development is required to provide a minimum garden area of 35% of the lot, as the area of the lot is greater than 650 square metres.

A minimum of 255 square metres must therefore be set aside for the garden area. Approximately 300 square metres is set aside as garden area within the development.

Decision guidelines:

For the construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings, the objectives, standards and decision guidelines of Clause 55.

The application has been assessed in detail against Clause 55 and is compliant with the relevant objectives.

The application is consistent with the purpose of the zone. The location is suitable for increase in housing density, as it is located close to Merrivale Primary School and the City Centre.

The proposal is an appropriate design response to the characteristics of the neighbourhood. The neighbourhood is characterised by low scale, mostly single storey dwellings, on large residential lots. Dwellings are well set back from street frontages and are typically constructed from weatherboard, brick or conite/cement sheet. The development maintains the low scale character of the site. The proposal is quite modest comprising two compact, detached dwellings with large areas set aside for landscaping. The proposal will assist with housing diversity by providing for additional affordable housing. The application is therefore not contrary to the purpose of the zone.

The State Planning Policy Framework (SPPF)

13.04-1 Noise abatement

Objective

To assist the control of noise effects on sensitive land uses.

Strategy

Ensure that development is not prejudiced and community amenity is not reduced by noise emissions, using a range of building design, urban design and land use separation techniques as appropriate to the land use functions and character of the area.

13.04-2 Air quality

Objective

To assist the protection and improvement of air quality.

The application has been considered against the objectives for management of noise and air pollution.

Municipal Strategic Statement:

21.07 – Housing

21.07-1 Residential development

Location of residential development

There is capacity for more intensive forms of residential development within close proximity to open space, activity centres and along public transport routes.

Objective 1

To locate new housing within close proximity to existing and/or planned transport corridors, activity centres and open space.

Strategies

- Support increased residential densities in greenfield growth areas and established urban areas within close proximity to existing and/or planned transport corridors, activity centres and open space.
- Support residential infill development within established urban areas that complements the area's neighbourhood character and incorporates appropriate design standards.

Housing diversity**Objective 1****To provide housing diversity to meet community needs.****Strategies**

- Facilitate a range of different housing types in existing urban areas and greenfield growth areas.

Housing affordability**Objective 1****To provide opportunities for affordable housing****Strategies**

- Provide a diversity of housing types and lot sizes in locations that support appropriate access to employment, education, cultural, recreational, health and social services.

Relevant Particular Provisions

Clause 55 – More than one dwelling on a lot.

The application has been assessed against Clause 55 and is consistent with the relevant objectives.

Recommendation

That Council: having caused notice of Planning Application No. PP2017-0040 to be given under Section 52 of the *Planning and Environment Act 1987* and or the planning scheme having considered all the matters required under Section 60 of the *Planning and Environment Act 1987* decides to issue a Notice of Decision to Grant the application for a planning permit under the provisions of Clause 32.08 of the Warrnambool Planning Scheme in respect of the land known and described as ALLOT Lot 1 LP 61581 TSH WARR, 103 Merrivale Dr WARRNAMBOOL VIC 3280, for the Construction of two (2) dwellings in accordance with the endorsed plans, subject to conditions

Planner
Responsible:

Delegate:

Signature:

Signature:

Date:

Date:

APPENDIX F – APPLICANTS RESPONSE TO OBJECTIONS

LiveArchitecture
Fiona Golding Architect

8th May 2017

Erin Sonogo
Planner, Warrnambool City Council
25 Liebig St
Warrnambool VIC 3280

Warrnambool City Council	
- 9 MAY 2017	
Ref N°	27ES 00FF
Officer	Planning
Scanned	Yes / No / Ch

Dear Erin,

RE: SUBMISSIONS / OBJECTIONS RECEIVED
Planning Permit Application Number: PP2017-0040
Construction of two (2) dwellings
103 Merrivale Drive, Warrnambool VIC 3280

Please be advised that 10 objections were received regarding the above mentioned project. The response to these objections is broken into seven main themes as follows;

1. TRAFFIC & SAFETY

- *Traffic increase (noted by all 10 objectors)*
As the site already has a three bedroomed dwelling, traffic will only increase from this development by one or two cars, linked to Home 1 (2 bedroomed home). This is not considered to be a large increase. The site is located close to the CBD and public transport and the design of the homes allow them to be accessible for the aged. Due to these reasons it may even be possible that occupants could live in the dwelling without owning a car.
- *Increase risk for children walking and cycling to school (noted by 5 objectors)*
- *More dangerous for pedestrians walking (noted by 2 objectors)*
There is a proposed increase of 1m high front fences compared to what is currently on site, with only 6.9m of 1.8m high fencing proposed in comparison to the existing 14m length of 1.8m high fencing. This will allow for a greater level visibility and safety for pedestrians to both streets.

An amendment to the fencing is proposed as noted on attached D01 Revision A. All fencing within 9m from the corner will be no higher than 1m. This will also allow for greater visibility and safety for traffic and pedestrians alike at the corner.

2. PARKING

- *More people parking on the nature strips (noted by 3 objectors)*
Home 1 (2 Bedroom) has a car space in the garage and a visitor space in the driveway, while Home 2 (3 Bedroom) also has a space in the garage and space for 2 visitors in the driveway on the site. This is within the requirements of the Planning scheme. Although parking on the nature strips is common in Warrnambool it is at the discretion of the Council whether this practice is allowable. It is noted that the existing tree fronting Merrivale Drive prevents any cars parking on this nature strip.



