

MINUTES

ORDINARY MEETING

WARRNAMBOOL CITY COUNCIL

5:45 PM - MONDAY 2 DECEMBER 2019



VENUE:

Reception Room

25 Liebig Street

Warrnambool

COUNCILLORS

Cr. Tony Herbert (Mayor)

Cr. Robert Anderson

Cr. Sue Cassidy

Cr. Kylie Gaston

Cr. Peter Hulin

Cr. Michael Neoh

Cr. David Owen

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can be obtained online at www.warrnambool.vic.gov.au

Peter B. Schneider

CHIEF EXECUTIVE OFFICER

AUDIO RECORDING OF COUNCIL MEETINGS

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

BEHAVIOUR AT COUNCIL MEETINGS

Thank you all for coming – we really appreciate you being here. These meetings are the place where, we as Councillors, make decisions on a broad range of matters. These can vary greatly in subject, significance and the level of interest or involvement the community has. As part of making these decisions, we are presented with comprehensive information that helps us to form our position – you will find this in the agenda. It should also be remembered that the Council meeting is a “meeting of the Council that is open to the public”, not a “public meeting with the Council.” Each Council is required to have a local law that pertains to governance meeting procedures. Warrnambool City Council has followed best practice in this regard and its Local Law No.1 - Governance (Meeting Procedures) Local Law provides regulations and procedures for the governing and conduct of Council meetings. Copies of the Conduct and Behaviour excerpt from Warrnambool City Council Local Law No. 1 - Governance (Meeting Procedures) Local Law can be obtained online at www.warrnambool.vic.gov.au or are available from the table at the rear of the room

We thank you in anticipation of your co-operation in this matter.

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**MINUTES OF THE ORDINARY MEETING OF THE WARRNAMBOOL CITY COUNCIL HELD IN
THE RECEPTION ROOM, WARRNAMBOOL CIVIC CENTRE, 25 LIEBIG STREET,
WARRNAMBOOL ON MONDAY 2 DECEMBER 2019 COMMENCING AT 5:45 PM**

PRESENT: Cr. Robert Anderson, Acting Chairman
Cr. Sue Cassidy
Cr. Kylie Gaston
Cr. Peter Hulin
Cr. Michael Neoh

IN ATTENDANCE: Mr Peter B. Schneider, Chief Executive Officer
Mr Peter Utri, Director Corporate Strategies
Mr Scott Cavanagh, Director City Infrastructure
Mr Andrew Paton, Director City Growth
Ms. Vikki King, Director Community Development
Ms. Wendy Clark, Executive Assistant

APPOINTMENT OF TEMPORARY CHAIRPERSON

The Chief Executive Officer called for nominations for a Temporary Chairperson.

Cr. Hulin nominated Cr. Robert Anderson as Acting Chairperson. As there were no further nominations, Cr. Anderson took the Chair.

1. OPENING PRAYER & ORIGINAL CUSTODIANS STATEMENT

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

ORIGINAL CUSTODIANS STATEMENT

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

2. APOLOGIES

Cr. Tony Herbert
Cr. David Owen

3. CONFIRMATION OF MINUTES

MOVED: CR. PETER HULIN
SECONDED: CR. MICHAEL NEOH

That the Minutes of the Ordinary Meeting of Council held on 4 November 2019, be confirmed.

CARRIED - 5:0

4. DECLARATION BY COUNCILLORS AND 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.

- Cr. Kylie Gaston - Item 5.12 - Albert Park Integrated Water Management Plan - Direct Interest - Chair of the Great South Cast Integrated Water Management Forum.
- Cr. Peter Hulin - Item 5.7 - North Warrnambool Floodplain - Planning Scheme Amendment - Direct Interest - nearby property owner.
- Cr. Sue Cassidy - Item 5.3 - Notice of Intention to name an unnamed road off Otway Road - Direct Interest - Member of Lyndoch Board.
- Cr. Sue Cassidy - Item 6.2 - Notice of Motion No. 2157 Part 1 - Direct Interest - owner of a business in Liebig Street.
- Cr. Michael Neoh - Item 5.14 - Reid Oval Redevelopment - Phase 1 Completion Report - Direct Interest – work association.
- Cr. Michael Neoh - Item 6.2 - Notice of Motion No. 2157 Part 1 - Direct Interest - owner of a business at rear of Ozone Car Park off Liebig Street.
- Cr. Michael Neoh - Public Question No. 3 regarding Reid Oval - Direct Interest - work association.

5. REPORTS

5.1. APPOINTMENT OF COUNCIL REPRESENTATIVES ON ADVISORY BODIES AND OTHER EXTERNAL COMMITTEES FOR 2019/20

PURPOSE:

This report is to assist the nomination of Council representatives on advisory bodies and external committees for the 2019-2020 Council Year.

EXECUTIVE SUMMARY

- To appoint Council representatives to the various Council advisory bodies and external committees for 2019-2020 Council year.

MOVED: CR. PETER HULIN

SECONDED: CR. SUE CASSIDY

That Council representatives and delegates to the advisory bodies and external committees for the 2019/2020 Council Year be approved as per Attachment 1 to this report, and that relevant advisory bodies and external committees be advised accordingly.

CARRIED - 5:0

BACKGROUND

- a) As in the past, there is a significant range of advisory, semi-external and external committees and organisations where the constituted membership includes representation from Warrnambool City Council.

Whilst the majority of these committees tend to be ongoing they may also be subject to evolutionary change and in some cases may be established for a specific project ie; with "sunset" provisions.

For various committees, members of Council staff are already members and/or may attend to assist a Councillor representative. Generally, for committees of a more technical/operational nature, it is suggested that members of Council staff can best assist in sharing the overall representation workload, with appropriate reporting mechanisms to Council and/or briefing of Councillors according to representation or special interest areas.

- b) Other relevant matters to consider in this area are:-
- The need for committees which are established by Council to fit into an efficiency "hierarchy" of overall advisory, consultative and networking processes, particularly having regard to the best use of resources from within and outside the organisation.
 - As above, the need for Councillors' time and energy to be primarily focused on policy development, business strategies and monitoring of performance.
 - As a major service organisation, the need to have effective service standards and response mechanisms without placing reliance on Councillors to handle requests from residents and service users, as is the situation with members of other statutory agencies providing direct regional or local service delivery functions eg; hospitals, community health centres, various not-for-profit social/welfare agencies, water authorities, transport authorities etc.
 - In some cases a "contact" function may be most appropriate rather than actual representation, particularly when the relevant committee is not directly relating to a municipal function.

- The need for good relationships, but of an independent arms-length type with any groups or organisations where Council has a contractual relationship, to avoid any possible conflict of interest.
- To use officer resources in an effective manner bearing in mind significant direct and indirect costs of committees servicing or representation.

ISSUES

Attachment 1 shows the various bodies/committees under various headings according to the “function” of the body or committee, from Council’s perspective. Obviously, such arrangements can be reviewed from time to time, but in any case, would need to be fully reviewed at the commencement of each Council Year.

FINANCIAL IMPACT

Nil.

LEGISLATION / POLICY / COUNCIL PLAN CONTEXT

Not Applicable

TIMING

To be implemented as from adoption at Council meeting.

COMMUNITY IMPACT / CONSULTATION

N.A.

LEGAL RISK / IMPACT

Nil.

OFFICERS’ DECLARATION OF INTEREST

Nil.

ATTACHMENTS

1. 2019 2020 Appointment of council reps on Advisory bodies [**5.1.1** - 2 pages]

ADVISORY BODY/EXTERNAL COMMITTEE	MEETING FREQUENCY	COUNCILLOR REPRESENTATIVE(S) 2019/20	OFFICER MEMBERSHIP/ ATTENDANCE
NATIONAL / STATE /REGIONAL BODIES			
a) Corangamite Regional Library Corporation	Monthly	Cr. Gaston	DCD
b) Great South Coast Board	Bi-monthly	Mayor, Cr. Herbert	CEO
c) Municipal Association of Victoria		Mayor, Cr. Herbert	CEO
d) Regional Cities Victoria	Bi-monthly	Mayor, Cr. Herbert	CEO
e) Barwon South West Waste & Resource Recovery Group		Cr. Owen	DCI MIS
f) Alliance of Councils for Rail Freight Development	Quarterly	Cr. Cassidy	Manager Economic Development
CORPORATE / GOVERNANCE COMMITTEES			
a) Audit & Risk Committee		Cr. Neoh Cr. Cassidy	CEO, DCS, MFS, Internal Auditor, MGR
b) Chief Executive's Employment Matters Committee	As required	Mayor, Cr. Herbert Cr. Anderson Cr. Hulin	CEO MGR
c) Committee of the Whole Council	As required	All Councillors	Senior Officers
COUNCIL LOCAL ADVISORY COMMITTEES			
a) Australia Day Advisory Committee	As required	Cr. Neoh	DCS
b) Economic Development Advisory Committee	Quarterly	Mayor, Cr. Herbert	DCG, MCS&D, MIS
c) City Health & Wellbeing Advisory Committee	Quarterly	Cr. Cassidy	DCD, MCS, MFS
d) Visitor Economy Advisory Committee	Quarterly	Cr. Hulin	DCG, MTS, MVE
e) International Relations Advisory Committee	Quarterly	Cr. Neoh	DCG, MVE
f) South West Victorian Livestock Exchange Advisory Committee	Quarterly	Cr. Anderson	DCS, SS
g) Warrnambool Environment & Planning Advisory Committee	Quarterly	Cr. Owen	DCG, MCS

ADVISORY BODY/EXTERNAL COMMITTEE	MEETING FREQUENCY	COUNCILLOR REPRESENTATIVE(S) 2019/20	OFFICER MEMBERSHIP/ ATTENDANCE
OTHER COMMITTEES – COUNCIL FACILITIES/SERVICES			
a) Joint Use Library Feasibility Study Project Control Group		Cr. Gaston	DCD
b) Municipal Emergency Planning Committee	Twice yearly	Cr. Owen	CEO, DCI, DCD, MHLL, MIS
c) Municipal Fire Prevention Committee	Twice yearly	Cr. Hulin	MHLL, FPO
d) Bicycle Users Reference Group		Cr. Hulin	
e) Warrnambool Airport Reference Group		Cr. Anderson	
f) Warrnambool Art Gallery Industry Panel	Twice yearly	Cr. Gaston	DCD, MRC, DAG

Notes:

- Whenever a Council representative fulfils a role of a director of a company or member of the executive committee for an incorporated association, the relevant articles of association should be obtained to ascertain the duties/responsibilities involved, also to ensure there is not likely to be any possible conflict of interest.
- This schedule does not necessarily include all project steering committees or working groups (however named) which typically operate on a “sunset” basis. In addition, this schedule does not show the names of community members on various advisory bodies or committees; such appointments typically do not correlate with the Council year and are the subject of separate, specific Council decisions.
- Legend, Officer Titles.** CE (Chief Executive), DCS (Director Corporate Strategies), DCD (Director Community Development), DCG (Director City Growth), DCI (Director City Infrastructure), MHLL (Manager Health & Local Laws), MFS (Manager Financial Services), SS (Saleyards Superintendent), MIS (Manager Infrastructure Services), MCS&D (Manager City Strategy and Development), MR&C (Manager Recreation & Culture), MOD (Manager Organisation Development), MCD (Manager Community Support), MFS (Manager Family Services), MTS (Manager Tourism Services), FPO, Manager Economic Development (MED), (Fire Prevention Officer), DDE (Design Development Engineer), MVE (Manager Visitor Economy), DAG (Director Art Gallery).

5.2. SCHEDULE OF ORDINARY COUNCIL MEETINGS FEBRUARY TO DECEMBER 2020 INCLUSIVE

PURPOSE:

To consider Ordinary Council meeting dates for 2020.

EXECUTIVE SUMMARY

In accordance with the *Governance (Meeting Procedures) Local Law, Division 2, Item 17* Council must fix the dates, times and places of all Ordinary meetings for a twelve month period.

The proposed Council meeting dates for the period February 2020 – December 2020 are attached as **Attachment 1**.

MOVED: CR. MICHAEL NEOH
SECONDED: CR. SUE CASSIDY

That Council, pursuant to Section 83(a) of the Local Government Act 1989 adopt the schedule of Ordinary Meeting dates for Council meetings for the period February 2020 – December 2020 inclusive, as contained in Attachment 1 to this report.

CARRIED - 5:0

ATTACHMENTS

1. 2020 COUNCIL MEETING DATES [5.2.1 - 1 page]

**WARRNAMBOOL CITY COUNCIL
SCHEDULE OF ORDINARY MEETINGS (S.83(a) L.G.A)
FEBRUARY 2020 – DECEMBER 2020 INCLUSIVE**

2020
FEBRUARY 2020
Monday 3 February
MARCH 2020
Monday 2 March
APRIL 2020
Monday 6 April
MAY 2020
Monday 4 May
JUNE 2020
Monday 1 June
JULY 2020
Monday 6 July
AUGUST 2020
Monday 3 August
SEPTEMBER 2020
Monday 7 September
Caretaker Period midnight 22 Sept – 6pm 24 Oct 2020
NOVEMBER 2020
Monday 9 November - Annual Council Meeting -Installation of new Council
Monday 23 November
DECEMBER 2020
Monday 21 December

5.3. NOTICE OF INTENTION TO NAME AN UNNAMED ROAD OFF OTWAY ROAD

Cr. Cassidy declared an interest and left the meeting at 5.54pm.

PURPOSE:

To approve a name for an unnamed access off Otway Road near Scoborio Reserve.

EXECUTIVE SUMMARY

Concern had been expressed by Roma Britnell MP – refer **Attachment 1** on behalf of a constituent regarding a recent incident requiring emergency services to be called to the riverbank off the unnamed access, which identified a risk to public safety due to difficulties in locating the injured person.

The matter was directed to Council's street naming group which comprises a cross representation of Council departments including Revenue & Property, Planning and Assets.

An appropriate name with a strong connection to the immediate area was chosen from Council's register of pre-approved street names. Community consultation was then undertaken with this suggestion in accordance with Geographic Place Names-Naming Rules for places in Victoria.

Submissions were sought from the community through Public Notice, local paper advertising, Council's website, and Facebook – refer **Attachment 2**. As this access name impacts no property numbering, and there are no immediate adjacent properties, individual property owners were not contacted directly.

There were a significant number of objections to the proposed name 'Rolfe Place' and only one in support. There was also considerable support for an alternative name – Wilmot Abraham. The guidelines are explicit about what must be provided in a submission for it to be considered.

Submission Summary	Support For	Against
Rolfe Place	1	3
Wilmot Way	6	0
Walkabout Wickets Rd	1	0
Launching Place	1	0
Banjo Way	1	0
Soborio Park	1	0

Section 8.4 of the Geographic Place Names guidelines allows Council to change the name based on this community feedback to meet community expectation.

MOVED: CR. MICHAEL NEOH

SECONDED: CR. KYLIE GASTON

That Council name the unnamed access off Otway Road near Scoborio Reserve, Wilmot Place in commemoration of Wilmot Abraham.

CARRIED - 4:0

BACKGROUND

Following an incident where a member of the public fell into the Hopkins River and had to wait 45 minutes for an ambulance to locate the site, Roma Britnell, MP requested Council consider naming this access way.

Council is the road naming authority, and while this can occur through the subdivision process or instrument of delegation, the gazettal is done by the Office of Geographic Names. As such, the State Government department Geographic Place Names provide principles and guidelines on this process around what is acceptable, in the way of names and process.

Council has a pre-approved list of names from various sources such as ANZACs and prominent community individuals, and indigenous flora and fauna. Names with a strong connection to the area are the preferred option. The street name Rolfe Place was proposed in honour of George Rolfe.

In accordance with the process outlined in the Geographic Place Names-Naming Rules for places in Victoria, a Public Notice was placed in The Standard on 17th August 2019. Submissions were requested in writing by 2pm on Friday 13th September 2019. Twelve submissions were received.

Submissions received indicated strong support for the access to be named in honour of Wilmot Abraham.

Wilmot Abraham - A very well-known local indigenous man who lived in the Warrnambool area in the late 1800's. Wilmot is believed to be the last of his tribe and is buried in the Warrnambool cemetery (in the strangers' section).

The origin of 'Abraham' is unclear and there is a strong probability the name was a western surname and may have been given to Wilmot later in life.

ISSUES

The unnamed access poses a safety risk as it is difficult for emergency services to find as well as those requesting assistance to clearly identify a location.

The name originally proposed by Council was not well received by the general community, with a significant number of objections received.

Community consultation did not provide a unanimous opinion.

Although Council is the road naming authority and has delegated authority, this submission goes to the Office of Geographic Place Names for gazettal at which point anyone can appeal directly to the Department who will scrutinise the process for due diligence.

TIMING

As soon as possible to reduce the risk of emergency services not finding someone in an emergency.

COMMUNITY IMPACT/CONSULTATION

Community consultation was undertaken in line with section 7.2 of the naming rules for places in Victoria.

Full submissions are attached, but can be summarised as:

The majority of submissions were in support for Wilmot Way, however due to the physical nature of the infrastructure "Way" is not an appropriate suffix and is suggested to be replaced by "Place".

Geographic Place Names 'Road types accepted for registration' descriptions:

- Way – An access way between two streets. Usually not as straight as an avenue or street
- Place – A short, sometimes narrow enclosed roadway

There was minimal support for Rolfe Place, with only one submission highlighting the legacy George Rolfe has left the community in the form of Lyndoch.

There were many objections against Rolfe Place, not so much as an individual, but that Council has defaulted to another European colonialist, entrenching the view that “all things of importance only began in this country when Europeans arrived”.

Four other suggestions were proposed; however none met the guideline requirements:

- *Walkabout Wickets* was proposed to commemorate a painting, rather than the artist or sports team and so was deemed not appropriate.
- *Launching Place* is a generic name and had no history provided.
- *Uncle Banjo* is a nickname for Henry Clarke and as there is already a Clarke St in Allansford this didn't meet the requirements.
- Similarly, there is already a Scoborio Reserve and Scoborio Street in Warrnambool.

LEGAL RISK/IMPACT

Roads are generally named to ensure public safety, therefore there are restrictions around what is an acceptable road name.

Naming a road is merely an administrative task which provides no impact on ownership, current or future use or service levels.

OFFICERS' DECLARATION OF INTEREST

There is no conflict of interest in this process.

ATTACHMENTS

1. Email from Roma Britnell 240619 [**5.3.1** - 1 page]
2. Advert Schedule 10 Clause 5 Name Roads Rolfe Proposal [**5.3.2** - 1 page]

Dear Peter

I write to you on behalf of a constituent who has raised concerns about a small, unnamed stretch of road which runs parallel to the Hopkins River near Proudfoots Boathouse. The absence of a name and / or street sign has caused issues on at least two occasions, with emergency services not being able to locate people in an accurate and timely fashion.

The constituent who visited us, Charles Speed, is an elderly gentleman who recently fell into the Hopkins River. Mr Speed had to wait 45 minutes for an ambulance to reach him because its centralised call service lacked local knowledge and couldn't accurately direct local drivers. Fortunately, Mr Speed was rescued by local police and received only superficial injuries.

However, Mr Speed said that this is the second incident he knows of in this area where the absence of a street name has delayed the arrival of emergency service personnel.

Despite being unnamed, the street in question is marked on local maps. I have attached a highlighted map to assist with your understanding of the issue.

Mr Speed has requested that the street be formally named and that it feature a clearly visible sign. This would assist locals and emergency services. I am in full support on Mr Speed's recommendation as I feel it would enhance safety.

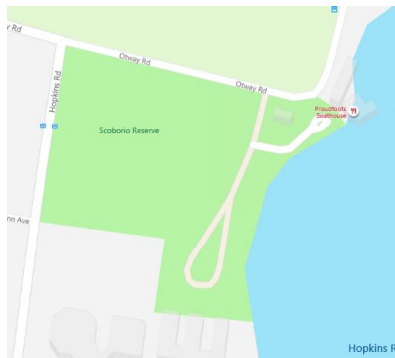
I would be most grateful if you could consider this proposal and keep me apprised on any developments which occur.

The gentleman in question is amenable to speaking with council, should you require further details. He is contactable on 5562 7241.

I thank you in advance for your time and consideration.

Yours sincerely

Roma Britnell



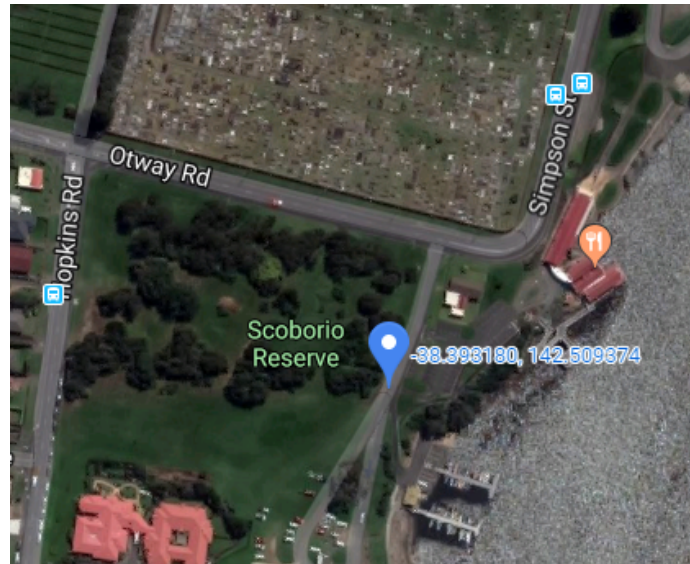
NOTICE OF INTENTION TO NAME ROAD

Notice pursuant to Schedule 10 and Section 223 of the
Local Government Act 1989

Warrnambool City Council gives notice of its intention to name an unnamed access road located off Otway Rd at the rear of Scoborio Reserve.

Proposed Road Name “Rolfe Place”

The name of Rolfe Place has been proposed after George Rolfe (1836-1919) who was a tea merchant and owned land along the Hopkins River in the 19th century. He named his property “Lyndoch” and by the 1880s, it was 50 acres in size and included a windmill, stables, a jetty and other buildings. The property was sold in the 1950s and became the site of the current Lyndoch Living retirement and aged care facility



PUBLIC SUBMISSIONS

Under Section 223 of the Local Government Act a person has a right to make a submission in writing to the Warrnambool City Council on the proposed name. The Council will consider the submissions in respect of the naming in accordance with Section 223.

Submissions should be made in writing before 2 p.m. on Friday 13th September 2019 addressed to the Chief Executive Officer PO Box 198 Warrnambool. If a person making a written submission also requests to appear in person before the Council in support of the written submission, the submission must include this request. Should anyone request to be appear in person in support of their submission this will be done at a Meeting of Council to be held on date and time to be set and advised to the applicant.

Notice is given that subject to consideration of any written submission received in accordance with this notice, Council intends to name this road.

PETER SCHNEIDER,
Chief Executive

Cr. Cassidy returned to the meeting at 5.56pm.

5.4. OUTCOME OF A PROPOSAL TO RENAME FISCALINI DRIVE

PURPOSE:

This report provides details in respect to the outcome of a proposal to rename Fiscalini Drive, Warrnambool.

EXECUTIVE SUMMARY

- Council has received a request to rename Fiscalini Drive Warrnambool.
- Council's street naming group, comprising representatives of Council departments including Revenue & Property, Planning and Assets has been directed to provide information relating to the commencement of the process to rename Fiscalini Drive Warrnambool.
- A request for submissions was advertised under Section 223 of the Local Government Act 1989 and closed on 18 October 2019.
- Council received two written submissions in support of renaming Fiscalini Drive.
- A proposed name with relevance to the estate has been chosen from the register of pre-approved street names. The proposed name is: *Toohey Drive*.
- The process of renaming the street with strong consideration for the community and residents in the street regarding the sensitive nature of this matter could be commenced.