3. OVERDEVELOPMENT

- *Size of dwellings exceeds the recommended 60% site coverage (noted by 5 objectors)*

The Site coverage for both proposed homes is **45%** as noted on Drawing D01 and is well below the maximum allowable coverage of 60%.

- *Impact of medium density*

Medium density is encouraged by Warrnambool City Council where it is located in an area that is close to facilities and public transport. This site is an ideal location as it is close to existing facilities and public transport. Corner sites are common for medium density as each dwelling can have an individual frontage to each street. Medium density development creates variety in the neighbourhood and allows for dwelling diversity choice for those wanting a smaller home close to facilities, for example the aged or single parent families.

4. INDUSTRIAL BUFFER

- *Buffer zone for the proposed Milk Plant (noted by 5 objectors)*

The buffer zone for the proposed Milk Plant is 100m which will not affect this development.

The site is located in the General Residential Zone and currently there are no overlays to limit development in regards to the Industrial buffer. The Industrial Buffer Review is currently in a draft form and being further developed by Council in regard to nearby industrial development. The draft report notes that Council may undertake future measures in the buffer area, which the proposed site falls into. An appropriate landscaping buffer is proposed backing existing residences to the north side of Merrivale Drive & the site is proposed to be rezoned to GR22. At this stage the application needs to be assessed against the existing planning provisions in place and any additional requirements nominated by Council.

5. NEIGHBOURHOOD CHARACTER

- *Proposed development does not fit in with the houses*
- *Concerned that the lot size does not fit the neighbourhood character (noted by 2 objectors)*

As noted above, medium density allows for greater dwelling choice. Merrivale Drive and Davis Street have a combination of older homes and newer infill development. The existing pattern of development has properties with varied width street frontages. For example, 98 & 96 Davis Street have frontages less than 13m wide which reflects medium density proportions. The proposed dwellings allow for a 15m and 22m wide frontages which reflect the existing neighbourhood character. Landscaping is also proposed that will maintain the existing character of landscaping around dwellings.

6. PRIVACY

Loss of privacy

The existing south boundary fence is 1.8m high which provides screening from the proposed dwellings into adjoining property. It is noted that the adjoining residence on Davis Street is at a higher level and will actually overlook the proposed development.

A new east boundary fence is proposed that is 1.8m high to maintain privacy between the adjoining property fronting Merrivale Drive.

LiveArchitecture
Fiona Golding Architect

- *Dwellings will be too close to my fence and therefore will be an invasion of my privacy. My bedroom is adjacent to the fence and have dwelling 1 built right upon my boundary will incur extra noise.*

The dwelling to the south facing Davis Street has a driveway adjoining the boundary, therefore bedroom windows are located more than 3.5m from the boundary. No extra noise is expected than that generated from the use of a residential dwelling.

- *Congested site will be close to Buildings in Davis Street*

The proposed setback to the south boundary is 1.1m and the garage of proposed Home 1 is to be constructed on the boundary. These setbacks are within the allowable standards. A new single dwelling on the site could also be built with these setbacks without consultation with the adjoining neighbours as it is within the regulations.

7. OTHER

- *The potential for this development to impact negatively on surrounding properties*

The proposed dwellings have a low potential for impacting negatively on surrounding properties as they both meet all the required standards of Clause 55 which are intended to reduce negative impact to adjoining properties.

The proposed two dwellings will provide greater diversity in the size of dwellings available in an existing vibrant and accessible location of Merrivale. Issues of traffic and pedestrian safety have been considered in the design of the homes and it is believed that by retaining the existing crossover on Merrivale Drive and the addition of a new crossover on Davis Street adjoining a neighbouring existing crossover maintain safety at the highest level. A further amendment to the 1.8m high rear fencing of Home 1 increases visibility and safety at the corner.

The two dwellings have been designed to the current standards and meet all of the requirements to ensure that they have minimal negative impact on adjoining dwellings.

Please advise if any further information is required in order to make a decision on this application.