MOVED: CR. PETER HULIN
SECONDED: CR. KYLIE GASTON

That Council considers submissions in support of the change of street name and commences the process of renaming the street - Toohey Drive.

CARRIED - 5:0

BACKGROUND

Council has been formally requested to consider renaming the road currently known as Fiscalini Drive Warrnambool. This is based on a request from a member of the public to rename the street. Council has previously been provided with background on this request.

A *Notice of Proposal to Rename Road* was placed in The Standard on 21 September 2019 requesting submissions under Section 223 of the Local Government Act 1989.

Council received two formal submissions:

- Submission one: endorsed removing Monsignor Fiscalini's name and provided possible street names if the proposal was upheld. All names proposed are existing street names and cannot be considered under Geographic Place Names guidelines.
- Submission two: stated support of the proposal commending Council in taking such strong and responsive action at the request of the local community.

As the street naming authority, Council should ensure a street name proposed has a strong connection to the original development.

The subdivision is commonly known as the 'Toohey Estate' in recognition of the previous owners of the land. During the subdivision process the name 'Toohey' was an approved street name, however as a result of changes during development, became surplus to needs.

It is considered appropriate that Toohey Drive be the proposed new street name and the consultation process commence with the residents and the community.

The street naming list provides the following history of the proposed name:

Toohey Drive – the site was originally owned and farmed by the Toohey Family for many years. When the Parish decided to establish a residential development on the site, the Parishioners and the Parish Committee decided that it be called Toohey Estate.

Geographic Place Names public consultation guidelines require letters to be sent to residents affected by the name change. Guidelines also require a 30 day submission period to be considered by Council in accordance with Section 223.

ISSUES

Schedule 10 Part 5 Local Government Act 1989 empowers Council to be the road naming authority for private and public roads, places, features and locations. The Manager Revenue & Property has delegated authority for this section of the act under Council's Instrument of Delegation. In administering this section of the Act, Council must have regard to the Guidelines for Geographic Names 2010, Geographic Place Names Act 1998 and be guided by AS/NZS 4819 2011 Rural and Urban Addressing standards.

Fiscalini Drive Warrnambool is a street found in the Toohey subdivision which is on the south-east corner of the Mortlake Road and Wangoom Road intersection.

It is named after Monsignor Leo Fiscalini (1913-1995) who was a parish priest in Warrnambool for over 13 years. He instigated the purchase of the land this street is located on in 1973. He was a significant figure in the local community and was responsible for the building of St Pius in West Warrnambool and Our Lady Help of Christians in East Warrnambool.

The naming of the street was undertaken by the developers of the Toohey subdivision, the Roman Catholic Trusts Corporation.

As detail in the report to Council in October 2018, Council is the naming authority for roads, places, features and locations within the municipality and there is a formal process that Council must undertake in respect of the renaming of roads and places.

The direct impact that such a change would have on sixteen properties which are currently addressed to Fiscalini Drive Warrnambool would be the property owners' day to day dealings with Australia Post, utility providers to the properties (AGL, Origin, SPAusnet and the like), Telstra, Optus and other internet service and communications providers.

The indirect impact would be on the State Titles Office, Banks and mortgage providers as well as a myriad of other contractors and businesses servicing the properties within Fiscalini Drive itself.

Close consultation with emergency services is a priority during the street name change process. Coordination of the name change with emergency services will provide assurance for residents and emergency services alike.

If Council wishes to initiate the process, the Revenue & Property unit could begin the formal process for final consideration of Council.

FINANCIAL IMPACT

It is envisaged that the process would have a financial impact of between \$5,000 to \$10,000 on Council's budget.

This funding would be predominantly utilised as part of the consultation with affected residents, including supporting them through the administrative processes associated with a change should Council choose to proceed after the statutory processes are completed, and if it resolves to proceed with a name change.

LEGISLATION/POLICY/COUNCIL PLAN CONTEXT

Schedule 10 Part 5 Local Government Act 1989

"5 Power to name [roads](#), erect signs and require premises to be numbered

- (1) A [Council](#) may—
- (a) *approve, assign or change the name of a [road](#); and*
 - (b) *erect signs on a [road](#); and*
 - (c) *approve, assign and change the number of a [road](#) and any premises next to a [road](#); and*
 - (d) *require people to number their premises and to renew those numbers."*

TIMING

The process required to be undertaken could be carried out over the 2019/2020 financial year.

COMMUNITY IMPACT/CONSULTATION

The community consultation process required to be undertaken is detailed within the Report of October 2018 Renaming of Roads. This process would be required to be followed before any formal adoption of any change could be considered by Council.

LEGAL RISK/IMPACT

Whilst there are no direct legal risks associated with this proposal Council faces some reputational risks associated with both action and inaction on this matter.

OFFICERS' DECLARATION OF INTEREST

Nil.

CONCLUSION

Council is placed in a rather unenviable position to recognise possible hurt the naming of the street may continue to cause survivors, and the real inconvenience residents of the street may be placed in through no fault of their own.

ATTACHMENTS

1. Submission Rename Fiscalini Dr 080819 and 050819 [5.4.1 - 1 page]
2. Support of proposal to rename Fiscalini Drive_South Western Centre Against Sexual Assault [5.4.2 - 1 page]
3. Report to Council Request for Street Name Change Fiscalini Dr 050819 [5.4.3 - 3 pages]
4. Report October 2018 Renaming of Roads [5.4.4 - 3 pages]

From: [REDACTED]
Sent: Sunday, 4 August 2019 10:10 PM
To: Warrnambool City Council
Subject: To whom I may concern

Following on from the item on this morning's news, re removing Mons Fiscalini's name from the Wangoom/Mortlake estate; I would endorse this move.
Well done on this action.

Thanks
[REDACTED]

-----Original Message-----

From: webmaster@warrnambool.vic.gov.au [mailto:webmaster@warrnambool.vic.gov.au]
Sent: Thursday, 8 August 2019 10:47 PM
To: Warrnambool City Council
Subject: Form submission from: Contact Us

Submitted on Thursday, August 8, 2019 - 22:46
Submitted by user: Anonymous
Submitted values are:

Name: [REDACTED]
email: [REDACTED]

Your Enquiry:

I made contact through email the other day stating I was in favour of Fiscaline Drive being renamed.
I have had no response.

I have suggestions re the new name to take on an historical perspective...called after
The first Sister of Mercy at what was Sty Ann's College - Sister Philomene McGuire or
The first Christian Brother at what was Christian Brothers' College - Brother Egan or
The first Parish Priest - Dean Thomas Slattery or
The first Sister of St John of God - I could not find this on line; it would be available from the Sisters' centre in Subiaco WA

Thanks
[REDACTED]

**SOUTH WESTERN CENTRE
AGAINST SEXUAL ASSAULT**

Phone: (03) 5564 4144
Email: casa@swh.net.au

15th October 2019

Mr. Peter Schneider
Chief Executive Office
Warrnambool City Council
PO Box 198
WARRNAMBOOL VIC 3280

Warrnambool City Council	
7 3 OCT 2019	
Ref No	
Officer	
Scanned Yes / No	Ch:

Dear Mr. Schneider,

Re: Notice of Proposal to Rename Road (Fiscalini Drive)

Thank you for the opportunity for the local community to make submissions in response to the advertised proposal by Warrnambool City Council to rename Fiscalini Drive.

As the Manager of the South Western Centre Against Sexual Assault, which has direct contact with many local people who have been significantly impacted by the now well recognised failings of the Catholic Church to protect the children of the local Diocese, I write to support this proposal.

In addition, I would also like to commend the Warrnambool City Council in taking such a strong and responsive action to the requests of the local community.

Yours sincerely,

A handwritten signature in black ink, appearing to be "Mary Clapham".

Mary Clapham
MANAGER
South Western Centre Against Sexual Assault
South West Healthcare

Warrnambool
Ryot Street
Warrnambool, Vic 3280
Phone: 03 5563 1666
Fax: 03 5564 4220

Camperdown
Robinson Street, PO Box 147
Camperdown, VIC 3260
Phone: 03 5593 7300
Fax: 03 5593 2659

Lismore
102 High Street
Lismore, VIC 3324
Phone: 03 5558 3000
Fax: 03 5596 2265

Macarthur
12 Ardonachie Street
Macarthur, VIC 3286
Phone: 03 5552 2000
Fax: 03 5576 1098

5.5. REQUEST FOR STREET NAME CHANGE FISCALINI DRIVE WARRNAMBOOL**PURPOSE:**

This report provides details in respect to a request received to rename Fiscalini Drive Warrnambool.

EXECUTIVE SUMMARY

- Council has been approached to rename Fiscalini Drive in Warrnambool.
- Warrnambool City Council is the naming authority for roads, places, features and locations within the municipality.
- Anyone (individuals, community groups, organisations, government departments or authorities) can propose a new name change to an existing name or a boundary change.
- Council has received two requests to rename Fiscalini Drive Warrnambool, one anonymous and one formal written request.
- The naming or renaming of roads, places, features and locations must follow the **“Naming rules for places in Victoria”** as set out by the Geographic Place Names Committee within the Department of Environment, Land, Water and Planning. These details were provided to Council in a separate briefing report in October 2018 (copy attached).

RECOMMENDATION

That Council commence the process associated with a proposed renaming of Fiscalini Drive to gain an understanding of local resident's views and the views of the broader Warrnambool community in relation to the renaming.

BACKGROUND

The issue of the involvement of Institutions in the cover up of child sex abuse is a topical subject that is raw within many communities. Warrnambool has not been immune to this with the convicted pedophile Gerard Ridsdale serving as a priest with in the local community and district, with several local victims.

Several local victims have given sworn evidence to the Royal Commission into institutional responses to child sexual abuse. This is pertinent as within the statements provided are significant accusations of the part of Monsignor Fiscalini played in the continued cover up of Gerard Ridsdale's actions with the effect that his offending was able to continue unabated.

A sworn statement by a local resident victim known as “BPL” was provided to the Royal Commission on 29 October 2015. He outlines in his statement significant efforts by Monsignor Fiscalini to curtail the level of exposure of the offending of Ridsdale.

Council has received two formal written requests to rename the road (copy attached). One submitted based on an agreement of continued anonymity and one who is prepared to be named in the request, seeking Council change the name of Fiscalini Drive Warrnambool.

Each of the parties in their submissions refers to the emotional harm the continuing reminder of the Street name has on surviving victims and their families. The perceived role monsignor Fiscalini may have played in covering up the actions of Gerard Ridsdale.

Monsignor Fiscalini died prior to the launch of the Royal Commission.

Contact has been made with the local Catholic Dioceses, the original land developers responsible for the naming of the road. Indications from the Dioceses are that they believe it is at Council's discretion if we wish to pursue a course of action that may involve changing the name of the road.

ISSUES

Schedule 10 Part 5 Local Government Act 1989 empowers Council to be the road naming authority for private and public roads, places, features and locations. The Manager Revenue & Property has delegated authority for this section of the act under Councils Instrument of Delegation. In administering this section of the Act, Council must have regard to the Guidelines for Geographic Names 2010, Geographic Place Names Act 1998 and be guided by AS/NZS 4819 2011 Rural and Urban Addressing standards.

Fiscalini Drive Warrnambool is a street found in the Toohey subdivision which is on the south-east corner of the Mortlake Road and Wangoom Road intersection.

It is named after Monsignor Leo Stanilaus Fiscalini (1913-1995) who was a parish priest in Warrnambool for over 13 years. He instigated the purchase of the land this street is located on in 1973. He was a significant figure in the local community and was responsible for the building of St Pius in West Warrnambool and Our Lady Help of Christians in East Warrnambool.

The naming of the street was undertaken by the developers of the Toohey subdivision, the Roman Catholic Trusts Corporation.

As detail in the report to Council in October 2018, Council is the naming authority for roads, places, features and locations within the municipality and there is a formal process that Council must undertake in respect of the renaming of roads and places.

The direct impact that such a change would have on sixteen properties which are currently addressed to Fiscalini Drive Warrnambool would be the property owner's day to day dealings with Australia Post, utility providers to the properties (AGL, Origin, SPAusnet and the like), Telstra, Optus and other internet service and communications providers.

The indirect impact would be on the State Titles Office, Banks and mortgage providers as well as a myriad of other contractors and businesses servicing the properties within Fiscalini Drive itself.

If Council wishes to initiate the process, the Revenue & Property unit could begin the formal process for final consideration of Council.

FINANCIAL IMPACT

It is envisaged that the process would have a financial impact of between \$5,000 to \$10,000 on Council's budget.

This funding would be predominantly utilised as part of the consultation with affected resident including supporting them through the administrative processes associated with a change should Council choose to proceed after the statutory processes are completed and if it resolves to proceed with a name change.

LEGISLATION/POLICY/COUNCIL PLAN CONTEXT

Schedule 10 Part 5 Local Government Act 1989

"5 Power to name roads, erect signs and require premises to be numbered

(1) A Council may—

- (a) *approve, assign or change the name of a road; and*
- (b) *erect signs on a road; and*
- (c) *approve, assign and change the number of a road and any premises next to a road; and*
- (d) *require people to number their premises and to renew those numbers."*

TIMING

The process required to be undertaken could be carried out over the 2019/2020 financial year

COMMUNITY IMPACT/CONSULTATION

The community consultation process required to be undertaken is detailed within the report of October 2018 (Attached). This process would be required to be followed before any formal adoption of any change could be considered by Council.

If Council proceeds with the commencement of the renaming process a list of alternate names will also be included for consideration from the current approved names and places list.

LEGAL RISK/IMPACT

Whilst there are no direct legal risks associated with this proposal Council faces some reputational risk associated with both action and inaction on this matter.

OFFICERS' DECLARATION OF INTEREST

Nil.

CONCLUSION

Council is placed in a rather unenviable position to recognise possible hurt the naming of the street may continue to cause survivors and the real inconvenience residents of the street may be placed in through no fault of their own.

ATTACHMENTS

1. Attachment 1 [5.5.1 - 1 page]
2. Naming, Renaming of Roads, Places, Features and Locations Report - October 2018 [5.5.2 - 3 pages]

NAMING, RENAMING OF ROADS, PLACES, FEATURES AND LOCATIONS.**PURPOSE**

This report provides Councillors with details in respect of the processes required to name or rename, roads, places, features and locations.

EXECUTIVE SUMMARY

- Warrnambool City Council is the naming authority for roads, places, features and locations within the municipality.
- Council has no existing policy in regard to naming or the renaming of roads, places features and locations.
- Anyone (individuals, community groups, organisations, government departments or authorities) can propose a new name, change to an existing name or a boundary change.
- Naming or renaming of roads, places, features and locations must follow the ***“Naming rules for places in Victoria”*** as set out by the Geographic Place Names Committee within the Department of Environment, Land, Water and Planning.

DISCUSSION PAPER CONCLUSION

Councillors understand the processes required for the naming, renaming of roads, features and locations should it be requested to undertake such a process at some time in the future.

BACKGROUND:

Schedule 10 Part 5 Local Government Act 1989 empowers Council as the road naming authority for private and public roads, places, features and locations. The Manager Revenue & Property has delegated authority for this section of the act under Councils Instrument of Delegation. In administering this section of the Act Council must have regard to the Guidelines for Geographic Names 2010, Geographic Place Names Act 1998 and be guided by AS/NZS 4819 2011 Rural and Urban Addressing standards.

Whilst Council has no formal policy in respect of naming or renaming of roads, places, features and locations, the guidelines form the basis of and outline the process for naming of public and private roads, places, features and locations including consultation with all effected residents.

Both the guidelines and the Australian standard are clear that official naming and addressing of a “private road” is in no way an adoption of any maintenance or liability responsibility for Council.

KEY CONSIDERATIONS:**Who can propose to name or rename roads, features and localities in Victoria and who oversees the process?:**

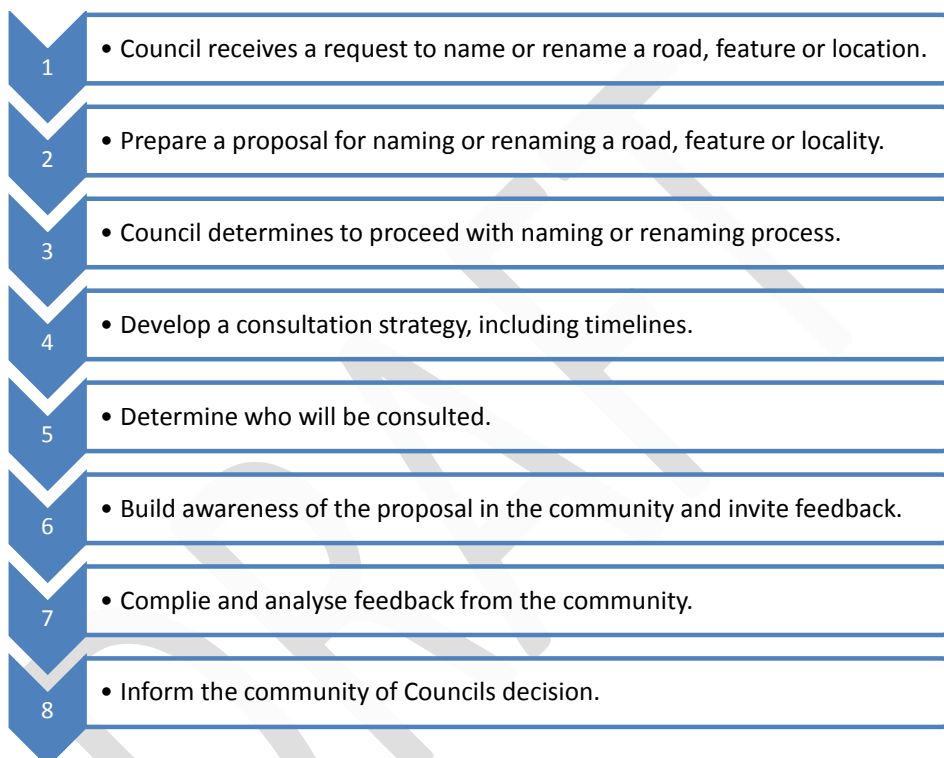
Anyone (individuals, community groups, organisations, government departments or authorities) can propose a new name, change to an existing name or boundary change.

As a naming authority Council is responsible for administering the named location or feature and as part of that role provides the Register of Geographic Names with any naming proposals.

Other naming Authorities include government departments and authorities and some private organisations.

The naming/renaming process

The naming/renaming process by Council should involve eight steps, which are shown below.



Consultation

Consultation is the key component in the process of naming and renaming roads, features and localities. As a naming authority Council must consult the public on any naming proposal, in accordance with the naming rules. The level and form of consultation can vary depending on the naming proposal.

The following procedure is recommended to be used for the naming of all roads, features and localities in Victoria whether private or public.

There are two types of community groups to consult regarding the naming, renaming or boundary change proposal:

- The “**immediate community**”, which broadly includes people who live and work within the area and owners of properties or businesses; in particular, residents, ratepayers and businesses within the immediate area directly affected by the proposal.

- The “**extended community**”, which includes residents, ratepayers and businesses surrounding the area directly affected by the proposal; in particular, any visitor groups to the area such as shoppers, tourists, recreational or dining visitors; government (neighbouring councils) or non-government organisations with an interest in or who service the area, including Traditional Owner group(s), local historical societies and eminent individual historians; service clubs such as Lions and Rotary Clubs, Country Women’s Associations, farmer groups, school parents associations, Probus clubs, senior citizens centres, ethnic associations; Emergency Services Telecommunications Authority (ESTA) and Emergency Service Organisations (CFA, SES, VicPol, Ambulance Vic)

Minimum requirements

- When a proposed naming, renaming or boundary change will affect current addresses, Council must contact the immediate community in writing (by letter or email).
- Letters must be sent to the ratepayers of the properties and, if the ratepayers are not the owner-occupier, letters must be sent to the residents and/or business occupants.
- A letter must include a survey or voting poll seeking a response from the residents, ratepayers and/or businesses.
- Consultation with the immediate and or extended community should only occur once the naming authority is certain that the proposed name conforms to the principles of the “*Naming Rules*”.
- *Consultation with the immediate and or extended community must be a minimum of 30 days, though may be longer.*
- *If the proposed new name is an Aboriginal name, from the outset the Council should consult relevant local Traditional Owner group (s) and obtain their approval.*
- *If a proposal will not affect current addresses the Council must consult the public by advertising the proposal in Local or state-wide newspapers. Council can also promote the proposal to the immediate and extended community on its website, through letters, newspapers, magazines, email contact lists and public notices.*
- *If proposing to name a street, road, feature or locality after a person, then every effort should be made to gain consent from the person’s family members and supporting evidence of consent kept.*
- *Objections must be addressed when they suggest the proposal does not comply with the principles, requirements and procedures outlined in the naming rules. If it is shown that the proposal does not conform, Council must alter or abandon the proposal.*
- *If community support is minimal, but the proposal has been made based on public safety and/or emergency concerns, Council should attempt to refine and/or change the proposal so that it meets community expectations.*

If Council believes community support will not be forthcoming and rejecting the proposal will maintain the risk to public safety, then it can proceed with the proposal on the grounds of public safety. This is particularly important if raised by emergency services.

5.5. SMALL INFRASTRUCTURE FUND

PURPOSE:

This report seeks Council to consider the submitted projects under Council's Small Infrastructure Fund.

EXECUTIVE SUMMARY

- Council has an opportunity to review and adopt new projects brought to their attention by the community under the Small Infrastructure Fund on a quarterly basis.
- Officers compile a list of projects provided from initiatives within the Community that are assessed as providing community benefit under the programs established criteria. Councillors are presented the projects for consideration during a Councillor briefing.
- For a project to proceed to implementation it must be considered and decided upon at a Council meeting
- The balance of the Small Infrastructure Fund after the allocation to previously approved projects is approximately \$378,000. This sum represents a total prior to the consideration of these projects.

MOVED: CR. MICHAEL NEOH

SECONDED: CR. KYLIE GASTON

- 1. That Council allocate \$98,000 from the Small Infrastructure Fund for the completion of a new footpath at Rooneys Road as per the Attachment 1.**
- 2. That Council allocate \$20,000 from the Small Infrastructure Fund for an expansion of the dog park at Victoria Park as per Attachment 2.**

CARRIED - 5:0

BACKGROUND

Councillors established the Small Infrastructure Fund (SIF) as part of the 2014/15 Budget process with 0.5% of rates specifically allocated towards it. In addition \$250,000 was allocated into the fund based on savings from the 2013/14 capital works program.

A further 0.5% of rates were added to the fund as part of the 2015/16 budget process. As such, the Fund now receives 1% of rate revenue annually.

The SIF has guidelines and evaluation criteria to ensure that the adopted projects are meeting the objective of the fund and assessed on a consistent basis. Projects that are adopted as part of this program require resolution by Council.

The consideration and adoption of new projects will be done on a quarterly basis to ensure initiatives which may arise during the year may be considered rather than needing to be held over for the full budget cycle.

ISSUES

The program has been designed to allow Council to respond to Community needs around small infrastructure projects that meet key selection criteria.

The officers have compiled a list of projects for Councillor consideration.