Kind regards,

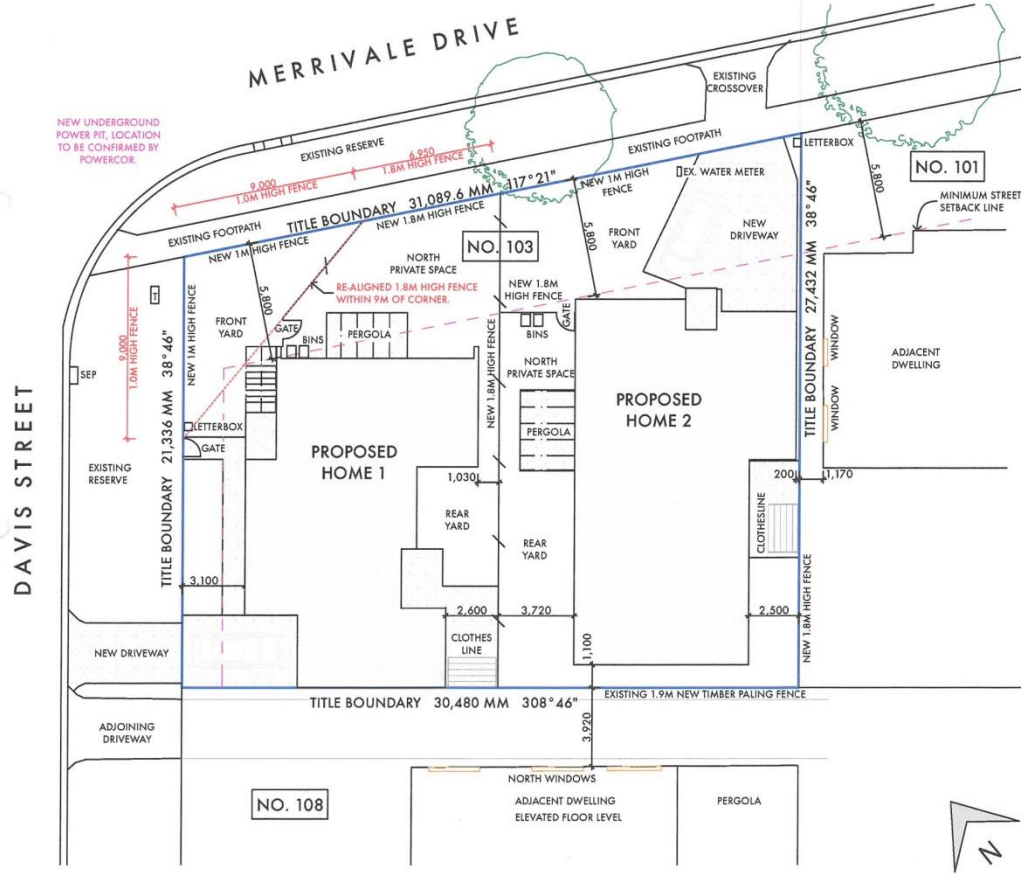


Fiona Golding



Drawing Schedule

- D01 Proposed Site Plan
- D02 Proposed Plan
- D03 Proposed Elevations - House 2
- D04 Proposed Elevations - House 1
- D05 Proposed Shadow Diagrams



Proposed Site Plan
Scale 1:200



Locality Plan

JOB NO. 1662
REV. A
D01
SCALE 1:200
MAY 2017
DRAWN: FG

WARRNAMBOOL CITY COUNCIL
DATE RECEIVED
- 9 MAY 2017
PLANNING OFFICE

AREAS	
HOME 1 - 2 BEDROOMS	
RESIDENCE	112 M ²
GARAGE	28 M ²
PORCH & PERGOLA	12 M ²
SECLUDED PRIVATE OPEN SPACE	
HOME 2 - 3 BEDROOMS	
RESIDENCE	142 M ²
GARAGE	28 M ²
PORCH & PERGOLA	12 M ²
SECLUDED PRIVATE OPEN SPACE	
SITE	740 M ²
SITE COVERAGE	334 M ² OR 45%
PERMEABILITY	333 M ² OR 42%

Live Architecture
Principal: Fiona Golding ABN 979 4803 4505 A: 21 Banyan St, Warrnambool
P: 03 5561 4334 M: 0409 911 583 E: Fiona@livearchitecture.com.au
ABORIGINAL HOUSING VICTORIA
2 NEW HOMES @ 103 MERRIVALE DRIVE, WARRNAMBOOL

LiveArchitecture
Fiona Golding Architect

19th June 2017

Erin Sonogo
Planner, Warrnambool City Council
25 Liebig St
Warrnambool VIC 3280

Dear Erin,

RE: MEDIATION MEETING FOLLOW UP
Planning Permit Application Number: PP2017-0040
Construction of two (2) dwellings at 103 Merrivale Drive, Warrnambool

A significant concern of objectors at the mediation meeting revolved around the existing safety of traffic and parking along Merrivale Drive and Davis Street intersection. The main objection is noted below;

1. TRAFFIC & SAFETY

- *Traffic increase (noted by all 10 objectors)*

Could Council forward through the following information to objectors which directs them to VicRoads' public forum for raising **current** traffic safety concerns;

VicRoads

Social Pinpoint

<https://vicroads.mysocialpinpoint.com/countryroads#/>

An interactive map where you can zoom in on Warrnambool and note roads that require maintenance, additional road safety measures, issues around freight or a future priority. Photos can be uploaded here.

Currently there is only one comment for the Davis St – Merrivale Drive intersection which I added to convey the neighbourhood concerns after the Mediation Meeting. I recommend that objectors also express concerns here in their own words.

Engage VicRoads

https://engage.vicroads.vic.gov.au/countryroads-greatsouthcoast/forum_topics/great-south-coast-discussion#comments

Also a discussion board where safety concerns can be submitted.

Report a Road Issue

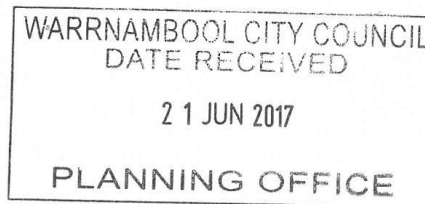
<https://www.vicroads.vic.gov.au/traffic-and-road-use/report-a-road-issue>

Non urgent road issues can be logged here.

Kind regards,



Fiona Golding



5.6 ALLANSFORD MECHANICS INSTITUTE HALL COMMITTEE

PURPOSE

This report recommends the reappointment of the Allansford Mechanics Institute Hall Committee as a Special Committee of Council under Section 86 of the Local Government Act 1989.