Council has established the following Guiding Principles and Processes for use of the Fund:

2. Councillors can make submissions to the Fund throughout the year.
3. Projects should address the SIF Criteria.
4. Projects that are non-compliant will be removed from the process and communicated back to Councillors and lead proponents for the project within the community.
5. If projects are available for funding under another funding stream (ie. Asset Renewal or a Capital Works project bid) they will be excluded from this process.
6. Projects should not exceed a contribution from Council of \$200,000 and roadworks including roundabouts and carparks are specifically excluded from the Fund.
7. Officers shall then collate all submissions and prepare cost estimates and SIF submissions forms for evaluation.
8. All previously submitted projects that have not been successful will remain on the SIF Project list for future evaluation unless specifically removed.
9. Projects will be evaluated by an internal control group in accordance with the SIF Evaluation Criteria, ranked and presented to Council for decision.
10. Additional allocations replenish the fund as per resolution of Council annually during the budget process.
11. The SIF should not be exhausted each year.

FINANCIAL IMPACT

The Small Infrastructure Fund is budgeted annually at approximately 1% of rate income and these projects listed for consideration will be within the allocated budget.

LEGISLATION/POLICY/COUNCIL PLAN CONTEXT

This report responds to the following Council Plan initiatives:

1 Sustain, enhance and protect the natural environment

1.1 Protect and enhance our waterways, coast and land

2 Foster a healthy welcoming City that is socially and culturally rich

2.2 Increase participation, connection, equity, access and inclusion

3 Maintain and improve the physical places and visual appeal of the City

3.1 Enhance movement in and around the city including better connections for cyclists and pedestrians

TIMING

If adopted the projects will be scheduled into the current capital program and resources reviewed for the appropriate delivery mechanism within reasonable timeliness.

COMMUNITY IMPACT/CONSULTATION

The projects submitted all have a basis of expressed community support and need. Projects have been submitted for consideration by Councillors with consultation with the community members.

Projects are reviewed by officers to understand the scope, costing and development information prior to them being considered by Councillors at briefing sessions. Councillors then work through the relative merits of submitted projects.

Projects are submitted and reviewed on a quarterly cycle to ensure the timeliness of projects being considered.

LEGAL RISK/IMPACT

Each project will have its own risk assessment performed.

OFFICERS' DECLARATION OF INTEREST

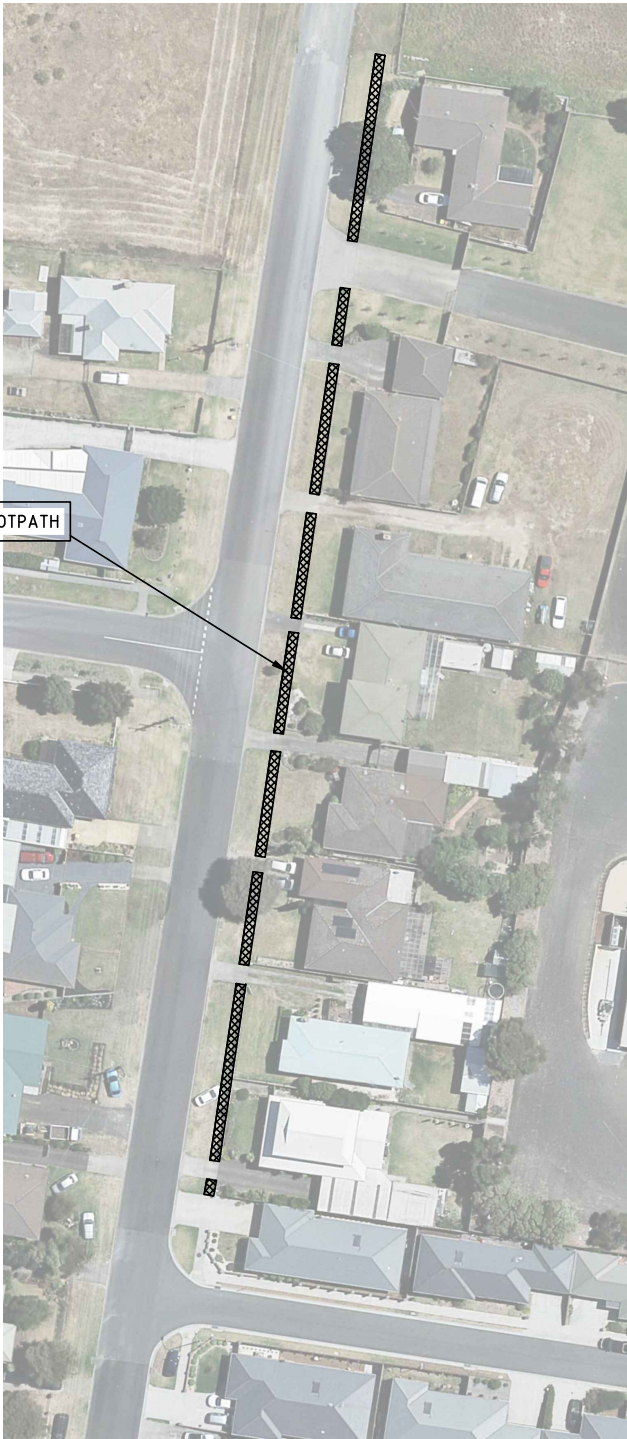
No declarations.

ATTACHMENTS

1. Rooneys Rd Nicolls Dr to Darwinia St [**5.5.1** - 1 page]
2. Masterplan - Stage 2 - Rev A - Community Dog Park [**5.5.2** - 4 pages]



LAYOUT
SCALE 1:1000



LAYOUT
SCALE 1:1000

QUANTITIES

AREA - 455m²
LINEAR METERS - 310m
1.5m WIDE 125mm 25MPa CLASS 3 40mm AT 50mm THICK



WARNING
BEWARE OF UNDERGROUND SERVICES
THE LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY, AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.

REV	DESCRIPTION	DATE
A	CONCEPT	04.06.18



DESIGNED: J. FARY	DATE: 04/06/18	PROJECT: ROONEYS RD EAST PROPOSED FOOTPATH
CHECKED: P. CUGLEY	DATE: 04/06/18	
SCALE: A3 1: AS	DATE: JUN. 2018	DRAWING TITLE: CONCEPT LAYOUT
CAD FILE: s:\city infrastructure\technical services\projects\2018\pro2018055 - proposed footpath rooneys rd (ranga to no 166)\cad\pro2018055 - rooneys rd footpath east.dwg	PROJECT No: PRO2018055	SHEET No: 1 OF 1 REV: A

Stage 2: Community Dog Park at Victoria Park

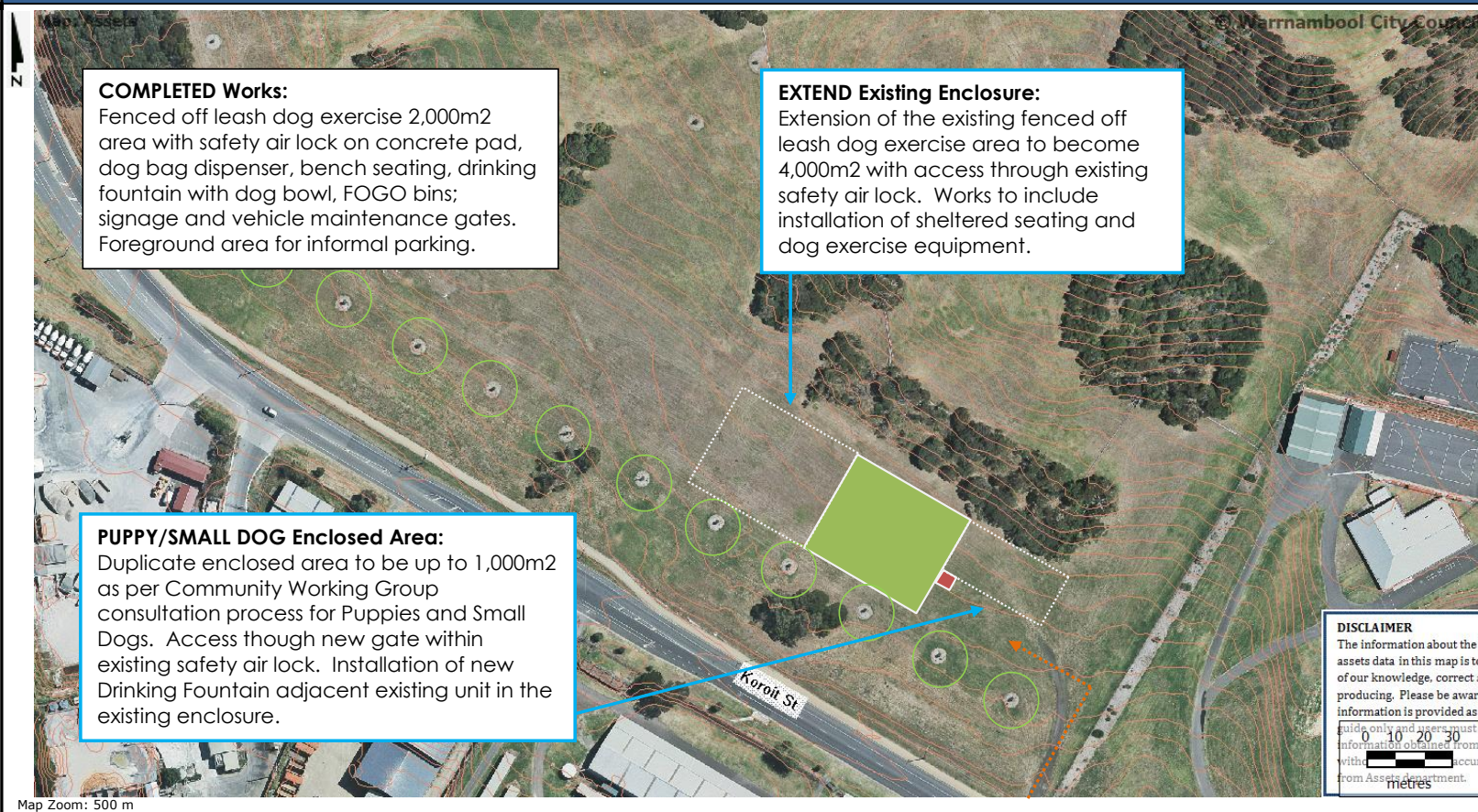


Site Plan - Location of Community Dog Park at Victoria Park



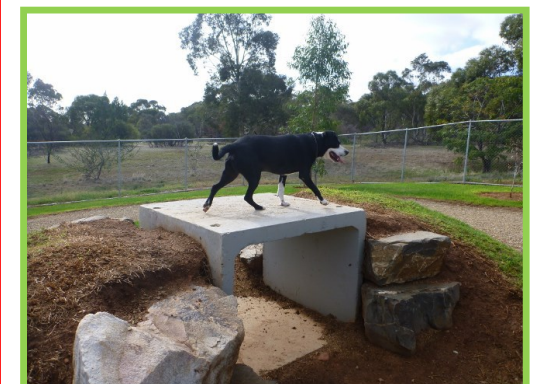
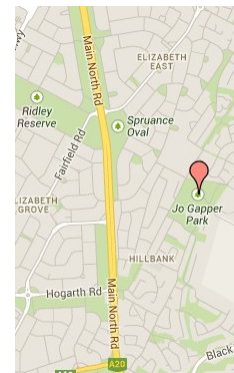


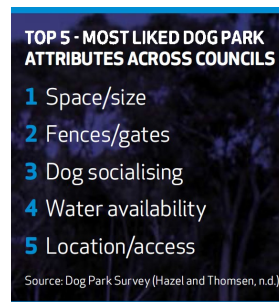
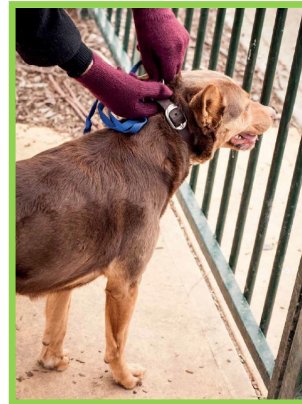
Proposed Layout - Community Dog Park at Victoria Park – Stage 2: Community Working Group Consultation





Jo Gapper Park - Playground, Dog Park, Hiking Track and Lookout in Hillbank, South Australia





KEY COMPONENTS FOR A DOG PARK

Core infrastructure

- Perimeter fencing (this is likely to be the biggest single cost)
- Entry gates/ doggy airlock (2 gates per entry)
- Service (maintenance) gates
- Pathways (internal and external)
- Ground surfaces (e.g. grass, mulch, gravel, sand, concrete)
- Landscaping (e.g. vegetation, screen planting, mounding)

Essential amenities

- Drinking water fountains (including plumbing & drainage)
- Bins and bag dispensers
- Shelter
- Seating
- Signs (e.g. directional and park rules)

5.6. DALES ROAD DEVELOPMENT PLAN

PURPOSE:

This report considers the Dales Road Development Plan (revised 2 October 2019) and recommends that Council endorse the Development Plan.

EXECUTIVE SUMMARY

- Council has received a revised Development Plan (**DP**) prepared by The Planning Professionals for land at 15 Dales Road (LOT 1 PS334785) on the north east side of the intersection of Dales Road and Aberline Road.
- The site is within the North East Warrnambool Structure Plan area and General Residential Zone, which anticipate residential use and development.
- The submitted DP proposes to develop approximately 0.9ha of residential zoned land comprising:-
 - Two (2) generalised building envelopes with a central vehicular accessway;
 - Provision for two (2) storey buildings fronting Dales Road and three (3) storey close to the northern boundary of the site.
 - A mix of one (1) and two (2) bed residential units and a medical centre;
 - A contemporary built environment theme comprising coastal tones and natural materials;
 - A communal open space area;
 - Landscaped common property areas;
- The Plan was originally placed on exhibition in April 2019 for a non-statutory period of two (2) weeks and several submissions were received, including a petition (received by Council at the ordinary meeting held 3 June 2019).
- Amended plans and technical reports were lodged with Council in October reducing the number of units from 99 to 74 and removing use of the Dales Road reserve for carparking.
- The amended application was exhibited in October 2019 and submissions have been received.
- On balance, the revised DP submitted 2 October 2019 is considered to meet the Development Plan Overlay requirements and relevant provisions of the Warrnambool Planning Scheme and is therefore appropriate to endorse.
- If the DP is endorsed a planning application will be subject to further assessment by Council.

MOVED: CR. PETER HULIN

SECONDED: CR. SUE CASSIDY

That Council:-

Endorse the Dales Road Development Plan as submitted on 2 October 2019 subject to an amended plan(s) showing the private open space of buildings 6 to 10 being located on the north side.

LOST - 0:5

BACKGROUND

The subject land is located on the north east corner of Dales and Aberline Roads. The subject site contains approximately 0.9ha and is vacant. It is adjoined north, east and south by residential development of varying densities. The Brierly Reserve is located immediately to the west. Anchor point village and the future urban growth area – East Aberline Precinct Structure Plan are further north. Gateway Plaza is approximately 640 metres to the south west. A bus stop is located immediately outside the site on Dales Road.

The subject land is approximately 3km to the north east of central Warrnambool and is zoned General Residential 1 (GRZ1) and is covered by the Development Plan Overlay Schedule 7. The land is located within the north east growth area and is included in the North East Warrnambool Structure Plan.

ISSUES

The Schedule to the Development Plan Overlay contains the requirements for a DP. The relevant schedule is provided at **Attachment 1**.

The original plan submitted proposed ninety-nine (99) units and a medical centre as part of a multi-storey development that relied on parking within the Dales Road reserve. The Plan was exhibited in April 2019 and attracted several objections and a petition.

The DP and accompanying technical reports were amended in October 2019. The DP now proposes seventy-four (74) units and a medical centre and contains less built form. Car parking on the Dales Road reserve has been deleted. Refer to **Attachment 2 for DP documentation**.

The DP layout plan shows a proposed internal access road, two generalised building envelopes and a communal open space area to the north east of the site. Future development is shown as comprising seven 2 storey buildings and two 3 storey residential buildings, and a medical centre in the south west corner.

The DP is accompanied by a planning report prepared by the Planning Professionals which draws reference to state and local policy that is considered to support the vision for this site which is to accommodate a medium to higher density development with an element of affordable housing.

The DP is also supported by the following documents:-

- Environmental Report prepared by Reid Developments Pty Ltd
- A Waste management Plan prepared by Reid Developments Pty Ltd
- Traffic Engineering Assessment prepared by Traffix Group
- A stormwater management plan prepared by Intrax

An assessment of the Plan in relation to the requirements of Development Plan Overlay – Schedule 7 is at **Attachment 3**. In summary, the assessment concludes that the submitted Development Plan is able to be supported for the following reasons:-

- The generalised building envelopes are sited so that future residential development has opportunity to orientate toward the street and public areas;
- Access is proposed to Aberline Road while the Dales Road reserve will not be affected and would allow a setback of more than 30m to existing dwellings;
- A landscaping concept that itemises species and planting schedule;
- Larger scale development would be located toward the rear of the site and have a greater setback to Dales Road;

There are some components of the DP that require a variation and these are discussed below:-

Cultural heritage – The site has not been subject to a full cultural heritage survey although an expert has carried out a desktop assessment and concluded that there is unlikely to be any areas of cultural significance. On application for a planning permit for the site further assessment would need to be carried out in this regard and may trigger the requirement for a Cultural Heritage Management Plan (CHMP). The submitted response is considered acceptable for meeting the Overlay requirements.

Open Space – there is no ‘public’ open space proposed within the site. The open space area located in the north east has been termed ‘communal open space’ as it does not interface with the broader open space network and public realm. The applicant will meet their public open space obligations by making a financial contribution of 5%. It is noted that the Brierly Reserve is an accessible public open space, notwithstanding space has been provided within the site for the residents. The submitted response is considered acceptable for meeting the Overlay requirements.

Single Development- No areas have been set aside for single dwelling development only. The Plan intends to provide units of a range of sizes to meet the various demands of the market. The model for the site is for a number of single bedroom dwellings and flexibility in floorplans. The submitted response is considered acceptable for meeting the Overlay requirements.

Indicative connections- The development plan should show integration with surrounding development, open space reserves and road network. At this time the Plan shows a shared driveway which has not been designed to Council standards. If the land is subdivided in the future, the driveway will become (private) common property. For this reason vehicular connectivity to surrounding land would prove problematic, but is not impossible with the current design allowing a future access to the east if appropriate. The submitted response is considered acceptable for meeting the Overlay requirements. Additionally, to better integration and articulate buildings 6-10 with surrounding areas, the plans should be amended to relocate the private open space to the north side of those buildings.

A planning permit assessment will consider finer detail, upon submission.

FINANCIAL IMPACT

Costs associated with the review and assessment of the Development Plan has been included in the 2019/2020 City Strategy and Development Budget.

LEGISLATION/POLICY/COUNCIL PLAN CONTEXT

2 Foster a healthy welcoming City that is socially and culturally rich

2.2 Increase participation, connection, equity, access and inclusion

2.7 Actively acknowledge local Aboriginal culture.

3 Maintain and improve the physical places and visual appeal of the City

3.1 Enhance movement in and around the city including better connections for cyclists and pedestrians

3.3 Build Infrastructure that best meets current and future community needs.

4 Develop a smarter economy with diverse and sustainable employment

4.1 Grow the Cities population through local economic growth

5 Practice good governance through openness and accountability while balancing aspirations with sound financial management

5.1 Provision of opportunities for the community to actively participate in Council's decision-making through effective promotion, communication and engagement

TIMING

In accordance with the Planning and Environment Act 1987.

COMMUNITY IMPACT/CONSULTATION

All documentation forming part of the Development Plan has been subject to referral and two periods of non-statutory public exhibition for a period of two weeks, in accordance with Council's policy to provide non-statutory notice of development plans. Exhibition of the DP is a non-statutory requirement to enable Council to make an informed decision on the future development of the site.

Several submissions have been received, including one petition, which outline the following concerns:-

- Adverse impact on character of the area;
- Impact on traffic;
- Density / overdevelopment;
- Devaluation of properties;
- Necessity for medical clinic;

The petition was received by Council at the ordinary meeting of 3 June 2019. The amended DP has responded to the matters raised in the objections by reducing the number of units, limiting development to two storey along the frontage to Dales Road and providing clarity on the character/ theme for built form and materials.

The development plan was referred to:- Wannon Water; Country Fire Authority; Downer (Gas); Transport for Victoria; Powercor; Council's City Infrastructure; City Sustainability and Environment and City Strategy.

LEGAL RISK/IMPACT

The Plan has been processed and assessed in accordance with the requirements of the Warrnambool Planning Scheme and Planning and Environment Act 1987. The applicant has avenue of appeal to VCAT for review should Council refuse endorsement of the Plan.

OFFICERS' DECLARATION OF INTEREST

None

CONCLUSION

The North East Warrnambool Structure Plan has an overall density target of 15 dwellings per hectare. The proposed Plan indicates medium to higher density housing on the land which results in approx. 74 dwellings per hectare. The total area of the land bordered by Dales, Aberline, Boiling Down and Gateway Roads contains approx. 20.2ha and 302 dwellings/lots. Therefore, averaging the total dwelling per hectare rate to be approx. 14 dwellings per hectare across this section of the structure plan.

The proposed Plan includes concept plans for the design, built form and scale of development.

The role of the Development Plan is to provide direction on the form and layout of future development of the land. The proposed Plan in its most recent form is now considered to provide a clear direction about the future form of development on the land. A planning application will be required if the DP is approved and this will allow Council to assess the proposal against the relevant provisions of the Warrnambool Planning Scheme.

ATTACHMENTS

1. Attachment 1 DP O 7 15 Dales Rd [5.6.1 - 3 pages]
2. Attachment 2 a 15 Dales Rd site analysis [5.6.2 - 5 pages]
3. Attachment 2 b 15 Dales Rd form plan and site layout v 4 [5.6.3 - 1 page]
4. Attachment 2 c 15 Dales Rd Planning Report October 2019 v 4 [5.6.4 - 22 pages]
5. Attachment 2 d 15 Dales Rd built character theme [5.6.5 - 1 page]
6. Attachment 2 e 15 Dales Rd - Landscaping Concept [5.6.6 - 1 page]
7. Attachment 3 for 15 Dales Rd DP assessment against sch 7 Oct 2019 [5.6.7 - 6 pages]
8. Dales Road Environmental Report [5.6.8 - 10 pages]
9. Waste Management Plan [5.6.9 - 4 pages]
10. Traffix Report [5.6.10 - 27 pages]
11. Intrax - Stormwater Report [5.6.11 - 10 pages]

WARRNAMBOOL PLANNING SCHEME23/07/2009
C58**SCHEDULE 7 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO7**

NORTH EAST WARRNAMBOOL GROWTH AREA**1.0**23/07/2009
C58**Requirement before a permit is granted**

A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority for:

- Subdivision of land to excise an existing dwelling from a lot provided no more than one (1) additional lot is created in the subdivision;
- Agriculture and any buildings and works in association with the use of the land for agricultural purposes;
- Minor building and works associated with an existing use or development.

2.023/07/2009
C58**Conditions and requirements for permits**

An application for use, subdivision or to construct or carry out works (before a development plan has been approved) must be accompanied by a report demonstrating that the proposal will not prejudice the development plan requirements specified in this schedule.

3.023/07/2009
C58**Requirements for development plan**

The North East Warrnambool Growth Area is divided into four Development Areas as shown in Map 1 to this schedule.

Development plans must be generally consistent with the *North East Warrnambool Structure Plan 2007* and must comprise and include the following to the satisfaction of the responsible authority:

Site Analysis Report and Plan that:

- Requirements applicable to Development Areas A, B, C & D
 - In relation to existing site conditions and features includes details on the topography of the land, the location of existing vegetation, drainage lines, existing buildings, sites of conservation, heritage or archaeological significance and any other features.
 - Provides a proposed development layout including roads, public open space and other features of subdivision in a manner which is responsive to the identified site features and demonstrates the integration of the development with existing infrastructure within the North East area including access, open space, retailing and schooling.
 - Provides adequate and usable public open space and demonstrate the suitability and accessibility of the provided open space to form part of the open space network.
 - Identifies the means by which any sites of conservation, heritage or archaeological significance will be managed during construction and following the development.
 - Identifies designated areas within the plan area proposed as potentially suitable for medium and higher density housing types based upon accessibility to transport, open space, services and other factors, as well as potential opportunities (if applicable) for areas suitable for non-car based development.
 - Identifies designated areas to be set aside for single dwelling development only.
 - Provides for community interaction, safety and surveillance by the provision of housing to front streets and/or public open space in the development area.

WARRNAMBOOL PLANNING SCHEME

- Designates a main north-south transport route along Aberline Road, Boiling Downs Road and Gateway Road. This route must align and provide for linkage to the connection to Raglan Parade (Princes Highway) at the Gateway Road intersection.
- Requirements applicable to Development Areas A, B & C
 - Provides linkage between the Merri River and the Russells Creek tributary open space corridors by demonstrating a network of pedestrian permeable access and open space networks through the development.
 - Mortlake Road, Aberline Road and Wangoom Road should be reinforced as major roads. Service roads should be provided to allow for appropriate integration of housing to streets and enhance safety.
- Requirements applicable to Development Areas B & C
 - Provides a 'public' linkage to the northern areas of Kings College to provide for a convenient northern access to the school, and to the proposed pedestrian linkage to Balmoral Road through the college.
 - Provision of dual purpose pedestrian and cycle paths on Aberline and Wangoom Road.
- Requirements applicable to Development Area C
 - New roads/streets intersecting Whites Road are discouraged.

An Open Space / Landscape Master Plan and accompanying documentation that:

- Requirements Applicable to Development Areas A, B, C & D
 - Identifies a preferred character or theme in relation to the proposed development area including general design treatments for streetscapes, roads and boulevards, and open space.
 - Designates by consideration of slope and accessibility, land suitable for open space provision within development areas, including prevention of direct private ownership and boundaries to watercourses.
 - Provides for detailed planting scheme including specification of species.
- Requirements Applicable to Development Areas B & C
 - Provides a direct open space linkage from the existing Russells Creek corridor south of Whites Road into the development areas.
 - Identifies landscape treatments to ensure urban development does not adversely impact surrounding rural uses.
- Requirements Applicable to Development Areas C & D
 - Provides a visual and environmental buffer to continued agricultural land use to the east of Aberline Road.

An Environmental Report that:

- Requirements applicable to Development Areas A, B, C & D
 - Identifies the approach to water sensitive urban design in relation to drainage, road and allotment layout design. A theme should be applied to the entire development and should be based upon best practice provisions of water quality and turbidity, coupled with achieving relatively efficient maintenance provisions.
 - Provides information on the biodiversity of the riparian corridor of any watercourses or existing and proposed open space corridors in the development area.

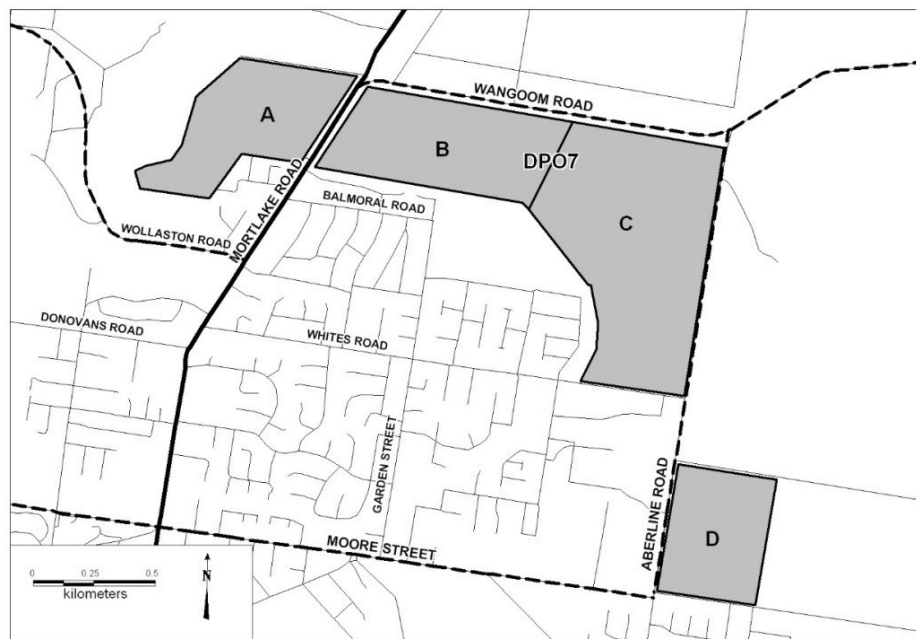
WARRNAMBOOL PLANNING SCHEME

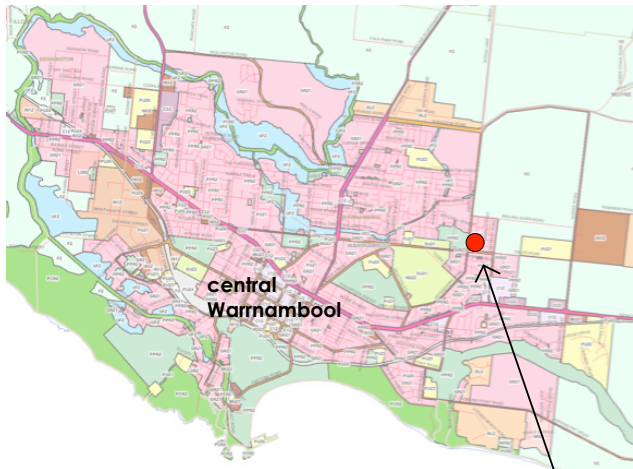
- Identifies the opportunities for incorporation of 'Third Pipe' stormwater collection including demonstration of consultation with Wannon Region Water Authority or its subsequent equivalent authority.
- Requirements Applicable to Development Areas A, B and C
 - Identifies areas of significance along the Merri River corridor and Russells Creek and tributary and identifies design guidelines for lots within significant sections of the corridors to guide building height, roof materials and colours and siting of dwellings.

An Infrastructure Report that:

- Requirements Applicable to Development Areas A, B, C & D
 - Integrates drainage as a part of high quality open space nodes and linear linkages. Where possible integrate stormwater management systems such as Bio filter wetlands as a part of high quality open space network.
 - Provides an open space area in each plan that responds to the balance between open space usability and functionality, and the objectives of floodplain management.
 - Provides a staging plan for development of the land in relation to efficient infrastructure provision through stages.
 - Provides for the provision and funding of physical infrastructure (*unless included in any approved Development Contribution Plan or scheme for the area, outline arrangements for the provision and funding of physical infrastructure*).
 - Provides a timing schedule of public and infrastructure works, and staging of development for the development area.
- A Review period that identifies measures for the removal of the Development Plan Overlay from the land once the implementation of the development has been completed (requirement applicable to Development Areas A, B, C & D).

Map 1 to the Schedule to Clause 3.0





LOCALITY PLAN

15 Dales Road



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project DALES ROAD DEVELOPMENT PLAN

drawing DP01 SITE ANALYSIS 1

address 15 Dales Road
Warrnambool

date October 2017

file
number 17104

p o b o x 7076 geelong west vic 3 2 1 8
m 0 4 2 2 2 0 2 5 1 6
tchakir@theplanningprofessionals.com.au
abn 89 007 435 565



north

0 40 80
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project

DALES ROAD DEVELOPMENT PLAN

drawing

DP02 PROPERTY DETAILS

address

15 Dales Road
Warrnambool

date

October 2017

file number

17104

po box 7076 geelong west vic 3218
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tchakir@theplanningprofessionals.com.au
abn 89 007 435 565



north

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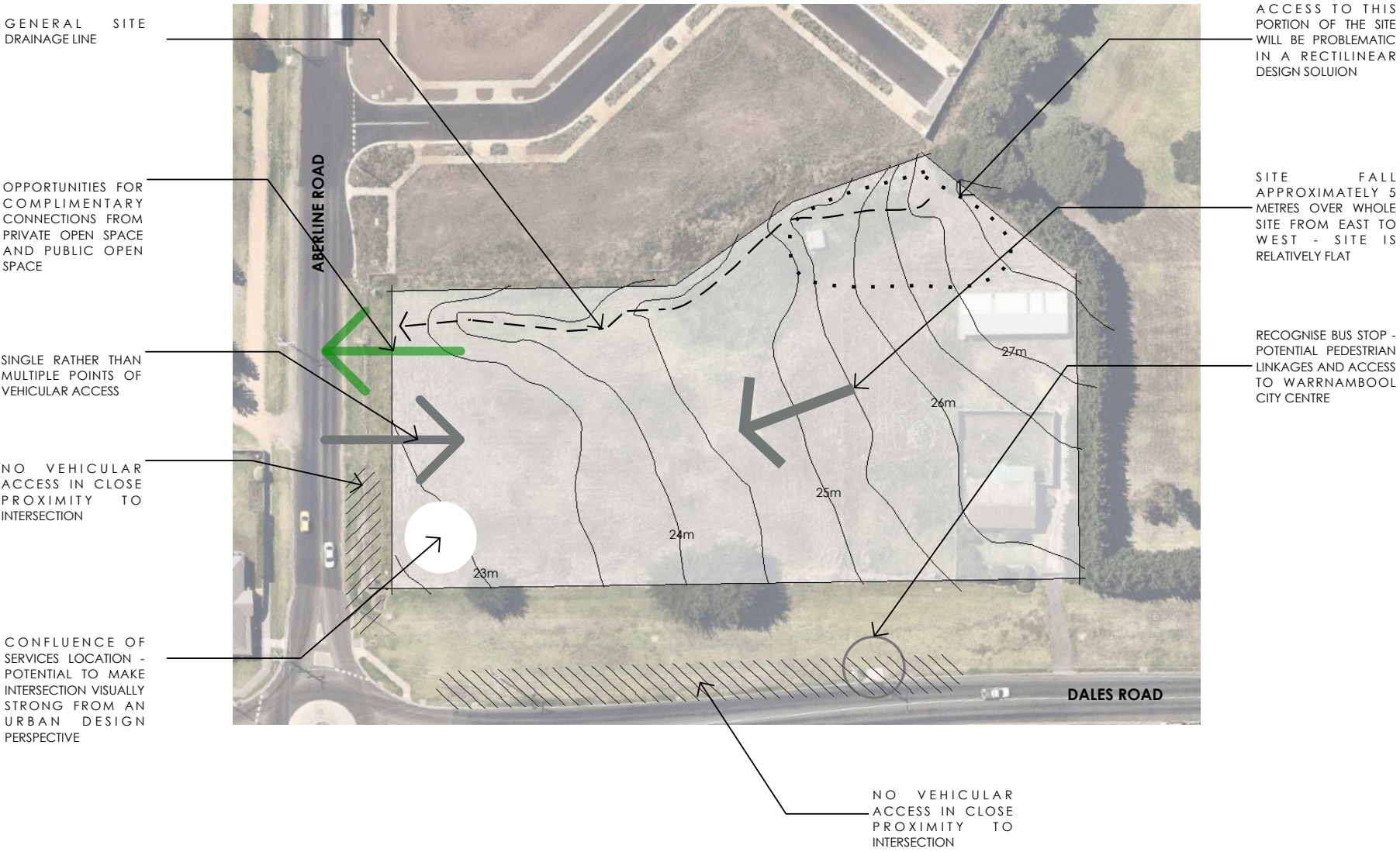


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project DALES ROAD DEVELOPMENT PLAN

drawing DP03 SITE ANALYSIS 2

address 15 Dales Road
Warrnambool

date October 2017

file number 17104

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abn 89 007 435 565



north

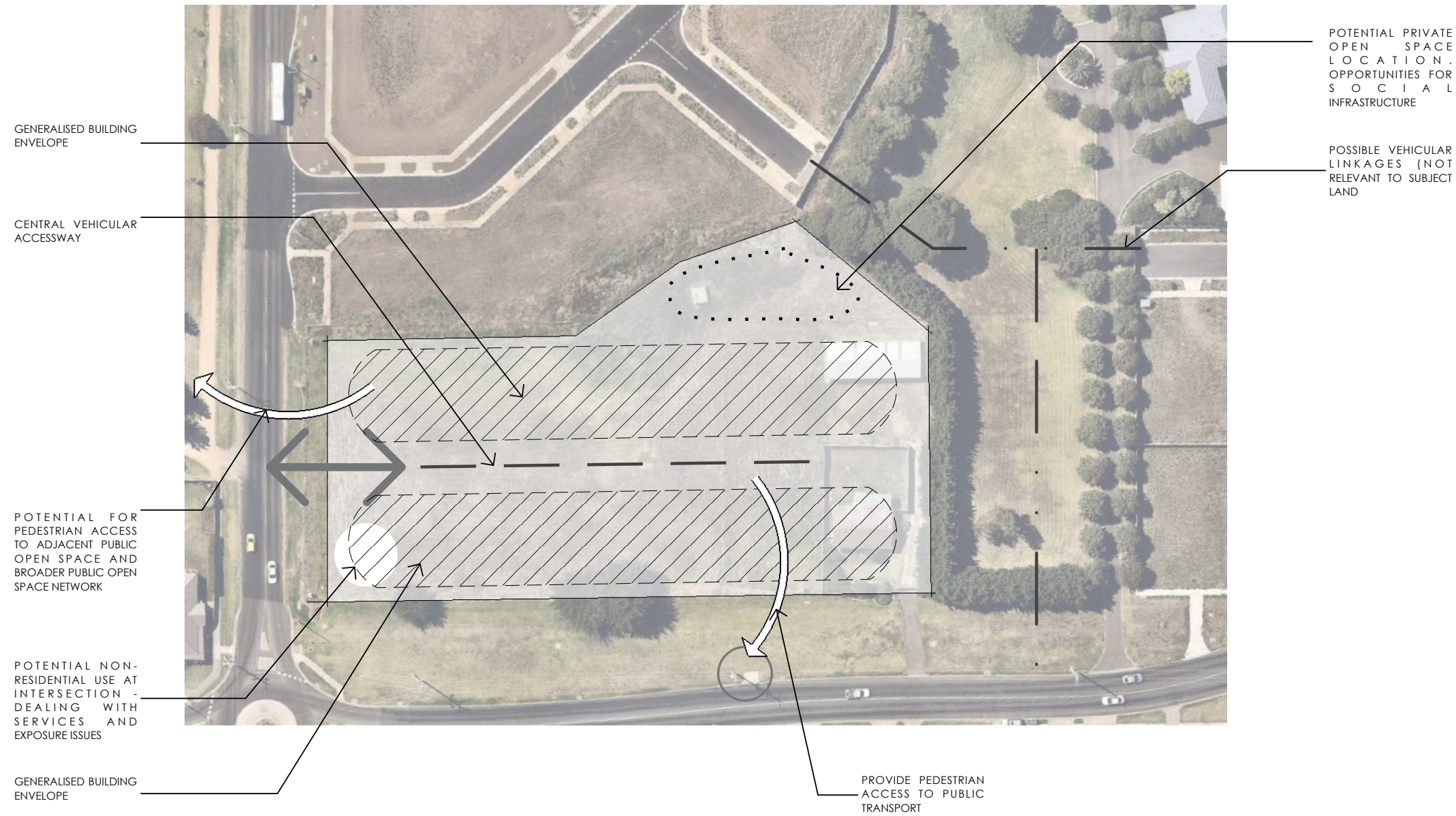
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project	DALES ROAD DEVELOPMENT PLAN		
drawing	DP04	OPPORTUNITIES	
address	15 Dales Road Warrnambool		
date	October 2017		
file number	17104		
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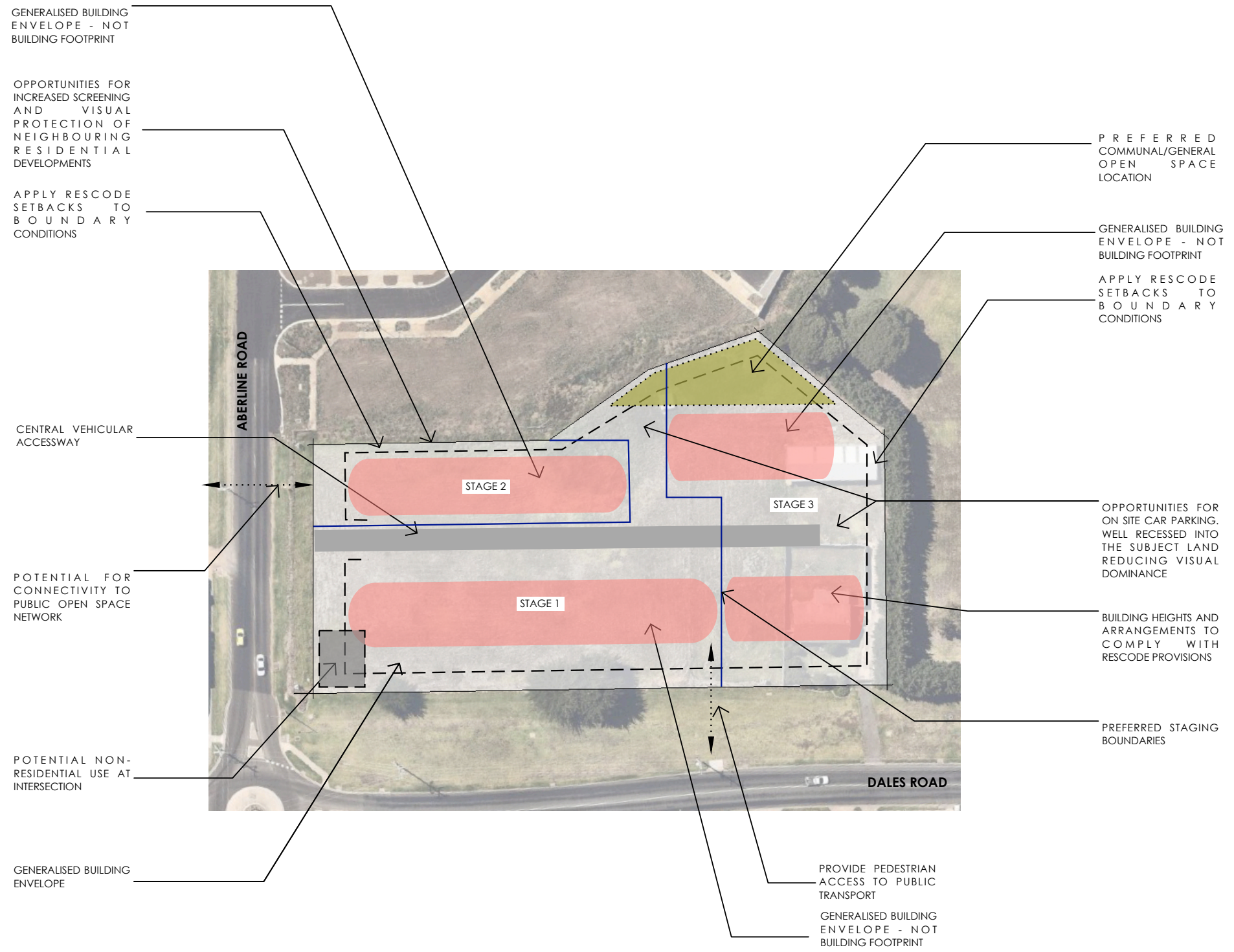
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project	DALES ROAD DEVELOPMENT PLAN
drawing	DP05 DEVELOPMENT PLAN
address	15 Dales Road Warrnambool
date	October 2017
file number	17104
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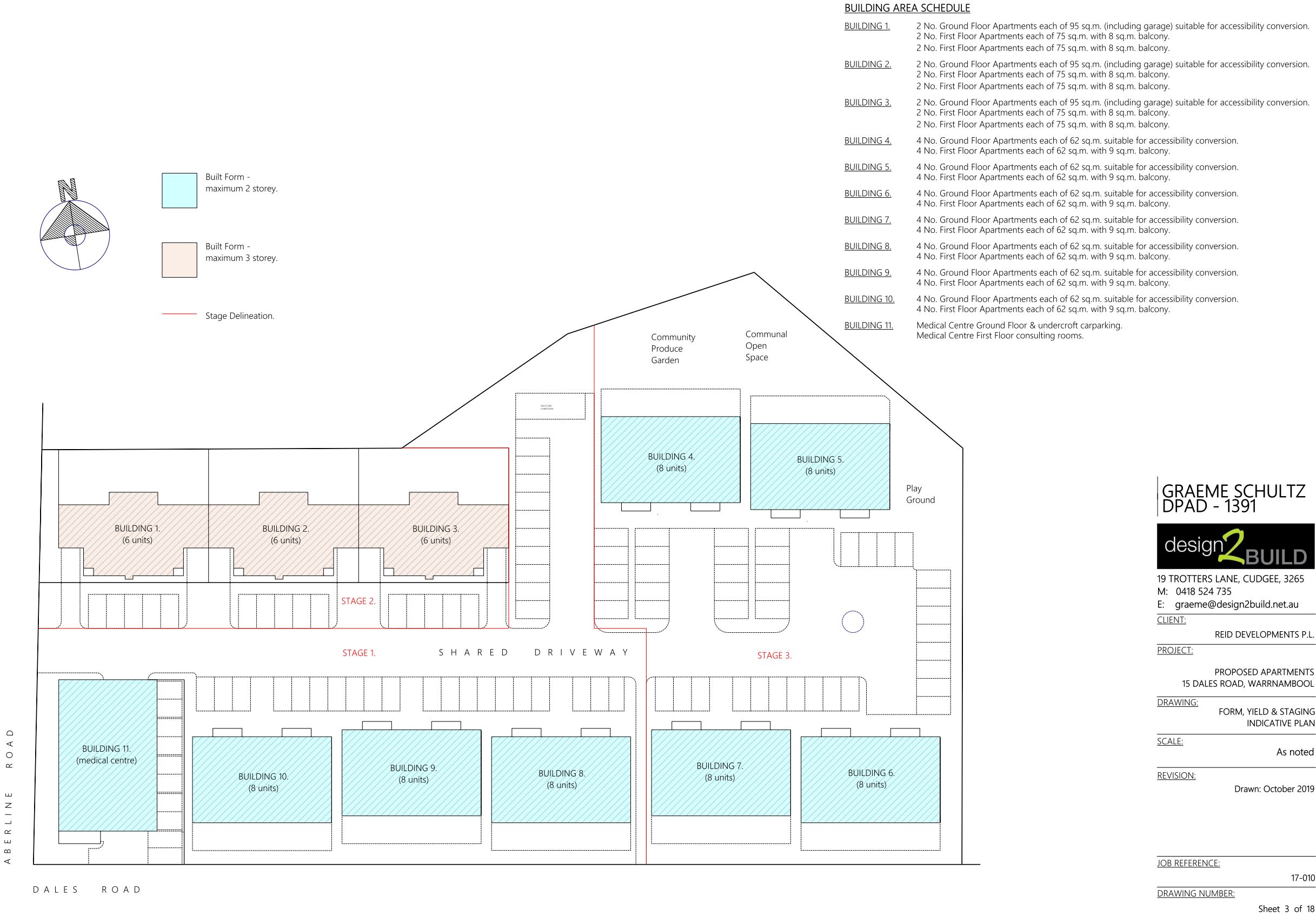


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Development Plan

15 Dales Road, Warrnambool

October 2019

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geelong west
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Geelong VIC 3220

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abn 60 143 022 156



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3. Site Analysis

Subject Land

- 3.1. The subject land is located toward the eastern residential boundary of Warrnambool city.
- 3.2. The subject land comprises of a single parcel of land with an area of 9,425 sqm.
- 3.3. The subject land is situated on the north side of Dales Road and is bounded by Aberline Road to the west.
- 3.4. The subject land contains a dwelling and a shed at the south eastern boundary of the property.
- 3.5. The remainder of the subject land has no significant vegetation and is generally an open field area.
- 3.6. The land generally slopes evenly from the north east corner of the lot to the south west.
- 3.7. Adjacent to the Aberline Road frontage opposite the land is located Brierly Recreation Reserve
- 3.8. There is existing infrastructure for reticulated services in the immediate area. The legal point of discharge is located at the corner of Aberline and Dales Road.
- 3.9. The existing road network has the capacity to absorb the expected increase in traffic demand (see attached traffic report).
- 3.10. The impact of potential future use on stormwater drainage, traffic and road infrastructure can be appropriately accommodated on site.