EXECUTIVE SUMMARY

- The Allansford Mechanics Institute Hall has been managed by a Special Committee of Council since 2002.
- The Hall Committee is established as a Special Committee of Council as this gives power to Council under the Local Government Act 1989 to delegate responsibility for day to day operation of the facility to the Committee.
- Council empowers this delegation triennially.
- The Instrument of Delegation is overdue for renewal, and it is recommended that Council update the Instrument of Delegation accordingly.

MOVED: CR. ANDERSON

SECONDED: CR. NEOH

- 1. That Council renew the Special Committee of Council under Section 86 of the Local Government Act to continue to act as the Committee of Management for the Allansford Mechanics Institute Hall.**
- 2. That Council approve the Instrument of Delegation attached to this report as the instrument for the Committee of Management for the Allansford Mechanics Institute Hall.**
- 3. That the persons listed below be appointed to the Committee of Management for the Allansford Mechanics Institute Hall:**
 - Alan MacCulloch
 - Beverley Byron
 - Marianne MacCulloch
 - Shane Onyett
 - Carolyn Onyett
 - Geoff Parsons
 - Jeff Uebergang
 - Judy Walters
 - Chris Wilkinson

CARRIED – 7:0

BACKGROUND

The Allansford Mechanics Institute Hall is located in Ziegler Parade Allansford and comprises a main hall area, supper room, kitchen, toilets and stage. The Hall functions as a meeting place and venue for social and other functions for the residents, clubs and organisations of Allansford.

Council owns the Hall and the land it occupies, ownership having been transferred from the former Shire of Warrnambool under arrangements implemented as part of the municipal restructure process that occurred in South West Victoria in 1994.

Under the former Shire of Warrnambool, the Hall was managed by a Committee established under Section 86 of the Local Government Act. Under this arrangement the Committee was provided with delegated authority from the Council to manage the Hall. Following municipal restructure, the Committee continued to function as management body for the Hall, without having formal appointment by Warrnambool City Council.

Following discussions with the Committee, on 22 July 2002, Council adopted a recommendation that a Special Committee of Council under Section 86 of the Local Government Act 1989 should be established to act as the Committee of Management for the Allansford Mechanics Institute Hall. Establishing a Special Committee gives power to Council under the Local Government Act 1989 to delegate responsibility for day to day operation of the facility to the Committee. Committee members are also covered for public liability insurance while undertaking their duties under Council's insurance cover.

Members of the Committee are general community representatives.

The three year term for the Committee expired on 31 of December 2015. This administrative oversight arose due to the renewal process requirement not being adequately documented, and was not discovered until recent discussions with the Committee. Under the revised Instrument of Delegation provided by Maddocks (refer below), the delegation to the Committee remains in force until Council resolves to vary or revoke it.

UPDATED DELEGATION

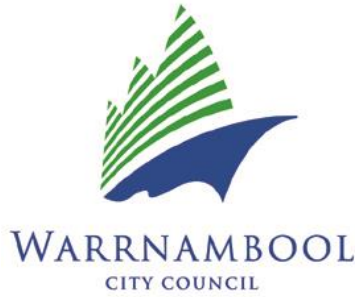
The current Committee continues to fulfil an important role for the Hall and the Allansford community in managing the venue. It is recommended that the Committee of Management arrangement continue.

The Instrument of Delegation and Schedule have been reviewed and updated in line with advice from Council's Risk Branch and Maddocks (refer **Appendix A**).

It is therefore recommended that Council renew the Special Committee of Council under Section 86 of the Local Government Act to continue as the Committee of Management for the Allansford Mechanics Institute Hall.

CONSULTATION

Council liaises regularly with the Secretary of the Committee of Management and attends the annual general meeting to manage the appointment of office bearers for the following year.



**Warrnambool City Council
Instrument of Delegation
Allansford Mechanics Institute Hall
Special Committee**

Warrnambool City Council (**Council**) delegates to the special committee established by resolution of Council passed on 22 July 2002 and known as the Allansford Mechanics Institute Hall Special Committee (**the Committee**), the powers and functions set out in the Schedule, and declares that:

1. this Instrument of Delegation is authorised by a resolution of Council passed on the 3rd day of July 2017;
2. the delegation:
 - 2.1 comes into force immediately the common seal of Council is affixed to this Instrument of Delegation;
 - 2.2 remains in force until Council resolves to vary or revoke it; and
 - 2.3 is to be exercised in accordance with the guidelines or policies which Council from time to time adopts; and
3. all members of the Committee will have voting rights on the Committee.

Warrnambool City Council seal

.....
THE COMMON SEAL of **WARRNAMBOOL CITY COUNCIL** was affixed in the presence of:-

.....
 Chief Executive Officer
 Being a delegated officer pursuant to
 Local Law 1-2016 C11 of the Council.

Witness

.....

SCHEDULE**Powers and functions**

To exercise Council's functions and powers to perform Council's duties in relation to the management of the Allansford Mechanics Institute Hall, and for those purposes:

1. The Committee shall generally be to manage the operation of the Allansford Mechanics Institute Hall on behalf of Council in the best interests of the residents of Council. Therefore the Committee is required to:
 - a) Oversee the day to day operation of the facility;
 - b) Act within the powers functions and duties assigned to the Committee as determined by Council; and
 - c) Promote use of the facility and support its development as a community asset.
2. The Committee shall keep books of accounts and such records may be subject to Council inspection from time to time. The Committee shall prepare an annual financial statement for the operation of the facility.
3. The Committee shall submit a list of fees and charges to Council for approval as required.
4. The Committee shall submit any policy developed regarding use of the Hall to Council for approval.
5. The Committee shall hold an Annual General Meeting to elect from amongst its members persons to act as Chairperson, Secretary and Treasurer.
6. Membership of the Committee, including any additions, deletions or replacements, shall be subject to approval by Council.
7. Do all things necessary or convenient to be done for or in connection with the performance of those functions, duties and powers.