Surrounding Locality

- 3.11. The Gateway Plaza shopping centre is located less than 1 km south east of the subject site. The shopping precinct includes Aldi, Coles, Woolworths and Kmart.
- 3.12. Additional commercial areas are located further east along Raglan Parade including the Warrnambool Homemaker Centre and Bunnings.
- 3.13. Further east is the residential edge of Warrnambool City.
- 3.14. The road network in the locality consists of a larger grid pattern of larger connecting roads bordering an irregular smaller suburban type street network.
- 3.15. The locality is characterised by conventional lot subdivision with single storey homes.
- 3.16. There are some examples of multiple storey dwellings and alternate housing typologies.
- 3.17. Approximately 500 metres to the west of the subject land, on the southern side of Moore Street is located The Warrnambool Racing Club and associated facilities.
- 3.18. The Russells Creek corridor is located under 900 metres north of the subject land providing access to an extensive open space network.
- 3.19. Located approximately 1.6 kilometres north west of the subject site is Kings College P-12 School and approximately 1.3 kilometres west is located Warrnambool Secondary College.

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- 3.20. The subject land is well serviced by public transport. Bus Routes 3 and 2 travel Aberline and Dales Road, connecting the site to both the Gateway Plaza and Warrnambool City Centre.
- 3.21. The site is located with convenient access to Princes Highway off Gateway Road.
- 3.22. Typical housing within the City of Warrnambool is single detached housing on large suburban allotments.

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4. Planning Context

- 4.1. The Development Plan is required to take into account relevant policies contained in the PPF, MSS, LPPF, relevant Council strategies and The Planning and Environment Act (1987).
- 4.2. This section outlines the relevant planning context as it relates to the subject site.

CLAUSE 11 - SETTLEMENT - PLANNING POLICY FRAMEWORK

Planning is to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure.

Planning is to recognise the need for, and as far as practicable contribute towards:

- Diversity of Choice...
- Economic Viability...
- Land Use and Transportation Integration...

Planning is to facilitate sustainable development that takes full advantage of existing settlement patterns, and investment in transport and communication, water and sewerage and social facilities.

CLAUSE 11.01 VICTORIA - PLANNING POLICY FRAMEWORK

Clause 11.01-IS Settlement

Strategies

Focus investment and growth in places of state significance in...the major regional cities of Ballarat, Bendigo, Geelong, Horsham, Latrobe City, Mildura, Shepparton, Wangaratta, Warrnambool and Wodonga...

Provide for growth in population and development of facilities and services across a region or sub-region network.

Develop compact urban areas that are based around existing or planned activity centres to maximise accessibility to facilities and services.

CLAUSE 11.02 MANAGING GROWTH - PLANNING POLICY FRAMEWORK

Clause 11.02-IS Supply of urban land

Objective

To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.

Strategies

...Planning for urban growth should consider:

Opportunities for the consolidation, redevelopment and intensification of existing urban areas...

Restrict low-density rural residential development that would compromise future development at higher densities.

CLAUSE 11.03 PLANNING FOR PLACES - PLANNING POLICY FRAMEWORK

Clause 11.03-4S Coastal Settlement

Objective

To plan for sustainable coastal development.

Strategies

Support a network of diverse coastal settlements which provides for a broad range of housing types, economic opportunities and services.

Direct residential and other urban development and infrastructure within defined settlement boundaries of existing settlements that are capable of accommodating growth.

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Response:

State Planning Policy provides the planning framework for the Responsible Authority and context in which Local Policy and decisions should follow. The above policy outlines the structure of settlement planning in Victoria, specifically by:

- Anticipating the development of fully serviced land for residential, commercial, open space and community facilities.
- Facilitating sustainable development that takes full advantage of existing settlement patterns.
- Supporting sustainable development and investment into Warrnambool - consistent with establishing Warrnambool as a major regional city.
- Creating opportunities for a diversity of housing types and choices.
- Encouraging a more "compact urban area", particularly around Activity Centres, as the subject property is.
- Discouraging low density rural residential housing.

The Development Plan has been formulated with regard to the above principles of settlement and urban growth. The Development Plan anticipates the need for a more compact urban form, particularly with convenient pedestrian and public transport access to an Activity Centre. The subject land is strategically located to achieve precisely that outcome.

The Development Plan responds positively to these provisions providing the framework for development to achieve higher residential densities. Particularly in a greenfield locale that would otherwise be developed to achieve low density single dwelling allotments that the above policy and planning generally, discourages.

Much of the following responses and policy extracts are repetitious. For the reason that; policy support for development at higher densities, greater dwelling diversity and increased development around activity centres is considerably vast, following that, the proposed Development Plan exhibits an exceedingly positive response to those policies and strategic directions for the land.



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CLAUSE 16 HOUSING - PLANNING POLICY FRAMEWORK

Planning should provide for housing diversity, and ensure the efficient provision of supporting infrastructure.

Planning should ensure the long term sustainability of new housing, including access to services, walkability to activity centres, public transport, schools and open space.

Planning for housing should include the provision of land for affordable housing.

CLAUSE 16 RESIDENTIAL DEVELOPMENT - PLANNING POLICY FRAMEWORK

Clause 16.01-1 Integrated Housing

Objective

To promote a housing market that meets community's needs.

Strategies

Increase the supply of housing in existing urban areas by facilitating increased housing yield in appropriate locations, including under-utilized urban land...

Ensure that an appropriate quantity, quality and type of housing is provided, including aged care facilities and other housing suitable for older people, supported accommodation for people with disability, rooming houses, student accommodation and social housing.

Ensure housing developments are integrated with infrastructure and services, whether they are located in existing suburbs, growth areas or regional towns.

Clause 16.01-2S Location of residential development

Objective

To locate new housing in designated locations that offer good access to jobs, services and transport.

Strategies

Increase the proportion of new housing in designated locations within established urban areas and reduce the share of new dwellings in greenfield and dispersed development areas.

Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.

Facilitate residential development that is cost effective in infrastructure provision and use, energy efficient, water efficient and encourages public transport use.

Identify opportunities for increased residential densities to help consolidate urban areas.

Clause 16.01-3S Housing diversity

Objective

To provide for a range of housing types to meet diverse needs.

Strategies

Ensure housing stock matches changing demand by widening housing choice.

Facilitate diverse housing that offers choice and meets changing household needs through:

- A mix of housing types.
- Adaptable internal dwelling design.
- Universal design.

Encourage the development of well-designed medium-density housing that improves housing choice

Support opportunities for a range of income groups to choose housing in well-serviced locations.

Ensure planning for growth areas provides for a mix of housing types through a variety of lot sizes, including higher housing densities in and around activity centres.

Clause 16.01-4S Housing affordability

Objective

To deliver more affordable housing closer to jobs, transport and services.

Strategies

Improve housing affordability by:

- Ensuring land supply continues to be sufficient to meet demand.
- Increasing choice in housing type, tenure and cost to meet the needs of households as they move through life cycle changes and to support diverse communities.
- Promoting good housing and urban design to minimise negative environmental impacts and keep costs down for residents and the wider community.
- Encouraging a significant proportion of new development to be affordable for households on very low to moderate incomes.

Increase the supply of well-located affordable housing by:

- Facilitating a mix of private, affordable and social housing in suburbs, activity centres and urban renewal precincts.
- Ensuring the redevelopment and renewal of public housing stock better meets community needs.

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Response

Housing and residential development policy provides the framework for:

- The creation of opportunity for housing diversity and the efficient use of existing infrastructure.
- Facilitating increased housing densities on under utilised land, within the established urban growth boundary.
- Providing for housing growth that is located with convenient access to an Activity Centre offering a breadth of commercial opportunities, employment and domestic needs.
- Identifying the need for housing to facilitate the needs of a diversity of demographics and lifecycles.
- Identifying a residential parcel of land with the capacity for higher density development.
- Requiring that housing demand to be met at higher densities.
- Identifying the need for affordable housing.
- The Development Plan provides a basic framework for a more detailed planning permit application to follow.

The proposed Development Plan positively responds to the need for providing a range of dwelling types to cater for varying demographics and life cycle requirements.

The subject land is connected to all reticulated services and infrastructure with the capacity to cater for a high order of residential dwellings, additional vehicle movements and appropriate waste water removal (see engineering report).

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CLAUSE 21.01 MUNICIPAL PROFILE, COUNCIL VISION AND STRATEGIC DIRECTIONS - MUNICIPAL STRATEGIC STATEMENT

Clause 21.01-2 Key Issues

Population growth and associated needs for housing, infrastructure, community facilities, employment and services – Given the region's ageing population, more workers are required to support the growth of existing and new industries.

Housing supply, choice and affordability

Careful planning is required to ensure future populations have access to a diverse range of housing options.

Clause 21.01-4 Strategic Directions

Housing Choices

Access to a diverse range of housing options

Housing

Growth areas for housing within the municipality include:

North East Warrnambool Growth Area

Response

The Municipal Strategic Statement provides the local planning context, opportunities and constraints. Specifically the policy resolves the strategic direction of the Municipality by:

- Providing a framework for the future development of the land
- Creating the opportunity for a greater range of dwelling types and options.
- Providing a context for housing growth outside of "conventional housing" options.
- Creating a framework for more affordable housing options that are well connected and conveniently located as the subject site is.

The Municipal Strategic Statement establishes housing affordability and diversity of choice as a "key issue" for the City. The Development Plan to follow adopts the Responsible Authority's strategic direction for addressing these "key issues". Responding to the need for a greater dwelling diversity in the municipality's housing stock.

The Development Plan provides a viable opportunity for the provision of affordable housing in the municipality.



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CLAUSE 21.07 HOUSING - MUNICIPAL STRATEGIC STATEMENT

Clause 21.07-1 Residential Development

Location of Residential Development

Established urban areas have the potential to accommodate further 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.

The development of greenfield growth areas also provides an opportunity to develop a variety of dwelling types with varying development densities.

Growth areas for residential development include:

- North East Warrnambool Growth Area ...

Housing Diversity

...Careful planning is required to ensure future populations have access to a diverse range of housing options.

Housing Affordability

Access to affordable housing is a basic human right and a determinant of community health and wellbeing. The impacts of unaffordable housing are unevenly distributed across the community with sole parents, single people, young people, older people (>65 years) and children of sole parents experiencing the worst outcomes. ...

Strategies

1.1 Provide more affordable accommodation opportunities through the designation of a range of housing styles as well as higher density housing such as townhouses, aged persons accommodation and commercial accommodation.

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

Response

Municipal housing policy provides the framework for development to:

- Create opportunities to encourage a diversity of housing types and sizes that are well connected and serviced by public transport and within a close proximity to the Gateway commercial hub servicing the North East Warrnambool growth area.
- Create opportunities for affordable housing.
- Create opportunities for increased housing diversity.
- Provide a framework for alternative housing typologies.

The above policy identifies a preferred future outcome for housing growth in the Municipality. Specifically identifying the provision of affordable housing in Warrnambool. Encouraging varying typologies and densities as a key strategy. Requiring more again from the Responsible Authority to enact on these strategies and actively facilitate housing opportunities that achieve the stated principles.

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CLAUSE 32.08 GENERAL RESIDENTIAL ZONE - SCHEDULE 1

Purpose

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 non- residential uses to serve local community needs in appropriate locations.

Response

The Development Plan is consistent with these provisions:

- It responds positively to the purposes of the zone listed above.
- It creates a framework for a future planning permit applications.
- There is nothing within the plan that would conflict with Rescode provisions.

The Development Plan exhibits a generally positive response to these provisions as far as can be applied.



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CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Purpose

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To identify areas which require the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land.

To exempt an application from notice and review if it is generally in accordance with a development plan.

Clause 43.04-1 Requirement Before a Permit is Granted

A permit must not be granted to use or subdivide land, construct a building or construct or carry out works until a development plan has been prepared to the satisfaction of the responsible authority.

A permit granted must:

- *Be generally in accordance with the development plan.*
- *Include any conditions or requirements specified in a schedule to this overlay.*

Clause 43.04-2 Exemption From Notice and Review

An application under any provision of this scheme which is generally in accordance with the development plan is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

Clause 43.04-3 Preparation of the Development Plan

A development plan that provides for residential subdivision in the ...General Residential Zone must meet the requirements of Clause 56 as specified in the zone.

The Development Plan must describe:

The land to which the plan applies.

The proposed use and development of each part of the land.

The development plan may be amended to the satisfaction of the responsible authority. ...

SCHEDULE 7 TO THE DEVELOPMENT PLAN OVERLAY - LOCAL PLANNING POLICY

North East Warrnambool Growth Area

3.0 Requirements for the development plan

The North East Warrnambool Growth Area is divided into four Development Areas as shown in Map 1 to this schedule.

Development plans must be generally consistent with the North East Warrnambool Structure Plan 2007 and must comprise and include the following to the satisfaction of the responsible authority:

A site analysis report and plan that:

- *Requirements applicable to Development Area D...*

Response

Clause 43.04-1 requires the preparation of this Development Plan in accordance with policy in the overlay and its schedule before the issue of any permit for subdivision and development.

An application for a permit that is generally in accordance with this Development Plan is exempt from notice and review requirements and would be made in due course.

This Development Plan comprehensively addresses parameters for development of area "D", the area within which the land is located.



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CITY WIDE HOUSING STRATEGY 2013

Executive Summary

Growth of lone person households is expected to out strip construction of 1 and 2 bedroom dwellings. There is a need for greater housing diversity within the City's greenfield growth areas.

North East Warrnambool Growth Areas...The development of these areas provides an opportunity to develop a variety of dwelling types with varying development densities.

Policy Context

The policy also identifies that development of nominated greenfield growth areas provides an opportunity to develop a variety of dwelling types with varying development densities.

Diversity of Housing

In 2001, 78% of all dwellings contained three or more bedrooms.

Over 82% of dwellings constructed were three or four bedroom dwellings. This trend highlights the dominance of couples with children moving into the City's greenfield growth areas.

Warrnambool (North East - North Merri) is dominated by four bedroom dwellings highlighting the lack of diversity within the City's growth areas.

The construction of three and four bedroom dwellings is projected to be the dominant dwelling type within growth areas. Careful planning will be required to ensure growth areas provide the required diversity to meet future population's housing needs.

There is also need for greater housing diversity within the City's greenfield growth areas. It is recommended that future structure planning for land east of Aberline Road, should encourage an average of 12 dwellings per net developable hectare and 15+ dwellings per net developable hectare in close proximity to future transport corridors, activity centres and open space.

Constraints and Opportunities

However, the predominant dwelling type in Warrnambool is a single dwelling on a relatively large lot. In Greenfield growth areas such as the North East Warrnambool growth areas: The development of these areas provides an opportunity to develop a variety of dwelling types with varying development densities.

Response

The Development Plan is consistent with these policy statements and in particular:

- The development of a more diverse range of housing types at greater densities.
- Provision of smaller housing than traditional and existing development within the North East Warrnambool growth area.
- Responding to the needs of the City as identified within the Housing Strategy.

The Housing Strategy recognises the ubiquity of 3+ bedroom housing and lack of smaller housing types. The trend of large single dwelling allotments however, has continued. The North East Warrnambool growth area "is dominated by 4 bedroom dwellings highlighting the lack of diversity within the city's growth areas."

The Development Plan proposed recognises the opportunity for a diversity of housing typologies and sizes within one of the City's key greenfield growth areas. Responding to the vision and objectives of the City's strategy and providing an opportunity for the Responsible Authority to promote a different housing outcome consistent with the strategy.

The provision of smaller single and two bedroom housing at affordable prices is an underserved market segment, consistent with the above strategy and the Planning Scheme as far as can be reasonably applied.

Greater consideration has been given to precisely the outcome anticipated within Council strategy.



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NORTH EAST WARRNAMBOOL STRUCTURE PLAN

Vision and Objective Statements

Vision

A residential community providing for diverse housing densities, high quality and sustainable urban design outcomes, the timely provision of physical and social infrastructure and the effective management of drainage issues.

Objectives

- *Facilitate developments that incorporate a high standard of urban design, providing safe and inviting streetscapes, roads, gateways, open space areas and pedestrian linkages.*
- *Provide a diversity of affordable housing styles and choices to meet the needs and expectations of the community.*
- *Provide relevant and useable open space nodes and linear linkages within the structure plan area, to Russell Creek, to existing urban areas and to community nodes.*
- *Ensure urban development does not adversely impact surrounding rural uses to the north and east.*
- *Ensure new development incorporates water sensitive urban design principles*
- *Ensure that development is designed to facilitate the provision of efficient and effective public transport systems*

Development Density

The demographic profile of Warrnambool was examined through the Warrnambool Land Use Strategy, and this included population and housing projections to the year 2024. Through the Strategy it was proposed to accommodate a portion of the anticipated increase of approximately 6000 people by developing the North East Warrnambool area for residential purposes. The Warrnambool Land Use Strategy estimated 700 lots could be provided in this area.

Conventional Density Residential Precinct

The Structure Plan provides for the development of the majority of the North East Warrnambool area for the purposes of conventional density residential. The staging of this development should be such that growth outwards from existing development is incremental. This would allow for immediate use of the land east of Aberline Road on the corner of Dales Road.

Open Space, Bicycle and Pedestrian Networks

It is important to ensure that in addition to the major linear open space linkages, smaller neighbourhood and local open space areas are provided. The planning and location of these spaces should be undertaken as part of the development planning process

Staging

The Warrnambool Land Use Strategy identifies two stages for residential development in North East Warrnambool, these being land available to meet the 15 year demand and land available once the 15 year supply is consumed. The 15 year supply generally represents a logical sequence of outward expansion from existing development

Response:

The North east Warrnambool Structure Plan was developed to provide the framework for future development of the study area. The Structure Plan was released in 2008 and in the intervening period development in the North East Warrnambool growth area has been established. “*Dominated by 4 bedroom dwellings*”.

The initial vision and objectives of the North East Warrnambool as identified above was to provide for a diversity of housing typologies and affordable housing styles. Evidently, this outcome was not achieved. Achieving instead the over development of a single housing typology at “conventional residential densities”.

The locations of the childcare centre at Mortlake Road and Wangoom Road, the absence of the community centre located at Wangoom Road and the addition of South West Healthcare’s facility at Moore Street represent significant variations to the original structure plan.

The Structure Plan as it was intended is not representative of current conditions. The Development Plan has been crafted to respond to the need for provision of affordable housing in distinctly differing sizes and typologies, generally in accordance with the original intent of the North East Warrnambool Structure Plan and not historic development patterns.

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AFFORDABLE HOUSING POLICY

Purpose and Scope

In 2000 the median property price in Warrnambool was \$128,000. By 2010 this had risen almost 250% to \$322,000. This is mirrored in the residential rental market, with Warrnambool having amongst the highest prices across all regional cities in Victoria.

Policy

Warrnambool City Council (Council) recognises that access to affordable housing is a basic human right and a determinant of community health and wellbeing.

Council will work hard with other stakeholders within the community to achieve the following objectives:

Objective 1: Promote community health and wellbeing

Objective 2: Sustainable housing supply and design

Support best practice urban planning and design that results in a diverse, safe and sustainable housing supply that responds to the needs of local residents.

Objective 3: Maintain a liveable community

Objective 4: Promoting economic development

Council's role in working to achieve affordable housing for the community includes:

Advocacy

Partnership development

Facilitating partnerships with government, developers and the community to develop new cooperative solutions and initiatives to meet local housing needs

Urban planning

- Efficient and timely planning decisions*
- Promoting diversity of housing type, block sizes and quality residential environments in all developments.*

Response

The proposed Development Plan recognises the need for the provision of affordable housing within the City.

The Development Plan has been prepared with consideration to all relevant policies and Council strategies.



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THE PLANNING AND ENVIRONMENT ACT 1987

Definitions Section 3AA

Meaning of affordable housing

(1) For the purposes of this Act, affordable housing is housing, including social housing, that is appropriate for the housing needs of any of the following—

- (a) very low income households;
- (b) low income households;
- (c) moderate income households.

"low income households" means households with a household income within the income range specified as a low income range by Order under section 3AB;

"moderate income households" means households with a household income within the income range specified as a moderate income range by Order under section 3AB;

"social housing" has the same meaning as in section 4(1) of the Housing Act 1983 ;

"very low income households" means households with a household income within the income range specified as a very low income range by Order under section 3AB.

Objectives Section 4

(1) The objectives of planning in Victoria are—

- (fa) to facilitate the provision of affordable housing in Victoria;

Response:

The Planning and Environment Act (1987) is the legislative basis for the use and development of land in Victoria.

The Development Plan seeks to provide for affordable housing on the subject land consistent with the objectives of the Act.

The introduction of the above definition and objective were included in the Act from June 1st 2018 in recognition of the critical need for an increased supply of affordable housing.

The strategies and policy direction listed above and the evidence that without intervention, provision of housing contrary to the preferred vision for the City's greenfield growth areas will continue.



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5. Development Plan

- 5.1. The Development Plan has been produced following a comprehensive:
- Site Analysis - identifying site features and existing conditions
 - Surrounding land uses and urban context analysis
 - Policy and Strategic Context.

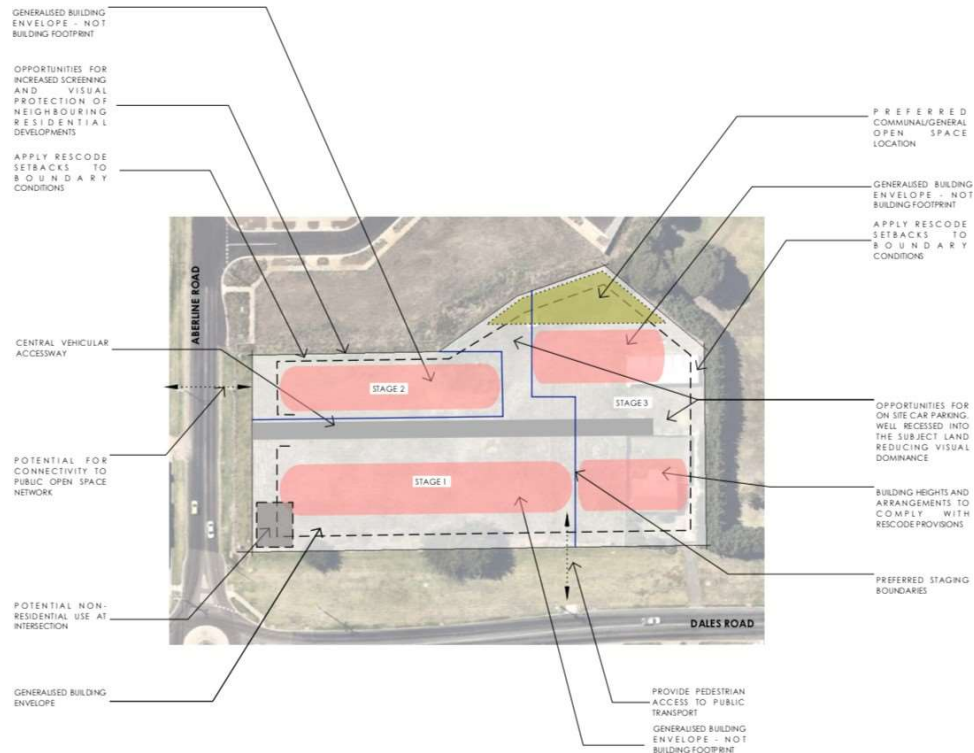


Figure 1. Development Plan

- 5.2. Derived from this process development opportunities were identified that had a generally positive response to the site, surrounding land uses and planning context.
- 5.3. The Development Plan is the final iteration of this process and identifies potential:
- Building envelopes
 - Accessways and roads
 - Open space provision
 - ResCode setbacks, and
 - Location of potential land uses
- 5.4. The basis of the Development Plan is to provide for a genuine affordable housing solution on the subject land. Reid Developments have been in close consultation with the Responsible Authority, State Government and private organisations toward presenting an application that would follow the endorsement of this Development Plan.

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- 5.5. Preliminary discussions with Council staff have indicated in-principle support (subject to the final detail being submitted as part of a planning application), of such an outcome being provided by a private industry developer (Reid Developments).
- 5.6. The intent of the Development Plan is to respond to the context of the site and provide a framework for the development of the site that responds to the identified needs for:
- Housing at much greater densities
 - A greater range of dwelling diversity than the “conventional” single dwelling allotments experienced in the area.
 - Smaller dwelling sizes.
 - More efficient provision of services.
 - Affordable housing solutions.
- 5.7. The proponents are earnest in their desire to provide a genuine and feasible affordable housing development to Warrnambool. The proponents are local and have an invested interest in the outcome of their own “backyard”.

Densities, themes and the built environment

- 5.8. In order to achieve a genuine affordable housing solution, greater densities than typical detached single dwelling allotments are required to achieve economies of scale. A subsequent application would detail precisely how this would be achieved. Such detail is outside the scope of a Development Plan.
- 5.9. The Development Plan identifies the use of the land primarily for high intensity, medium density residential development with a potential for a commercial land use on the corner of Aberline and Dales Road.
- 5.10. It is anticipated that the commercial component would likely be in the form of a medical centre, catering for occupants of the land and the general locality.
- 5.11. It is anticipated that residential development would predominately be accommodated within two storey apartments. The development may feature some three storey apartments, these would be setback from property boundaries in excess of ResCode standards.
- 5.12. The intent is for the provision of single and two bedroom dwellings across the subject land. There would be no more than 74 individual dwellings upon development of the land.
- 5.13. There would be no single dwelling development on the subject land. Demand for development of this kind is met elsewhere in the Municipality.
- 5.14. All land aside from buildings, private yards and parking is to be shared/common area and would be managed and controlled by a body corporate.
- 5.15. The proposal is not for single dwelling residential allotments. Typical lot sizing is not anticipated and indeed not what specific policy is trying to achieve. Nor is it a fair representation or measure of the outcome anticipated. Typical multi-dwelling residential buildings would be broken and separated in form and be arranged in independent private spaces of between 415 to 470 square metres.



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Areas of Aboriginal Cultural Heritage Sensitivity

- 5.16. Preliminary advice from the project heritage consultant is that a Cultural Heritage Management Plan will be required. This must be supplied prior to the Responsible Authority making a decision on a permit application.
- 5.17. A Cultural Heritage Management Plan will be supplied prior to a decision on any subsequent permit application.
- 5.18. The subject land has historically been used for agriculture (grazing). There are no known cultural heritage sites that are on the Victorian Aboriginal Heritage Register on or near the subject land. Preliminary advice from the project cultural heritage consultant suggests that there is no area within the site that is of cultural heritage significance.

Open Space

- 5.19. The subject land is exceedingly well connected to public open space directly adjoining the Brierly Reserve and by extension is connected to the Russells Creek walking trail and Councils open space network more broadly.
- 5.20. Extensive private open space would be provided for on the subject land for the benefit of residents. Initial concepts have allowed for community gardens, communal open spaces, play grounds and ground level private open spaces. Designed in such a way to connect and compliment the public open space network immediately adjoining the subject land.
- 5.21. The private open space proposed within the development will not be considered a contribution of land in lieu of financial contribution as required in clause 53.01

Water Sensitive Urban Design

- 5.22. On site waste water disposal will be designed into the subsequent development where practicable. The vision is to utilise WSUD features such as rain gardens and water harvesting/grey water re-use. Detailed design would be provided with a subsequent application. Best practice water sensitive urban design would be adhered to.
- 5.23. Advice from Wannon Water has indicated that the third pipe network is not available in the area and would not be made available to the development.

Staging and Timing of Infrastructure

- 5.24. The staging plan undertaken by Design 2 Build outlines development in three stages. Stage 1 includes a portion of the land to be developed for multi-unit residential apartments and the planned commercial premises.
- 5.25. The project would be staged to ensure that all dwellings would have access to all required infrastructure upon delivery. (see staging plan lodged with the application)

Character and Theme

- 5.26. The built form will adopt contemporary design practices, be domestic in scale and take cues from contemporary design. The design solution will likely feature natural materials and elements and adopt a colour palette of muted and natural tones.
- 5.27. The outcome anticipated is not for single storey, single dwelling residential allotments.

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- 5.28. A character & theme indicative montage complete with artist's render has been supplied with the application that represents an outcome that is expected within the context of a subsequent application.
- 5.29. The "Form, Yield & Staging Indicative Plan", "Landscaping Concept Plan" and "Character & Theme Indicative Montage" are attached in the appendix.

Public Exhibition and Submissions

- 5.30. The Development Plan underwent a non-statutory public exhibition process. Public comment and review is not within the scope of considerations for a Development Plan amendment.
- 5.31. A broad review of the submissions received related to concerns that the proposal would lead to an evolution of the existing neighbourhood character. It is well recognised in Council policy (see Section 4 above) that there is a demand for an alternative solution to the "*dominant four bedroom dwellings*" and a demand for outcomes that positively contribute to "*dwelling diversity*" in the City.
- 5.32. This is one such opportunity for the Responsible Authority to be "*encouraging*" and "*promoting*" a private industry solution to an identified social problem.
- 5.33. Other public responses related to matters of no planning merit such as financial implications and naming. These responses have not been considered for this reason.

Enforcement and Control

- 5.34. It is expected that a Section 173 agreement detailing the financial mechanisms by which any future housing would be subject to and controlled by would be entered into. Thereby ensuring that subsequent developments would be released as and continue to be available as genuine affordable housing options.

Details of any agreement have yet to be finalised between the proponent and the Responsible Authority. It is expected that these would be finalised prior to a subsequent application.



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6. Conclusions

- 6.1. The Development Plan is consistent with planning policy, and responds well to all relevant policies.
- 6.2. The Development Plan is generally in accordance with the North East Warrnambool Structure Plan.
- 6.3. The Development Plan is highly supported by State and Local Planning Policy and Strategy.
- 6.4. The Development Plan includes the applicable requirements of Development Area 'D' as identified in the Development Plan Overlay and its schedule.
- 6.5. The applicant would naturally consider minor adjustments to the Development Plan, offered with the aim of enhancing the solution.
- 6.6. The Development Plan provides a detailed framework for fine grained application to follow. No design solution is offered at this stage of the proposal. Nor is this the intent of a "Development Plan".
- 6.7. For these reasons and the reasons contained in the body of this submission it is respectfully submitted that the Development Plan be endorsed by the Responsible Authority.



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Appendix

1. Development Plan Rev. Aug 2019
2. Development Plans DP01 to DP05
3. Environmental Report
4. Infrastructure Report
5. Traffic Report
6. Aberline Road - Dales Road Lot Plan
7. Plan of Subdivision 649833F
8. Plan of Subdivision 649830M
9. Form, Yield & Staging Indicative Plan
10. Landscaping Concept Plan
11. Character & Theme Indicative Montage



INDICATIVE CLADDING
Horizontal timber look in mid tone.



TIMBER SLATS
Vertical timber in natural tone.



BLACK WINDOWS



CONCEPT DESIGN IMAGE
Indicative of style, materials & scale
(not actual site design)



PRIVACY FENCING CONCEPT
Horizontal slats with 25% transparency

COLOUR PALETTE
Render finishes



EXPOSED AGGREGATE
FEATURE PAVING



GENERAL PAVING



COASTAL COLOUR PALETTE



PAVING



PAVING



GRAEME SCHULTZ
DPAD - 1391



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CLIENT: REID DEVELOPMENTS P.L.

PROJECT: PROPOSED APARTMENTS
15 DALES ROAD, WARRNAMBOOL

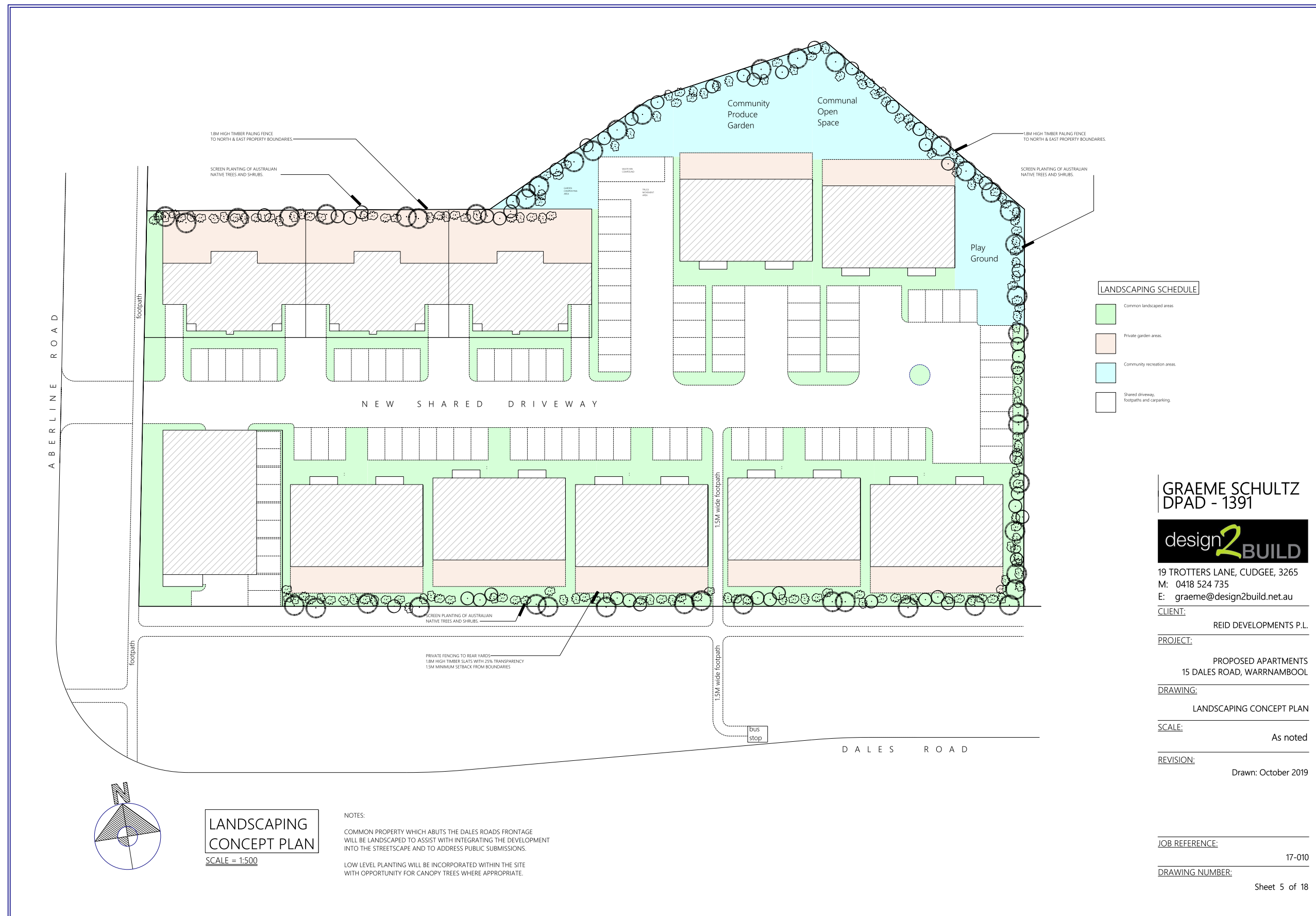
DRAWING: CHARACTER & THEME
INDICATIVE MONTAGE

SCALE: As noted

REVISION: Drawn: October 2019

JOB REFERENCE: 17-010

DRAWING NUMBER:



ASSESSMENT OF DEVELOPMENT PLAN AGAINST DPO7 REQUIREMENTS

Cell D is relevant

The following table details:

- Objectives and requirements in schedule 7 to the Development Plan Overlay (DPO7) under the Warrnambool Planning Scheme.
- Council officer discussion and comments.
- An assessment on whether the DPO7 objective / requirement has been satisfied.

Objective / Requirement	Officer discussion and comments	DPO objective / requirement satisfied YES/NO
A Site Analysis Report and Plan that:		
In relation to existing site conditions and features includes details on the topography of the land, the location of existing vegetation, drainage lines, existing buildings, sites of conservation, heritage or archaeological significance and any other features.	<ul style="list-style-type: none"> • A planning report and series of plans DP01 to DP05 describe the site conditions, topography etc. The site slopes down to the west. Areas of conservation, heritage or archaeological significance have not been identified and are not deemed necessary given the level of investigation the applicant has gone to. 	YES
Provides a proposed development layout including roads, public open space and other features of subdivision in a manner which is responsive to the identified site features and demonstrates the integration of the development with existing infrastructure within the North East area including access, open space, retailing and schooling.j	<ul style="list-style-type: none"> • Plan DP04 provides an opportunities layout, showing the location of generalised building envelopes, vehicle and pedestrian access and possible non-residential use to the south west corner, possibly a medical centre. • 'Communal' Open space is proposed to be located in north east corner of the site. • The amended plan deletes reference to the Dales road reserve being used for a service road and carparking. • The scale of the development versus the small size of the site and likelihood of the road becoming common property rather than a public road reduces opportunity with street connectivity to land to the east. The layout would still provide the ability to provide links to the east if appropriate. 	PART

Objective / Requirement	Officer discussion and comments	DPO objective / requirement satisfied YES/NO
Provides adequate and usable public open space and demonstrate the suitability and accessibility of the provided open space to form part of the open space network.	<ul style="list-style-type: none"> An area for 'communal' open space has been shown on the plan, rather than public open space, given it's dis-connect with the Brierley reserve and bias toward use by residents of the subject land. Access to the Brierley reserve is considered to off-set the need for further public open space in this location. The applicant has accepted a 5% financial contribution to meet the POS requirements. 	YES
Identifies the means by which any sites of conservation, heritage or archaeological significance will be managed during construction and following the development.	<ul style="list-style-type: none"> No cultural heritage management plan has been submitted. The updated planning report acknowledges that a Cultural Heritage Management Plan will need to be approved prior to deciding on a 'planning application'. A desktop assessment of the likelihood of cultural heritage being identified within the site has been provided by Nicholas Clark. 	YES
Identifies designated areas within the plan area proposed as potentially suitable for medium and higher density housing types based upon accessibility to transport, open space, services and other factors, as well as potential opportunities (if applicable) for areas suitable for non-car based development.	<ul style="list-style-type: none"> The development plan does not designate specific areas for medium and higher density development- or single dwelling development. The plan indicates two areas of generalised residential development, subject to meeting Rescode standards. Commentary within the development plan provides varying scenarios between medium, high and diverse densities, including housing affordability. A form, yield and staging plan anticipates two storey development fronting Dales Road and three storey set back from the street. The Plan relies on promoting access to the bus stop immediately outside the development. 	YES
Identifies designated areas to be set aside for single dwelling development only.	<ul style="list-style-type: none"> No areas have been set aside for single development only. The plan indicates two generalised building envelopes with an area set aside for larger buildings with increased massing. 	NO
Provides for community interaction, safety and surveillance by the provision of housing to front streets and/or public open space in the development area.	<ul style="list-style-type: none"> Detailed plans or design guidelines do not form part of the Development Plan although a response to this requirement has been provided. The generalised building envelopes are sited so that future residential development has opportunity to orientate towards the street and public areas. 	PART

Objective / Requirement	Officer discussion and comments	DPO objective / requirement satisfied YES/NO
Designates a main north-south transport route along Aberline Road, Boiling Downs Road and Gateway Road. This route must align and provide for linkage to the connection to Raglan Parade (Princes Highway) at the Gateway Road intersection.	<ul style="list-style-type: none"> The main access to the site has been indicated for Aberline Road. 	YES
Open Space/ Landscape Master Plan		
Identifies a preferred character or theme in relation to the proposed development area including general design treatments for streetscapes, roads and boulevards, and open space.	<ul style="list-style-type: none"> A landscaping concept has been submitted which indicates a mix of native planting around the perimeter of the site and treatments for the site. 	YES
Designates by consideration of slope and accessibility, land suitable for open space provision within development areas, including prevention of direct private ownership and boundaries to watercourses.	<ul style="list-style-type: none"> n/a 	
Provides for detailed planting scheme including specification of species.	<ul style="list-style-type: none"> A landscape concept plan indicates a planting scheme, including native species. 	Yes
An Environmental Report that		
Identifies the approach to water sensitive urban design in relation to drainage, road and allotment layout design. A theme should be applied to the entire development and should be based upon best practice provisions of water quality and turbidity, coupled with achieving relatively efficient maintenance provisions.	<ul style="list-style-type: none"> A traffic assessment and stormwater plan has been submitted on the basis of the revised proposal of 74 units and a medical centre. City Infrastructure has not objected to the proposal now that parking has been removed from the Dales Road reserve. A Form, yield and staging plan has been provided in addition to a character theme for the development. The plan shows that two (2) storey buildings would be accommodated up to 8 units with the three (3) storey units accommodating 6 units. 	PART


Objective / Requirement	Officer discussion and comments	DPO objective / requirement satisfied YES/NO
Provides information on the biodiversity of the riparian corridor of any watercourses or existing and proposed open space corridors in the development area.	<ul style="list-style-type: none"> No watercourse is nearby 	n/a
Identifies the opportunities for incorporation of 'Third Pipe' stormwater collection including demonstration of consultation with Wannon Region Water Authority or its subsequent equivalent authority.	<ul style="list-style-type: none"> Discussion on third pipe has been provided insomuch that the third pipe network is not available. There is no evidence of the applicant consulting with Wannon Water on this issue. 	PART
An Infrastructure Report that		
Integrates drainage as a part of high quality open space nodes and linear linkages. Where possible integrate stormwater management systems such as Bio filter wetlands as a part of high quality open space network.	<ul style="list-style-type: none"> Underground tanks are proposed within the common property areas. 	YES
Provides an open space area in each plan that responds to the balance between open space usability and functionality, and the objectives of floodplain management.	<ul style="list-style-type: none"> No flood issue has been identified subject to retention of stormwater. Location of retention is likely to not impact on usability of areas of open space- being underground. 	YES
Provides a staging plan for development of the land in relation to efficient infrastructure provision through stages.	<ul style="list-style-type: none"> A staging plan has been provided with Stage 1 to incorporate the medical centre and development along Dales Road. 	YES

Objective / Requirement	Officer discussion and comments	DPO objective / requirement satisfied YES/NO
Provides for the provision and funding of physical infrastructure	<ul style="list-style-type: none">n/a as all works undertaken by the applicant	n/a
Provides a timing schedule of public and infrastructure works, and staging of development for the development area.	<ul style="list-style-type: none">n/a as all works undertaken by the applicant	n/a
A Review period that identifies measures for the removal of the Development Plan Overlay from the land once the implementation of the development has been completed	<ul style="list-style-type: none">Not provided	NO

Map 1 to the Schedule to Clause 3.0

Yes Meets DPO requirements

No Does not meet DPO requirements



Environmental Report 15 Dales Rd Warrnambool

REID DEVELOPMENTS P/L ABN 86 158 279460
19 Fletcher St. Moorabbin Victoria 3189 Australia
M 040 3939 677 www.reiddevelopments.com

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1 Introduction

Reid Developments, conducted a native vegetation field assessment on site at 15 Dales Road, Warrnambool.

This report supports the development plan process and the proceeding planning permit application for the subject land to be developed as diverse medium density housing in general residential zone near an Activity Centre.

The database searches, field native vegetation assessment and recommendations in line with current planning process and Native Vegetation Information Management system (NVIM).



1.1 The Subject Site

The site is part of North Eastern Warrnambool's residential housing area on the corner of Aberline Rd and Dales Rd. It is opposite Brierly Recreation Reserve and abutting the Eastern Warrnambool Activity Centre. The site is 9425m² in size.



Opposite Brierly Recreation Reserve



Aerial Site view, cleared paddock, with a few small cypress trees.

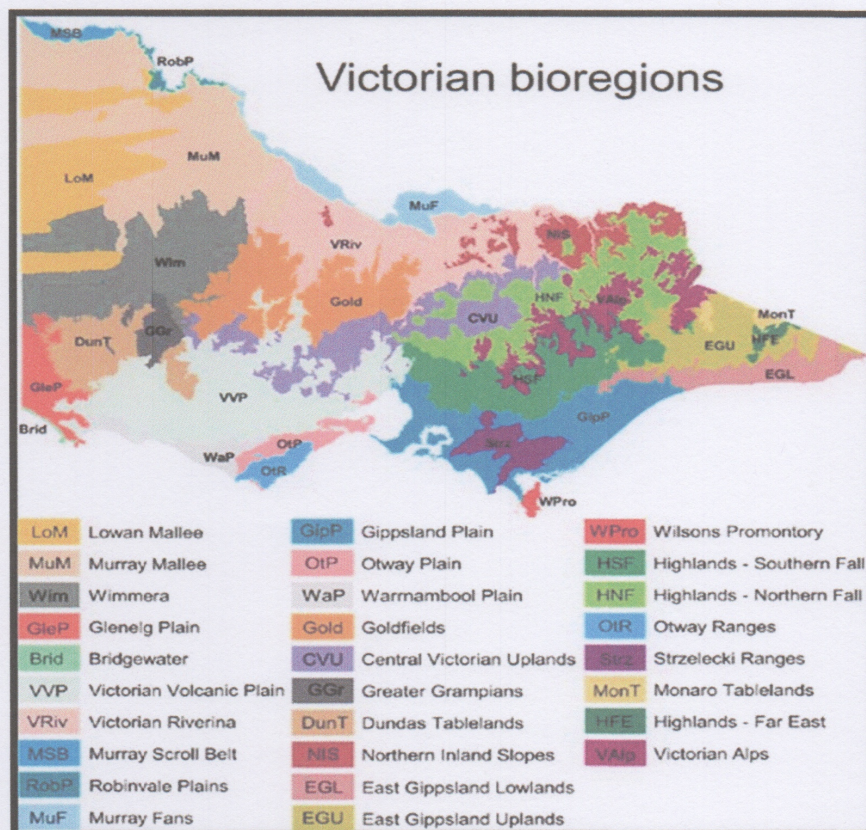
1.2 Landscape Context

The land surrounding the site is new residential land blocks to the north, reserve and sporting grounds to the west, bordering the Activity Centre boundary and residential housing to the south and further new residential land to the east, with an existing large block with single residence directly on the east boundary. There is a row of large Conifer trees on the connecting boundary of this neighbouring property.