Exceptions, conditions and limitations

The Committee is not authorised by this Instrument to:

1. Enter into contracts or incur expenditure exceeding ten thousand dollars or borrow money without approval of Council.
2. Exercise the powers which, by force section 86 of the Act, cannot be delegated.

The Council

1. Council shall provide assistance to the Committee with:
 - a) Administration and technical advice where appropriate;
 - b) Allocation of annual funding for repairs and maintenance to the Hall;
 - c) Public liability insurance cover for committee members while undertaking their duties; and
 - d) Property and contents insurance cover for the Hall.

5.7 ADVISORY COMMITTEE REPORTS**PURPOSE**

This report contains the record of three Advisory Committee meeting.

REPORT

1. **International Relations Advisory Committee**
Tuesday 30 May 2017 – refer **Appendix A**
2. **Environment & Planning Advisory Committee**
Wednesday 7 June 2017 – refer **Appendix B.**
3. **Economic Development Advisory Committee**
Wednesday 14 June 2017 – refer **Appendix C.**

MOVED: CR. NEOH
SECONDED: CR. CASSIDY

That the Advisory Committee reports be received.

CARRIED – 7:0

MINUTES
of the
INTERNATIONAL RELATIONS ADVISORY COMMITTEE (IRAC)
held in **Reception Room** at the
Civic Centre on Tuesday 30 May 2017 at 4.05pm.

B U S I N E S S

1. Attendees

Cr. Tony Herbert (Chair)
Andrew Paton, Director City Growth
Shaun Miller, Manager Economic Development & Investment
Les Gardiner
David McKenzie
Michelle Joseph
Sawako Suzuki
Robert Askew
Troy Tampion
Carolyn Moore

Apologies

Ken Howell
Annabel Cussen

2. WELCOME TO THE MEMBERS OF THE INTERNATIONAL RELATIONS ADVISORY COMMITTEE

Chair welcomed the new members to introduce themselves to the committee and thanked each member for their time

3. SISTER CITY AND PROPOSED SISTER-CITY UPDATES

a) Warrnambool (AU) & Miura, KN, Japan

- S Miller reported that Caitlin Pickert (Warrnambool's current ALT) has decided leave her position in July and that Miura City Hall has requested Warrnambool City Council to seek a new candidate to take over from Caitlin beginning in July/August 2017 and also seek an extra ALT to begin work in April 2018.
- S Miller reported that expressions of interest advertisement through the WCC noticeboard had taken place for two weeks (May 6 & 13 2017) and advising the committee that strong candidates had applied for the position with interviews to be conducted in June 2017.
- A Paton spoke about the \$20,000 allocation for the Miura Warrnambool friendship garden from the small infrastructure fund to move foundation stone, construct retaining wall.
- David McKenzie spoke of the importance in the development of a program of maintenance of the friendship garden, while also highlighting ideas for future opportunities to activate the garden through events or mini concerts (referencing an event with Russell Goodyear as a strong example).
- Troy Tampion suggested the utilisation or partnership with students or schools to help undertake the gardening and maintenance of the friendship garden.

b) Warrnambool (AU) & Changchun, JI, China – update

- S Miller reported the delegations that have taken place with Changchun during the past 12 months, including a high level inbound delegation in October 2016 which involved a range of local businesses and industries including education, agribusiness and tourism sectors.
- S Miller spoke about the local business support program in the Warrnambool China Bureau and requested feedback on direction 5 of the Warrnambool City Councils DRAFT China Strategy.
- A Paton discussed some recent results through the relationship including the upcoming announcement of a sister-city scholarship program between Deakin University Warrnambool and Changchun, also updating the committee on the a research project between Changchun's centre for disease control (CDC) and Deakin University.
- S Miller presented insight to the types of support Changchun had been offering Warrnambool City in China including the airing of a 15 minute travel program highlighting the cities natural advantages in Changchun to approximately 10 Million people.

c) Warrnambool (AU) & Knoxville, IA, USA – update

- A Paton discussed the overview and background to synergies in the sprint car speedway events between Warrnambool and Knoxville.
- R Askew who will be attending the Knoxville National event this year indicated a proposal to take a letter from the Warrnambool Mayor proposing a formalising of links in a sporting economic partnership.
- S Miller suggested he would contact David Mills (General Manger of Premier Speedway) to the measures the Speedway provides the city through an economic impact study.

4. OTHER BUSINESS

- Michelle Joseph proposed a modifying of the ALT program for Miura City Council to employ a 'GAP Year' Teaching Assistant. The Assistant would be a student who has studied Year 12 at either Emmanuel College or Brauer College and that they live with a host family rather than in an apartment.
- The committee agreed to take the idea further suggesting Michelle Joseph structure the idea for Council to forward to Miura for feedback.
- Michelle Joseph introduced Sawako Suzuki to the committee and offered translation support for the group and Council in correspondence with Miura City.
- Carolyn Moore requested the opportunity to discuss a Haiku trail in Warrnambool at a future IRAC meeting.