1.3 Vegetation

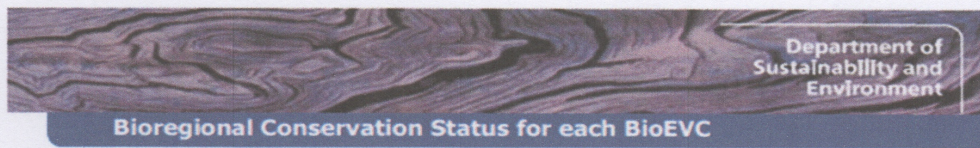
1-3.1 Bioregions & Ecological Vegetation Classes

Victorian Volcanic Plains



This site is in the Victorian Volcanic Plains.

The sites Strategic Biodiversity value is low at 17. There are no listed Strategic Management Prospects SMP. The Ecological Vegetation Class for the site is ECV 55_61 Plains Grassy Woodland. The ECV 55 Plains Grassy Woodland has a conservation status of endangered in this bioregion.



Bioregion	EVC No.	EVC Name	BCS
Bridgewater	3	Damp Sands Herb-rich Woodland	Vulnerable
Bridgewater	9	Coastal Saltmarsh	Vulnerable
Bridgewater	10	Estuarine Wetland	Endangered
Bridgewater	23	Herb-rich Foothill Forest	Vulnerable
Bridgewater	53	Swamp Scrub	Endangered
Bridgewater	160	Coastal Dune Scrub	Least Concern
Bridgewater	161	Coastal Headland Scrub	Vulnerable
Bridgewater	200	Shallow Freshwater Marsh	Endangered
Bridgewater	680	Freshwater Meadow	Endangered
Bridgewater	681	Deep Freshwater Marsh	Vulnerable
Bridgewater	858	Coastal Alkaline Scrub	Least Concern
Bridgewater	876	Spray-zone Coastal Shrubland	Rare
Central Victorian Uplands	3	Damp Sands Herb-rich Woodland	Endangered
Central Victorian Uplands	6	Sand Heathland	Least Concern
Central Victorian Uplands	7	Clay Heathland	Vulnerable
Central Victorian Uplands	16	Lowland Forest	Least Concern
Central Victorian Uplands	18	Riparian Forest	Vulnerable
Central Victorian Uplands	19	Riparian Shrubland	Endangered
Central Victorian Uplands	20	Heathy Dry Forest	Least Concern
Central Victorian Uplands	21	Shrubby Dry Forest	Least Concern
Central Victorian Uplands	22	Grassy Dry Forest	Depleted
Central Victorian Uplands	23	Herb-rich Foothill Forest	Depleted
Central Victorian Uplands	27	Blackthorn Scrub	Rare
Central Victorian Uplands	28	Rocky Outcrop Shrubland	Least Concern
Central Victorian Uplands	29	Damp Forest	Least Concern
Central Victorian Uplands	30	Wet Forest	Least Concern
Central Victorian Uplands	37	Montane Grassy Woodland	Vulnerable
Central Victorian Uplands	45	Shrubby Foothill Forest	Least Concern
Central Victorian Uplands	47	Valley Grassy Forest	Vulnerable
Central Victorian Uplands	48	Heathy Woodland	Depleted
Central Victorian Uplands	53	Swamp Scrub	Endangered
Central Victorian Uplands	55	Plains Grassy Woodland	Endangered

This site has previously been cleared of indigenous native trees and grasses for agricultural pasture and farming activities.

EVC 55 Plains Grassy Woodland

The EVC55 Plains Grassy Woodland is typically open eucalypt woodland with trees to 15 metres. The soils type is fertile poorly drained soil on flat

to gently undulating plains at low elevations. The understorey consists of a few sparse shrubs over a species rich grassy and herbaceous ground layer (to 1m). The dominant eucalypt is generally River Red Gum (*Eucalyptus camaldulensis*). Understorey shrubs are Golden Wattle (*Acacia pycnantha*) and Hedge Wattle (*Acacia paradoxa*). Common grasses in this EVC are Speargrass spp. (*Austrostipa* spp), Kangaroo Grass (*Themeda triandra*) and Wallaby grass spp. (*Austrodanthonia* spp).

1.4 Threatened Species

A search encompassing 10 km zone around the site of the National Environment Protection and Biodiversity Conservation (EPBC) Act databases lists a multitude of species and sites of national significance which must be considered and protected. Most of these are associated with the coastal environment and historic built form of Warrnambool. None of the 42 EPBC listed threatened Flora and Fauna species are likely to be present on the site as there is no appropriate habitat.

1.5 Threaten communities

There is also potential for the two EPBC Threatened Ecological Communities listed below to occur on the site:

Grassy Eucalypt Woodland of Critically Community known to occur the Victorian Volcanic Plain Endangered within area Natural Temperate Grassland of Critically the Victorian Volcanic Plain Endangered Community may occur within area. The EBPC threatened Grassy Woodland community is known to occur within 10 km of the site but does not occur on this site as there is limited native vegetation and no understorey.

2 Site Inspection

The inspection of the sites occurred on October 26, 2017. This field assessment of the site established that there is very little native vegetation present across the site.

2.1 Corner Aberline Rd & Dales Rd

2.1.1 Vegetation

It is generally cleared, agricultural land covered by a range of planted agricultural pasture species including Perennial Rye-grass (*Lolium perenne*) and Kikuyu grass (*Pennisetum clandestinum*). There are a small number of mature exotic and native trees on the site. The western boundary is open to the road side with agricultural pasture grass only.

The eastern boundary is defined by bordering Cypress Trees, an exotic planted pine, and has a couple of planted native *Maleleuca* trees of various size.

It is generally cleared, agricultural land covered by a range of planted agricultural pasture species including: Perennial Rye-grass (*Lolium perenne*), Phalaris (*Phalaris aquatica*) and Clover (*trifolium* spp.), and the less valuable pastorally, Barley-grass (*Hordeum leporinum*) and Ribwort (*Plantago lanceolata*) Some paddocks in the Dales Rd site are heavily grazed and infested with brassica spp. or Skeleton weed. The only large trees, are planted, exotic cypress pines (*Cypress* sp) on the eastern boundary.

There are some native grasses and herbs on the site, mostly Wallaby Grass (*Austrodanthonia* si spp), some Kangaroo Grass (*Themeda triandra*), Seaberry Saltbush (*Rhagodia candolleana*) and Prickfoot (*Eryngium*

vesiculosum) associated with the east west drainage line and the eastern boundary fence. However, these patches are very small and the indigenous species are less than 5% of the ground cover and so do not warrant a detailed assessment or required to be off set.

2.1.2 Fauna

A number of common woodland birds were observed at the site including Magpies and Galahs.

3 Implications

The EBPC threatened Grassy Woodland community is known to occur within 10 km of the site but does not occur on the sites as there is limited native vegetation and no understory.

4 Conclusion

Development of this land is not significantly limited by the presence of native vegetation. There is some native vegetation present on the site near the existing dwelling which have been planted after the existing site was cleared for the original dwelling and are now small trees.

There are no threatened flora or fauna species on the site.

5 References



Department of
Premier and Cabinet

Process List

Project Name: The Gateway

Project Location: 15 Dales Rd Warrnambool

Date: 27-Oct-2017

	QUESTION	ANSWER
Question 1	Is the proposed activity , or all the proposed activities, exempt?	No
Question 2	Are you undertaking a High Impact Activity as listed in the Aboriginal Heritage Regulations?	Yes
Question 3	Does your activity include significant ground disturbance?	Yes
Question 4	Does your activity area include areas of a registered cultural heritage place (regardless of significant ground disturbance) or cultural heritage sensitivity that have not previously been subject to significant ground disturbance?	No
Answer:	<p><u>ON THE BASIS OF THE ANSWERS YOU HAVE ENTERED</u></p> <p>YOU ARE NOT REQUIRED BY THE REGULATIONS TO PREPARE A CULTURAL HERITAGE MANAGEMENT PLAN FOR THIS PROJECT</p>	

Classes (EVCs) 55-Plains Grassy Woodland Benchmark

(Department of Sustainability and Environment: East Melbourne.)

Department of Sustainability and Environment (2005b). 'Advisory list of rare or threatened plants in Victoria'. (Department of Sustainability and Environment: East Melbourne.)

Gray, M. & Knight, J. (2001). 'Flora of Melbourne: A Guide to the Indigenous Plants of the Greater Melbourne Area.' (Australian Plants Society Maroondah: Maroondah.) Lunt, Ian D (1998)

Plains wandering: exploring the grassy plains of south-eastern Australia.

(Victorian National Parks Association & Trust for Nature) Ross, J.H. & Walsh, N.G. (2003). 'A Census of the Vascular Plants of Victoria - 7th Edition.' Royal Botanic Gardens: Melbourne.)



REID DEVELOPMENTS PTY LTD

15 DALES ROAD, WARRNAMBOOL – WASTE MANAGEMENT PLAN

INTRODUCTION:

Reid Developments proposes a medium density development comprising a mix of 2 storey and 3 storey walk-up style apartments, a block of 3 storey low rise apartments with basement car park, and a Medical Centre.

The design of the development has a focus on single person and 2 person households in accordance with current statistical trends. Single working women have been identified in particular as a demographic which has a need for this type of housing.

The proposal is flexible in its configuration, and the combination of various dual key options provides for larger households if 2 apartments are occupied by one household. The total number of individual dwellings if each apartment is occupied by a separate household is 92.

For the purpose of waste management the development can be separated into 3 categories:

1. Apartments facing Dales Road.
These apartments will be served by the Council's kerb side collection service.
2. Apartments facing the internal driveway.
These apartments will be served by a private waste collection contractor.
A Waste Management Compound is located centrally within the site.
3. Medical Centre.
This will be served by a private medical waste collection service.

The total number of dwellings in the proposal is 92; all dwellings are 1 Bedroom or Studio style in respect of their internal configuration. There are 30 dwellings facing Dales Road, and 62 dwellings facing the internal driveway.

This Waste Management Plan uses the "Guide to Better Practice for Waste Management and Recycling in Multi-unit Developments" document – Sustainability Victoria 2018, as the basis for the best practice and most practical waste management solutions.

-2-

CALCULATIONS:

As each household is 1 Bedroom or Studio style a weekly allowance of 80 Litres of general waste per week, per household, has been applied.

This equates to a total Kerbside Waste Collection for the Dales Road apartments of 2400 litres per week, and a total Private Contractor Waste Collection for the internal driveway apartments of 4960 litres per week.

The same calculation can also be applied to commingled recycling.

DALES ROAD – KERB SIDE COLLECTION:

The apartments fronting Dales Road can be divided into 5 blocks each containing 6 apartments. Each of these blocks consists of 2 ground floor apartments, with a further 4 apartments above accessed by a common stair. The ground floor apartments have space within their rear yards for bin storage, the upper level apartments will have bins stored in a small compound in the front yard adjacent the entry to the common stair.

Each apartment will be provided with 3 bins within the kitchen cupboards. These bins shall be sized to contain a minimum 2 days interim storage for; 1. Garbage. 2. Recyclables. 3. Food (non-meat) waste.

The ground floor apartments will each be allocated one 120 litre general waste bin, and one 240 litre recycling bin.

The upper level apartments will be allocated one 120 litre general waste bin per apartment, and 2 No. 240 litre recycling bins shared between the 4 apartments.

Food waste shall be taken to the internal composting area as often as required by the dwelling occupant.

INTERNAL DRIVEWAY – PRIVATE CONTRACTOR COLLECTION:

The apartments fronting the Internal Driveway total 62 apartments. Each apartment occupant will be responsible for emptying their interim bins into the private contractor bins located in the Waste Management Compound.

Each apartment will be provided with 3 bins within the kitchen cupboards. These bins shall be sized to contain a minimum 2 days interim storage for; 1. Garbage. 2. Recyclables. 3. Food (non-meat) waste.

-3-

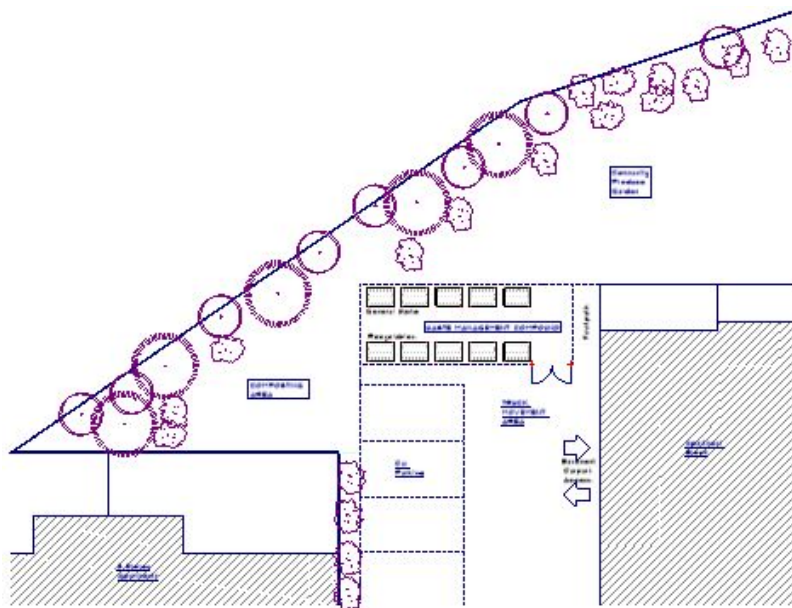
The private waste collection service will be provided on a twice weekly basis. Total weekly waste generated by the internal apartments will be 4960 litres of general waste, and 4960 litres of recyclables.

For ease of handling, the general and recycled waste will be stored in 660 litre Mobile Garage Bins. To accommodate the waste generated, the following calculation assumes a twice weekly collection of 2480 litres each, of general garbage and recyclables.

4 No. 660 litre general waste bins = 2640 litres.

4 No. 660 litre recycle waste bins = 2640 litres.

These bins (nominal dimensions 1240mm x 950mm) will be stored in the waste management compound. The compound has been designed to accommodate additional bins should the need arise, as per sketch below.



In addition to this a composting compound is provided for food scraps (non-meat), and green waste. This area will be managed by the owner's corporation manager with compost produced to be used in the community garden.

Garbage truck movement sweep paths are contained in the attached Traffic Engineering Assessment completed by Traffix Group.

-4-

GENERAL ITEMS:

The proposal will be managed by an Owners Corporation Manager. This person will be responsible for the proper management of all Waste Management issues including; best practice, health and safety, cleaning of compound and bins, hygiene & vermin control, odour, signage & security and ongoing maintenance.

The “Guide to Better Practice for Waste Management and Recycling in Multi-unit Developments” document – Sustainability Victoria 2018, will provide guidelines for the proper conduct of the Waste Management Plan for all of the above listed items.

Prepared by:

GRAEME SCHULTZ
for REID DEVELOPMENTS PTY. LTD.
8 August 2018.



Traffic Engineering Assessment

**Proposed Mixed-Use Development
at
15 Dales Road, Warrnambool**

**Prepared for
Reid Developments Pty Ltd**

**September, 2019
G25147R-01B**

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**Traffic Engineering Assessment**

15 Dales Road, Warrnambool: Proposed Mixed-Use Development

Traffic Engineering Assessment

Proposed Mixed-Use Development

at

15 Dales Road, Warrnambool**Document Control**

Issue No.	Type	Date	Prepared By	Approved By
A	Initial Issue	30/07/2018	D. Milder	J. Place
B	Initial Issue	10/09/2018	D. Milder	J. Place

Our Reference: G25147R-01B

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G25147R-01B



Traffic Engineering Assessment

15 Dales Road, Warrnambool: Proposed Mixed-Use Development

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Appendix A Development Plan

Appendix B Swept Path Diagrams

**Traffic Engineering Assessment**

15 Dales Road, Warrnambool: Proposed Mixed-Use Development

1 Introduction

Traffix Group has been engaged by Reid Developments Pty Ltd to prepare a traffic engineering assessment for a proposed mixed-use development at 15 Dales Road, Warrnambool.

This report provides a detailed traffic engineering assessment of the parking and traffic issues associated with the proposed development.

2 Proposal

The proposal is to develop the land for the purposes of a mixed-use development comprising a medical centre and affordable housing, in accordance with the schedule of uses as set out in Table 1 below.

Table 1: Schedule of Uses

Use	Size/No.
One-bedroom Dwellings	74 dwellings
Medical Centre	8 Practitioners
Car parking (on-site)	112 spaces

Vehicle access to the site is proposed via a new two-way, double width crossover from Aberline Road. The access will be common property for the whole development.

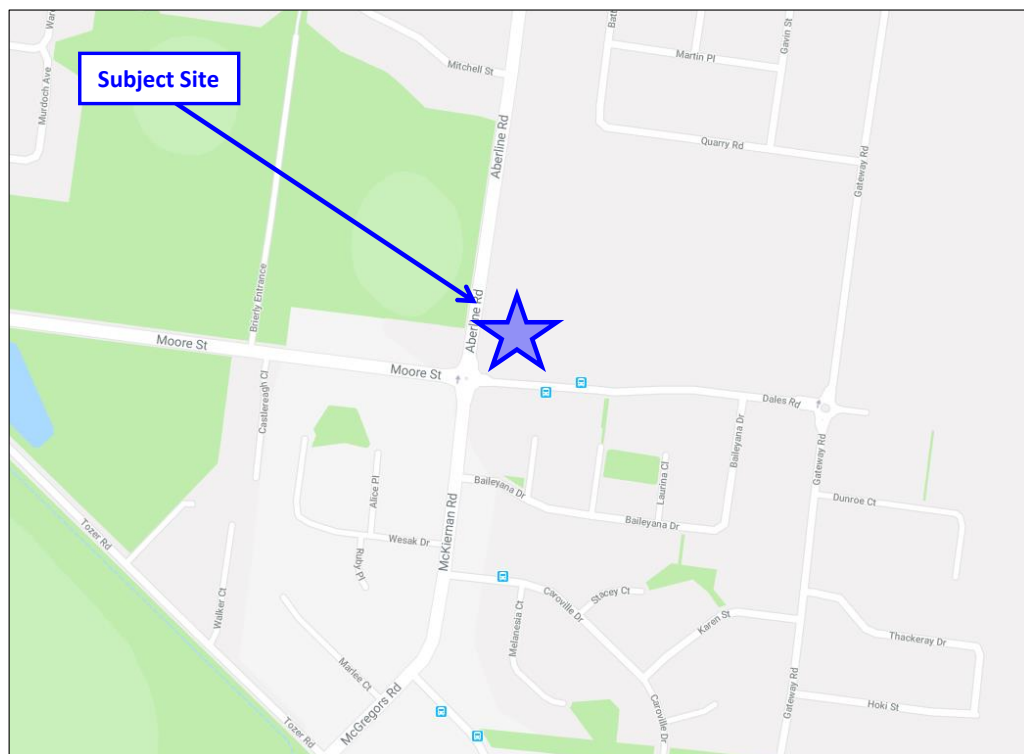
A copy of the proposed development plan prepared by Reid Developments Pty Ltd is attached at Appendix A.

Traffic Engineering Assessment**15 Dales Road, Warrnambool: Proposed Mixed-Use Development**

3 Existing Conditions

3.1 Subject Site

The subject site is located on the northeast corner of Aberline Road/Dales Road intersection in Warrnambool, as presented in the locality plan at Figure 1 below.



source: www.google.com.au/maps

Figure 1: Locality Plan

The subject site is predominantly vacant land with a small dwelling constructed on the eastern portion of the land, accessed via Dales Road. Vehicle access is via a single width gravel crossover to Dales Road.

The site has a total area of approximately 9,415m² and frontages to Aberline Road and Dales Road of approximately 60m and 139m respectively.

An aerial view of the site is shown in Figure 2 below.

Traffic Engineering Assessment

15 Dales Road, Warrnambool: Proposed Mixed-Use Development

Source: www.nearmap.com (image date: Saturday 7th April, 2018)**Figure 2: Aerial View of Site**

Traffic Engineering Assessment

15 Dales Road, Warrnambool: Proposed Mixed-Use Development

3.2 Land Use

The site is zoned General Residential Zone – Schedule 1 (GRZ1) as shown in Figure 3 below.

The site is also affected by a Development Plan Overlay – Schedule 7.

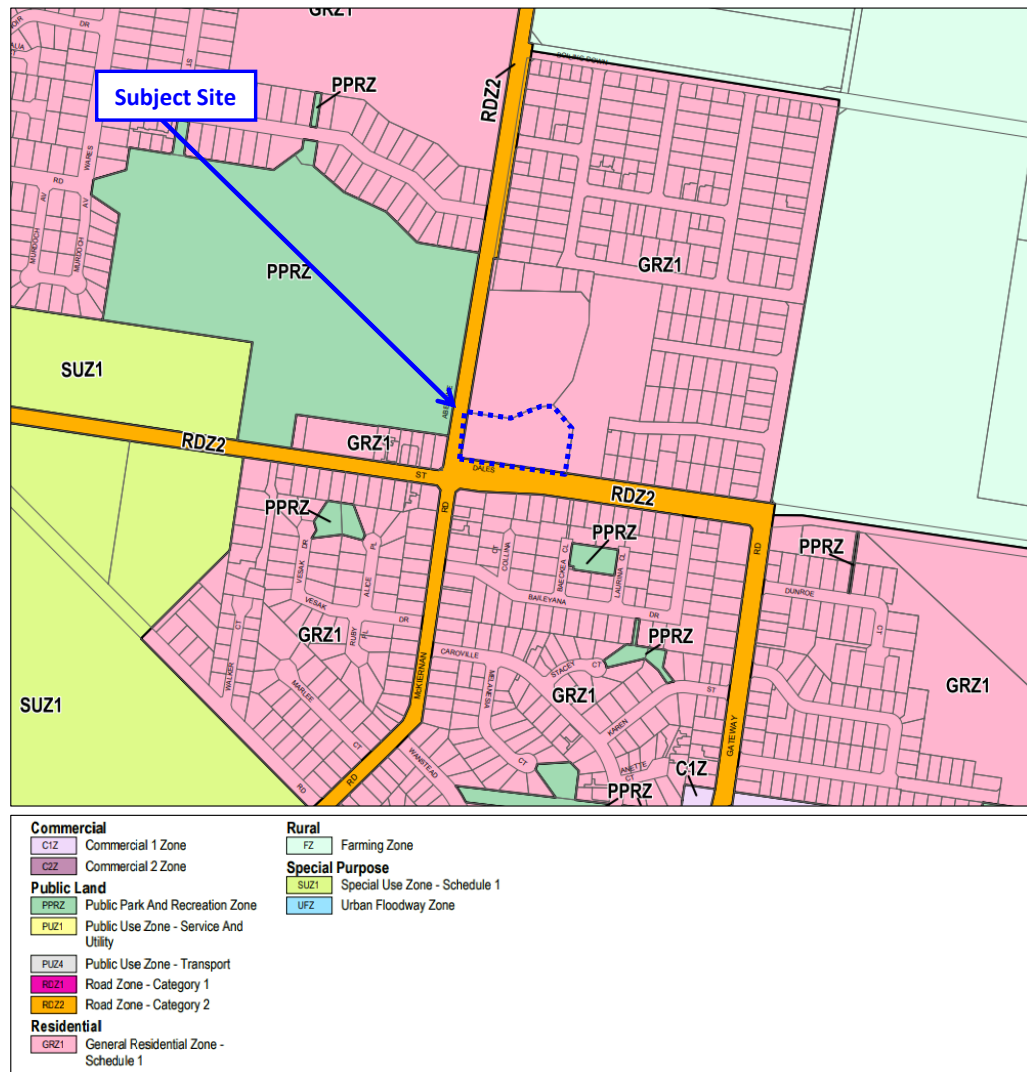


Figure 3: Land Use Zoning

The surrounding land uses are primarily residential in nature. A public park and recreation zone is located on the west side of Aberline Road, opposite the subject site and the Warrnambool Racecourse is located approximately 700m west of the subject site.