MEETING CLOSE: 5.30pm**Next Meeting:** 29th August , 4-5 pm Reception Room Civic Centre (WCC)



Environment and Planning Advisory Committee Meeting Minutes					
Date	Wednesday 07 June 2017	Time	05:30 PM to 6:30 PM	Location	Committee Room 1 – Civic Centre
Committee Members	Chair Cr. Peter Hulin, Cr. David Owen, Trish Blakeslee, Fiona Golding, Glenistair Hancock, Bruce Campbell, Amanda Gaffey, Ben Pohlner, Leanne Williams, Steve Myers				
Council Officer Invitees	Jodie McNamara, Manager City Strategy & Development, Lauren Schneider, Co-ordinator City Sustainability Andrew Paton, Director City Growth				
No	What				Who
1.	Apologies				Chair
2.	Introductions – Committee members and council officers introduced themselves and interests				Chair
3.	Overview of the City Growth Directorate and City Strategy & Development An overview of the City Growth Directorate and City Strategy and Development was provided to the committee.				Jodie McNamara
4.	Upcoming Strategic Projects in City Sustainability An outline of the City Sustainability projects and initiatives was provided, including the Green Report which highlights the key outcomes and achievements of the Environmental Sustainability Strategy. Upcoming projects include: <ul style="list-style-type: none"> Review of the Environment Sustainability Strategy Review of the Warrnambool Coastal Vegetation Management Plan 				Lauren Schneider



		Meeting Minutes
5.	<p>Goal Setting</p> <p>The committee discussed goals for the next 12, 24 months. The key areas for goals setting are:</p> <ul style="list-style-type: none"> • Connectivity – of greater Warrnambool, paths and connections and the opportunity to value add to the experience of pedestrians and cyclists. • The Promenade – the current uses and what's the future for this area. • Plastic Bags – possible project with renewed momentum. • Environment Sustainability Strategy Review – opportunity for future outcomes. • Open Space – principles for development of open space. • Built Environment – new and existing development, response to open space. • Connecting to Environment – for mental health/culture/art. • Community Renewable Energy – opportunity for projects in the region. • Waterway health and improvements. <p>Opportunity for the committee to undertake a pilot project – members to consider ideas for further development by the committee.</p> <p>An outline and opportunity to contribute to W2040 was discussed.</p>	All
6.	<p>General Business</p> <ul style="list-style-type: none"> - Set Calendar for the year ahead – committee meetings will be scheduled every 2 months. - Meeting agenda and any associated information will be circulated in advance of meeting. 	All

**GOALS – whiteboard notes**

- Connectivity – bike paths
- Value adding to our paths to promote wellness
- Promenade – Pt Ritchie – Breakwater
- Plastic Bags – set target
- Environment Strategy Review
- Urban biodiversity corridors
- Principles for public open space – greenfield
- Russells creek
- Built environment – new / interface with Public Open Space
- Connect wellbeing with spaces
- Renewable energy / support / plan for
- Keep Warrnambool's identity
- Lead a pilot project
- Education
- Energy
- Waterways' health partnerships – cma
- Breakwater precinct
- Safety – walking, children / veins to city
- New housing estates , better planned
- Biodigester

MINUTES

Economic Development Advisory Committee (EDAC)

held in **Committee Room 1** at the
Civic Centre on Wednesday 14 June 2017 at 12.05pm.

B U S I N E S S

1. Attendees

Cr. Tony Herbert (Chair)
Cr. Peter Hulin
Shaun Miller, Manager Economic Development & Investment
Martin Ellul
James Tait
Dr. Helen Scarborough
Rob Lane
Doreen Power
Dean Luciani
Catherin Smith
Eddie Ivermee

Apologies

Karen Foster
Alistair McCosh
Andrew Paton, Director City Growth

2. WELCOME TO THE MEMBERS OF THE ECONOMIC DEVELOPMENT ADVISORY COMMITTEE

Chair welcomed the newly formed committee and thanked each member for their time.

3. GROUP OUTCOMES SOUGHT

Chair open's up the meeting to allow each committee member to express their desires about what they want to the committee to achieve.

Some key overarching points from the committee included –

- Engagement of the community
- Talent within the local region needing to be unlocked
- Partnerships are of great importance
- Education growth and support of utmost importance
- Alignment to State and Federal Government policies
- Issues that may be affecting Warrnambool are not Warrnambool specific but common regional issues
- The need for businesses to work and collaborate together for the greater good and how we may be able to support to this
- Advertising improvements
- Need for a “one voice” united approach for not only the Warrnambool community but the region as a whole to work together and build towards a common goal.

Chair thanked each member of the committee for their contribution and made mention of the “positive vibes of the group”.

4. **ECONOMIC DEVELOPMENT AND INVESTMENT STRATEGY**

Council's Economic Development and Investment Manager Shaun Miller spoke about the Council adopted Economic Development and Investment Strategy document.

The term plan of the strategy focuses on 5 key areas –

1. Economic Leadership and Collaboration
2. Infrastructure and transport
3. Investment attraction and business support
4. Skills and employment
5. Visitor economy and regional city liveability

Some of the key components discussed by the committee regarding the Strategy included -

- Rob Lane mentioned that we don't have a "crisis" here but the need to move forward is a strategic priority.
- Dr. Helen Scarborough asks about the alignment of partnerships with other regional cities; Dean Luciani that leadership and goals for the region need to be done in a holistic manner.
- Rob Lane mentions the importance of "jobs first" over lifestyle and the need to provide those looking to make the move to the region with the jobs they are seeking.
- Martin Ellul stressed the importance of collaboration with the State and Federal governments and aligning ourselves with their roles and creating strong bonds with RDA and RDV.
- Cr. Hulin spoke of the importance of tourism to our city and region and how we should be looking attract more of this market to our doorstep.

5. **Warrnambool City Council China Strategy**

The committee were asked to provide feedback on the Warrnambool City Council's China Strategy document with Martin Ellul suggesting a stronger key point 4 that speaks of Government policy and direction towards the project.

MEETING CLOSE: 1.45pm

Next Meeting: 2017 TBC

5.8 ASSEMBLY OF COUNCILLORS

PURPOSE

The purpose of this report is to provide the record of any assembly of Councillors, which has been held since the last Council Meeting, so that it can be recorded in the Minutes of the formal Council Meeting.

BACKGROUND INFORMATION

The Local Government Act provides a definition of an assembly of Councillors where conflicts of interest must be disclosed.

A meeting will be an assembly of Councillors if it considers matters that are likely to be the subject of a Council decision, or, the exercise of a Council delegation and the meeting is:

1. A planned or scheduled meeting that includes at least half the Councillors (5) and a member of Council staff; or
2. an advisory committee of the Council where one or more Councillors are present.

The requirement for reporting provides increased transparency, particularly the declarations of conflict of interest.

REPORT

Section 80A(2) of the Local Government Act 1989 requires the record of an Assembly of Councillors be reported to the next practicable Ordinary Meeting of Council.

The record of the following Assembly of Councillors is enclosed:-

1. Friday 2 June 2017 – refer **Appendix A**
2. Wednesday 7 June 2017 – refer **Appendix B**
3. Thursday 15 June 2017 – refer **Appendix C**
4. Thursday 22 June 2017 – refer **Appendix D**
5. Monday 26 June 2017 – refer **Appendix E**

MOVED: CR. HULIN
SECONDED: CR. ANDERSON

That the information be received.

CARRIED – 7:0

APPENDIX A**Assembly of Councillors Record**

Purpose of meeting:	Special Councillor Briefing
Meeting date:	2 June 2017
Start time:	4.00pm
Councillors present:	Cr. K Gaston – Chairperson Cr. R Anderson Cr. S Cassidy Cr. P Hulin Cr. M Neoh
Council Officers present:	Andrew Paton, Acting Chief Executive Scott Cavanagh, Director City Infrastructure Vikki King, Director Community Development Peter Utri, Director Corporate Strategies Jodie McNamara, Acting Director City Growth Tina McLeod, Manager Children & Family Services
Other persons present:	Sam Lucas, Warrnambool Bus Lines
Apologies:	Cr T Herbert Cr D Owen
Conflict of Interest Disclosures:	Nil
Items discussed:	<ul style="list-style-type: none"> ▪ CBD bus transfers ▪ After-care kinder care
Other items raised by Councillors & Officers:	Nil.

The meeting closed at 5.15pm.

APPENDIX B**Assembly of Councillors Record**

Purpose of meeting:	Special Councillor Briefing
Meeting date:	7 June 2017
Start time:	4.00pm
Councillors present:	Cr. K Gaston – Chairperson Cr. R Anderson Cr. S Cassidy Cr T Herbert Cr. P Hulin Cr D Owen Cr M Neoh (By Conference call link)
Council Officers present:	Andrew Paton, Acting Chief Executive Scott Cavanagh, Director City Infrastructure Vikki King, Director Community Development Peter Utri, Director Corporate Strategies Jodie McNamara, Acting Director City Growth Tina McLeod, Manager, Children & Family Services
Other persons present:	
Apologies:	
Conflict of Interest Disclosures:	Scott Cavanagh, Director City Growth in relation to Small Infrastructure Fund
Items discussed:	<ul style="list-style-type: none"> ▪ Small Infrastructure Fund – Confirmation of Fund Allocation ▪ Submissions To Council Plan ▪ Submissions To 2017-18 Budget ▪ After kinder care discussion
Other items raised by Councillors & Officers:	Nil.

The meeting closed at 5.30pm.

APPENDIX C**Assembly of Councillors Record**

Purpose of meeting:	Councillor Briefing
Meeting date:	15 June 2017
Start time:	5.00pm
Councillors present:	Cr M Neoh Cr. P Hulin Cr. T Herbert Cr. R Anderson Cr. D Owen Cr S Cassidy
Council Officers present:	Jodie McNamara, Manager City Strategy & Development James Phillips Coordinator City Development
Other persons present:	
Apologies:	Cr K Gaston
Conflict of Interest Disclosures:	Nil.
Items discussed:	<ul style="list-style-type: none"> Planning Permit Application PP2017-0040, 103 Merrivale Drive, Warrnambool
Other items raised by Councillors & Officers:	Nil.

The meeting closed at 6.00pm.

APPENDIX D**Assembly of Councillors Record**

Purpose of meeting:	Special Councillor Briefing
Meeting date:	22 June 2017
Start time:	3.30pm
Councillors present:	Cr. K Gaston – Chairperson Cr. R Anderson Cr. S Cassidy Cr T Herbert Cr. P Hulin Cr. M. Neoh Cr D Owen
Council Officers present:	Bruce Anson, Chief Executive Andrew Paton, Director City Growth Scott Cavanagh, Director City Infrastructure Peter Utri, Director Corporate Strategies
Other persons present:	
Apologies:	Nil
Conflict of Interest Disclosures:	
Items discussed:	CBD Renewal Works and Contract.
Other items raised by Councillors & Officers:	Nil.

The meeting closed at 4.30pm.

APPENDIX E**Assembly of Councillors Record**

Purpose of meeting:	Councillor Briefing
Meeting date:	26 June 2017
Start time:	3.30pm
Councillors present:	Cr S Cassidy Chair Cr M Neoh Cr. P Hulin Cr. T Herbert Cr. R Anderson Cr. D Owen
Council Officers present:	Bruce Anson, Chief Executive Peter Utri, Director Corporate Strategies Vikki King, Director Community Development Jodie McNamara, Acting Director City Growth Glenn Reddick, Manager City Amenity David Harrington Manager Finance Glendon Dickinson Manager Revenue and Property
Other persons present:	
Apologies:	Cr K Gaston
Conflict of Interest Disclosures:	none
Items discussed:	<ul style="list-style-type: none"> ▪ Parking Meter Options ▪ Infrastructure Design Manual (IDM) Sustainable Infrastructure Guidelines ▪ Proposed Notice of Motion – No. 2146 ▪ Loan Guarantee – Warrnambool RSL ▪ Related Party Disclosure ▪ Allansford Mechanics Institute Hall ▪ Planning Permit Application PP2017-0040 - 103 Merrivale Drive Warrnambool ▪ Monthly Financial Report – April 2017 ▪ Major Projects ▪ 163 Timor Street Warrnambool ▪ Warrnambool Open Space Strategy - Three Year Progress Report ▪ Warrnambool City Centre Renewal Business Support Plan ▪ Kerbside Collection Contract Extension ▪ Transactional Banking Service Tender
Other items raised by Councillors & Officers:	<ul style="list-style-type: none"> ▪ The timing of parking being made available from the completion of Stage 1a of City Centre development. ▪ Investigate the removal of newly planted trees outside of Deakin University. ▪ Call was made for improvements in process in relation to service reviews where service cuts are being flagged ▪ A briefing was sought at a future date for preparation and consideration of notices of motion to the local government National General Assembly. ▪ Recognition of Warrnambool's part in the Shipwreck Coast master plan development ▪ Consideration at a future briefing of the proposed public art work for the Liebig Street development

	<ul style="list-style-type: none">▪ Call was made for a Council workshop in relation to the implications for rate capping on Council's long term financial position▪ Councillors have attended the relaunch of the Flagstaff Hill opening and are looking at the next steps and a review of the project
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The meeting closed at 6:45

5.9 MAYORAL & CHIEF EXECUTIVE COUNCIL ACTIVITIES – SUMMARY REPORT**PURPOSE**

This report summarises Mayoral and Chief Executive 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
6 June 2017	Warrnambool	Mayor – Attended the Food Share Board meeting.
7 June 2017	Warrnambool	Mayor – Officially opened the 118 th Annual Victorian Apiarists Association Conference held in Warrnambool.
9 June 2017	Warrnambool	Mayor – Attended the launch and presentation of RMIT Architecture Students’ pavilion design exhibition held at Warrnambool Art Gallery.
13 June 2017	Warrnambool	Mayor – Attended the Rotary Club of Warrnambool Changeover.
14 June 2017	Melbourne	Mayor – Attended the Regional Cities Victoria meeting.
16 June 2017	Warrnambool	Mayor – Presented “1000 Books Before School” certificates to the first children in Warrnambool to achieve this goal at the Warrnambool Library.
18-22 June 2017	Canberra	Mayor, Crs Herbert, Hulin & Director Corporate Strategies – Attended the National General Assembly of Local Government.
26 June 2017	Hamilton	Mayor & Chief Executive – Attended the Great South Coast Board meeting.
26 – 29 June 2017	Changchun, China	Mayor & Director City Growth – Visited Sister City Changchun and signed a Memorandum of Understanding between Warrnambool, Deakin and Changchun offering 36 scholarship to Chinese students over the next 3 years to study at Deakin Warrnambool.
27 June 2017	Lake Bolac	Chief Executive & Director Corporate Strategies – Attended the Local Government Round Table Forum with Senator the Hon. Fiona Nash, Minister for Regional Development and Dan Tehan.
29 June 2017	Queenscliff	Chief Executive – Attended the Regional Development Australia Barwon South West meeting.

MOVED: CR. OWEN
SECONDED: CR. CASSIDY

That the Mayoral and Chief Executive Council Activities- Summary report be received.

CARRIED – 7:0

6. NOTICE OF MOTION - NO. 2146 – CR. DAVID OWEN

MOVED: CR. OWEN
SECONDED: CR. CASSIDY

That the Warrnambool City Council:

- a) Publicly supports marriage equally, irrespective of sex or gender identity.
- b) Writes to State and Federal Members of Parliament, the Victorian Equal Opportunity and Human Rights Commission and the Commonwealth Human Rights and Equal Opportunity Commission, advising them of that support.
- c) The Mayor writes to neighbouring Councils advising them of this motion and requests that they consider support for this important human rights issue.
- d) Receive a report from officers on the cost to Council of erecting another flag pole to proudly fly the rainbow flag in a prominent location.

CARRIED – 7:0

7. PUBLIC QUESTION TIME

Nil.

8. CLOSE OF MEETING

The meeting closed at 6.30pm.

CHAIRMAN

I certify that these minutes were confirmed at a subsequent meeting of Council

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CR KYLIE GASTON
MAYOR