Traffic Engineering Assessment

15 Dales Road, Warrnambool: Proposed Mixed-Use Development

3.3 Road Network**Aberline Road**

Aberline Road is within a Road Zone Category 2 and identified as a 'Collector Road' in the Warrnambool Register of Public Roads.

It is aligned in a north-south direction between Wangoom Road to the north (where it continues as Wiggs Lane) and Dales Road/Moore Street (where it continues as McKiernan Road and then McGregors Road).

Aberline Road is constructed as a two-lane two-way road with a carriageway width of approximately 10.3m. We understand that the road is currently being upgraded and kerbside indented parking will be provided on the east side of the road adjacent to the site.

A speed limit of 60km/h applies.



Figure 4: Aberline Road view North



Figure 5: Aberline Road view South

Traffic Engineering Assessment**15 Dales Road, Warrnambool: Proposed Mixed-Use Development****Dales Road**

Dales Road is within a Road Zone Category 2 and identified as a 'Collector Road' in the Warrnambool Register of Public Roads.

The existing carriageway extends approximately 400 metres in an east-west direction between Gateway Road and Aberline Road. To the east of Gateway Road, the Dales Road reservation extends a further 2.8km to Staffords Road, with the far eastern 450m section at Staffords Road constructed with a gravel carriageway open to traffic. To the west of Aberline Road, Dales Road changes name to Moore Street and continues through to Hopkins Highway.

In the vicinity of the subject site, Dales Road is constructed with a 9.6m wide carriageway carrying one traffic lane in each direction, with a 2.5m wide shared path constructed on the south side.

Adjacent to the site, Dales Road has a verge width which varies from approximately 23m at the western end to 19m at the eastern end. The wide verge does not continue west of Aberline Road or east of 25 Dales Road and accordingly does not appear to be required for any future road upgrades.

A speed limit of 60km/h applies.



Figure 6: Dales Road view West



Figure 7: Dales Road view East

Traffic Engineering Assessment

15 Dales Road, Warrnambool: Proposed Mixed-Use Development

3.4 Existing Traffic Volumes

Traffix Group has obtained traffic volume data from Council for Aberline Road and Dales Road.

The surveys for Aberline Road were undertaken from Wednesday 22nd May, 2013 to Thursday 6th June, 2013 and compiled into a virtual week which showed the following daily and peak hour traffic movements along Aberline Road:

- **Daily:** 3,604 vehicles (1,803 southbound and 1,801 northbound).
- **AM Peak (8am-9am):** 348 vehicles (247 southbound and 101 northbound).
- **PM Peak (5pm-6pm):** 379 vehicles (154 southbound and 225 northbound).

Council's most recent count of Dales Road showed a daily two-way traffic volume of 2,119 movements

3.5 ABS Data (2016)

The 2016 ABS Census data¹ for one bedroom semi-detached, row/terraces, townhouses, etc. in Warrnambool is summarised in Table 2 below.

Table 2: 2011 ABS Census Data - Warrnambool

<i>Use</i>	<i>Average Car Ownership</i>	<i>Proportion Owning No Vehicles</i>
One-Bedroom Dwellings	1.1 cars per dwelling	12%

Notably, the ABS data suggests there is some demand for one-bedroom dwellings with no car parking in Warrnambool, with 12% of existing one-bedroom townhouses not owning a vehicle.

¹ We note that the sample size for one-bedroom units/apartments/flats is too small to derive any meaningful information and accordingly the townhouse/row/terrace information has been used.

Traffic Engineering Assessment

15 Dales Road, Warrnambool: Proposed Mixed-Use Development

3.6 Public Transport

The site is served by Warrnambool's local bus network, Transit South West. The following bus services operate within close proximity to the subject site.

- Bus Route 2 operates along Aberline Road and Dales Road, directly past the subject site. It provides a connection between Warrnambool and Gateway Plaza Shopping Centre.
- Bus Route 3 operates along Aberline Road and Dales Road, directly past the subject site. It provides a connection between Warrnambool and Deakin University.
- Bus Route 4 operates along McKiernan Road and Caroville Drive, approximately 220m south of the subject site. It provides a connection between Warrnambool and Tower Hill.

Significantly, there is an existing bus stop on Dales Road, at the site's eastern boundary for bus routes 2 and 3.

A map of the local bus network is presented at Figure 8 below.

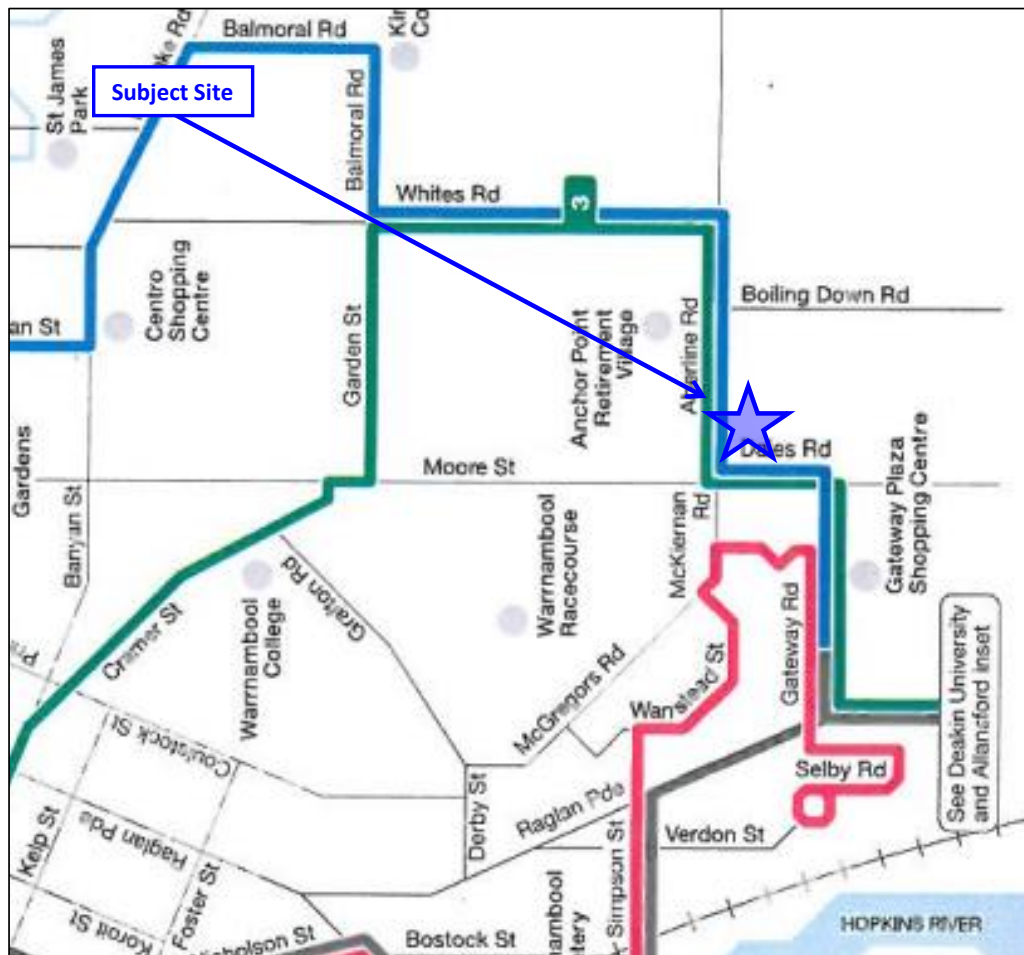


Figure 8: Public Transport Map

Traffic Engineering Assessment

15 Dales Road, Warrnambool: Proposed Mixed-Use Development

4 Car Parking Assessment

4.1 Statutory Car Parking Requirement

Clause 52.06 of the Planning Scheme sets out the car parking requirements for new developments. The purpose of Clause 52.06 is:

- To ensure that car parking is provided in accordance with the State Planning Policy Framework and Local Planning Policy Framework.
- To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.
- To support sustainable transport alternatives to the motor car.
- To promote the efficient use of car parking spaces through the consolidation of car parking facilities.
- To ensure that car parking does not adversely affect the amenity of the locality.
- To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.

The statutory parking requirement is set out in Table 3 below.

Table 3: Statutory Parking Requirements

Use		Measure	Rate	Requirement ⁽¹⁾
Dwelling	One or two-bedrooms	74	1 space to each one- or two bedroom dwellings	74 spaces
	Visitors	(74)	1 space to each 5 dwellings	14 spaces
Medical Centre		8 practitioners	5 spaces to the first person providing health services and 3 spaces to each additional person providing health services	26 spaces
TOTAL				114 spaces

(1) Rounded down in accordance with the Planning Scheme

The proposed development has a statutory requirement for 114 car parking spaces comprising 74 resident spaces, 14 residential visitor spaces and 26 spaces associated with the medical centre.

A total of 112 car parking spaces are proposed to be provided on-site, comprising 74 resident spaces, six spaces (one in front of each garage) for visitors of those dwellings, and 32 spaces (including a single DDA space) which are to be shared between residential visitors and the medical centre. The provision of car parking falls short of the statutory requirement and accordingly, a permit to reduce the statutory car parking requirement is being sought as part of this application.

Traffic Engineering Assessment

15 Dales Road, Warrnambool: Proposed Mixed-Use Development

4.2 Reducing the Car Parking Requirement

Practice Note 22 (June, 2012) specifies that the provisions draw a distinction between the assessment of likely demand for parking spaces, and whether it is appropriate to allow the supply of fewer spaces. These are two separate considerations, one technical while the other is more strategic. Different factors are taken into account in each consideration.

Accordingly, the applicant must satisfy the responsible authority that the provision of car parking is appropriate on the basis of a two-step process, which has regard to:

- The car parking demand likely to be generated by the use.
- Whether it is appropriate to allow fewer spaces to be provided than the number likely to be generated by the site.

An assessment of the appropriateness of reducing the car parking provision below the statutory requirement is set out below.

4.3 Car Parking Demand Assessment

Clause 52.06-6 sets out that an assessment of the car parking demand likely to be generated by the use must have regard to the following key factors, as reviewed in Table 4.

Table 4: Clause 52.06 Decision Factors

Car Parking Demand Factor	Assessment	Impact on Parking Demand		
		Reduce	Neutral	Increase
<i>The likelihood of multi-purpose trips within the locality which are likely to be combined with a trip to the land in connection with the proposed use.</i>	Not applicable.		✓	
<i>The variation of car parking demand likely to be generated by the proposed use over time.</i>	The medical centre is likely to be closed when peak visitor parking demands are generated, i.e. during the evenings, and there is a lesser visitor parking demand during the day.	✓		
<i>The short-stay and long-stay car parking demand likely to be generated by the proposed use.</i>	Residents and staff require long-stay parking, while visitors and patients typically require short-stay parking.		✓	
<i>The availability of public transport in the locality of the land.</i>	The site is served by public transport, having two bus routes operate directly past the site and being a short walk from a third bus route.	✓		
<i>The convenience of pedestrian and cyclist access to the land.</i>	A shared path has recently been constructed on the south side of Dales Road opposite the site and connects to Gateway Plaza Shopping Centre and		✓	

Traffic Engineering Assessment

15 Dales Road, Warrnambool: Proposed Mixed-Use Development

Car Parking Demand Factor	Assessment	Impact on Parking Demand		
		Reduce	Neutral	Increase
	Princes Highway. Footpaths are proposed to be constructed along the site's frontages as part of the development.			
<i>The provision of bicycle parking and end of trip facilities for cyclists in the locality of the land.</i>	Refer to Section 5 for details relating to bicycle parking.		✓	
<i>The anticipated car ownership rates of likely or proposed visitors to or occupants (residents or employees) of the land.</i>	<p>The 2016 ABS Census car ownership data indicates there is a demand for one-bedroom dwellings without car parking in Warrnambool, significantly that 12% of existing one-bedroom occupants in semi-detached, row/terraces, townhouses, etc. in Warrnambool do not own a vehicle. Adopting this rate would equate to a parking demand of 81 resident spaces.</p> <p>It is noted that the proposal is for affordable housing, and accordingly there is a potential for residents to have a lower than average car ownership rate having regard to the cost of car ownership (purchase cost, maintenance, running costs, etc.).</p> <p>The site is well suited to accommodating residents who do not own a vehicle, having regard to the public transport accessibility and proximity to facilities (at the nearby Gateway Plaza).</p>	✓		
<i>Any empirical assessment or case study.</i>	<p>In our experience, residential visitors are typically generated at a peak rate of 0.12 per dwelling.</p> <p>For 68 dwellings without their own dedicated visitor space, this equates to a peak visitor parking demand of eight spaces. Peak demands typically occur on weekends and afterhours.</p> <p>During the day, visitor parking demands are typically in the order of 0.06 spaces per dwelling (four spaces).</p>		✓	

Table 4 indicates that there are grounds to support a reduced car parking provision in this locality having regard to the variation in the car parking demand over time and empirical visitor parking demands.

4.4 Appropriateness of Providing Fewer Spaces than the Demand

The second step is to consider whether it is appropriate to allow fewer spaces to be provided than the number likely to be generated by the site as assessed by the Car Parking Demand Assessment.

Traffic Engineering Assessment**15 Dales Road, Warrnambool: Proposed Mixed-Use Development**

Clause 52.06-7 sets out a series of car parking provision factors that should be considered. An assessment against the relevant decision factors is presented below.

Car Parking Demand Assessment

The proposed development meets the resident parking demands. As noted in Section 4.3, there are grounds to support a reduced car parking provision for visitors and the medical centre having regard to the variation in the visitor parking demand over time and the empirical visitor parking demand.

Accordingly, the provision of car parking is expected to meet the peak parking demand.

4.5 Car Parking Layout and Access

The proposed car parking layout and access arrangements have been assessed under the relevant sections of the Planning Scheme and the relevant Australian Standards.

Key elements of the design include:

Design Standard 1 – Accessways

- The accessway is 3.6m wide.
- All vehicles that can reasonably be expected to enter the site can enter and exit the site in a forwards direction.
- Pedestrian sight splays are provided on exit side of the accessway.

Design Standard 2 – Car Parking Spaces

- Single car garages have clear internal dimensions of 3.5m wide and 6m long.
- Standard 90° parking spaces are at least 2.6m wide, 4.9m long and access by a 6.4m aisle.
- AS/NZS 2890.1:2004 allows for a corrective manoeuvre for access to and from 90° residential parking spaces.

Swept path diagrams have been prepared, attached at Appendix B which demonstrate suitable access to the critical parking spaces.

- Disabled parking spaces are provided in accordance with AS/NZS 2890.6:2009.

Based on the foregoing, we are satisfied that the proposed car parking layout and access arrangements are satisfactory and will provide for safe and efficient movements to and from the site.

Traffic Engineering Assessment

15 Dales Road, Warrnambool: Proposed Mixed-Use Development

5 Bicycle Facilities

Statutory bicycle parking requirements are set out at Clause 52.34 of the Planning Scheme.

Dwellings

The relevant Clause 52.34 bicycle parking rates for residential dwellings are as follows:

- *For residents:* *in developments of four or more storeys, one space per 5 dwellings*
- *For visitors:* *in developments of four or more storeys, one space per 10 dwellings*

The residential component of the development is less than four storeys in height and therefore does not generate a statutory bicycle parking requirement.

We note that each dwelling provided with a garage can easily accommodate bicycle parking.

Medical Centre

The relevant Clause 52.34 bicycle parking rates for a medical centre are as follows:

- *For staff:* *1 to each 8 practitioners*
- *For patients:* *1 to each 4 practitioners*

A total of eight practitioners are proposed and accordingly, the medical centre component of the development generates a statutory requirement to provide three (3) bicycle spaces, including one for staff and two for patients.

No bicycle parking is currently shown for the medical centre, however there is scope to provide the required three spaces within the front setback, in proximity to the building entrance. It is intended that the development meet its statutory bicycle parking requirements, and bicycle parking provision for the medical centre can be addressed via a permit condition if necessary.

Traffic Engineering Assessment

15 Dales Road, Warrnambool: Proposed Mixed-Use Development

6 Traffic Considerations

6.1 Traffic Generation

The RTA Guide to Traffic Generating Development (2002) (RTA Guide) sets out traffic generation rates based on survey data collected in New South Wales for a range of land uses and is generally regarded as the standard for metropolitan development characteristics.

Residential

The RTA Guide (2002) sets out the following trip generation rates for medium density residential developments:

Smaller Units (one or two bedrooms):

- Daily vehicle trips = 4 –5 per dwelling per day
- Weekday peak hour vehicle trips = 0.4 – 0.5 per dwelling per day

For the purposes of this assessment, traffic generation rates at the upper end of the range has been adopted for each dwelling with a parking space. Accordingly, for the proposed 74 dwellings with a parking space, a total of 370 trips may be generated per day with in the order of 37 trips in each commuter peak hour.

Medical Centre

The likely traffic generation for the proposed medical centre development is estimated from first principles, based on the following assumptions:

- an average consultation time of 15 minutes,
- it is unlikely that all practitioners will be there for the entire of the AM and PM peak periods, and
- in the peak periods we expect there to be six movements generated by patients and a single movement by staff (entry or exit) for each practitioner.

Based on the above assumptions, it is anticipated that a maximum of 56 vehicle trip-ends may be generated by the site during any one hour.

We would expect staff to typically arrive prior to the scheduled appointment times, and depart after the last appointment, and accordingly the staff vehicle movements would not coincide with the busiest hour.

Summary

Based on the above assessments, up to 93 movements may be generate in each of the AM and PM commuter peak hours. This equates to a single movement (entry or exit) every 39 seconds on average.

Traffic Engineering Assessment

15 Dales Road, Warrnambool: Proposed Mixed-Use Development

6.2 Traffic Distribution

Having regard to the site's locality near the north-east edge of the Warrnambool Township, the majority of traffic is likely to be generated to/from the south-west, including:

- via Moore Street/Jamieson Street to the town centre, and
- via McKiernan Road/McGregors Road/Derby Street to Princes Highway.

Accordingly, we expect traffic to be distributed as follows:

- 70% to and from the south,
- 30% to and from the north.

Table 5 below shows the relevant turning movements at the access point in the AM and PM peak hours.

Table 5: Peak Hour Traffic Distribution

Use	Left-IN	Left-OUT	Right-IN	Right-OUT	TOTAL
AM Peak Hour					
Residential	2 vph	21 vph	5 vph	9 vph	37 vph
Medical Centre	10 vph	17 vph	22 vph	7 vph	56 vph
TOTAL	12 vph	38 vph	27 vph	1 vph	93 vph
PM Peak Hour					
Residential	8 vph	8 vph	18 vph	3 vph	37 vph
Medical Centre	7 vph	22 vph	17 vph	10 vph	64 vph
TOTAL	15 vph	30 vph	35 vph	13 vph	93 vph

Traffic Engineering Assessment

15 Dales Road, Warrnambool: Proposed Mixed-Use Development

6.3 Traffic Impact

The peak hour traffic generation of 93 vehicle movements at the Aberline Road crossover equates to one vehicle either entering or exiting the site every 39 seconds on average.

Aberline Road is zoned as Road Zone Category 2 road with a “collector road” classification under Council’s public road register, which have an environmental capacity in the order of 6,000 vehicles per day (two-way)². Significantly, we note that it currently carries in the order of 3,600 vpd.

In this context, the level of traffic likely to be generated by the subject site is negligible and is not likely to adversely impact on the operation of the surrounding road network and intersections.

Notably, the Aberline Road/Dales Road/McKiernan Road/Moore Street intersection is roundabout-controlled, which facilitates easy right-turn and U-turn manoeuvres at this location. The proposed crossover has been sufficiently set-back from the roundabout to ensure no adverse traffic impacts.

6.4 Turning Warrants

Austrroads Guide to Traffic Management Part 6 (Intersections, Interchanges & Crossings) 2017 sets out warrants for turn lanes from a road safety perspective.

Having regard to the traffic data which was collected along Aberline Road in 2013, a growth rate of 1.5% per annum has been applied to the recorded traffic volumes for a 10-year period from 2019.

Figure 9 shows the Austrroads’ warrants for the post-development AM peak turning movements, based on the existing signed 60km/h speed limit.

Figure 10 shows the Austrroads’ warrants for the post-development PM peak turning movements, based on the existing signed 60km/h speed limit.

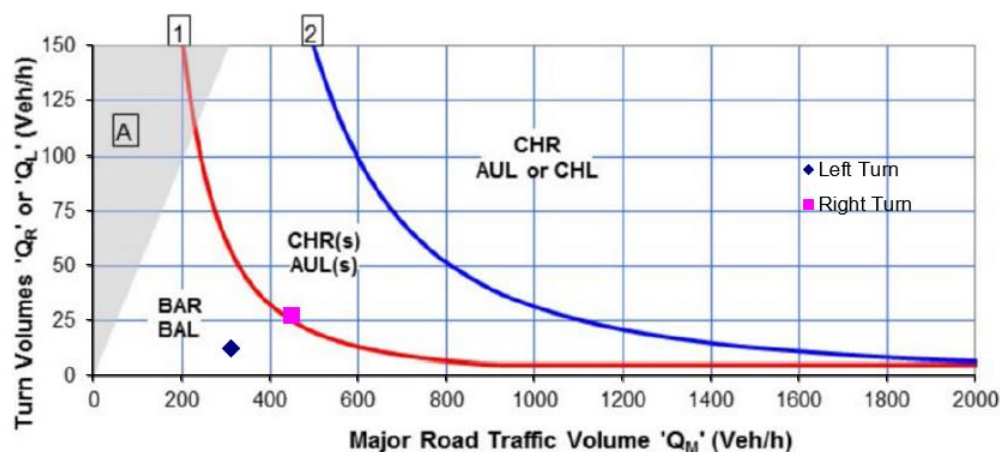


Figure 9: AM Peak – Post Development – Austrroads’ Turn Warrants

² Indicative maximum volume for a Level 1 Connector Road as specified in Section 12.3 of 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. Warrnambool City Council adopted the IDM in September 2015.

Traffic Engineering Assessment

15 Dales Road, Warrnambool: Proposed Mixed-Use Development

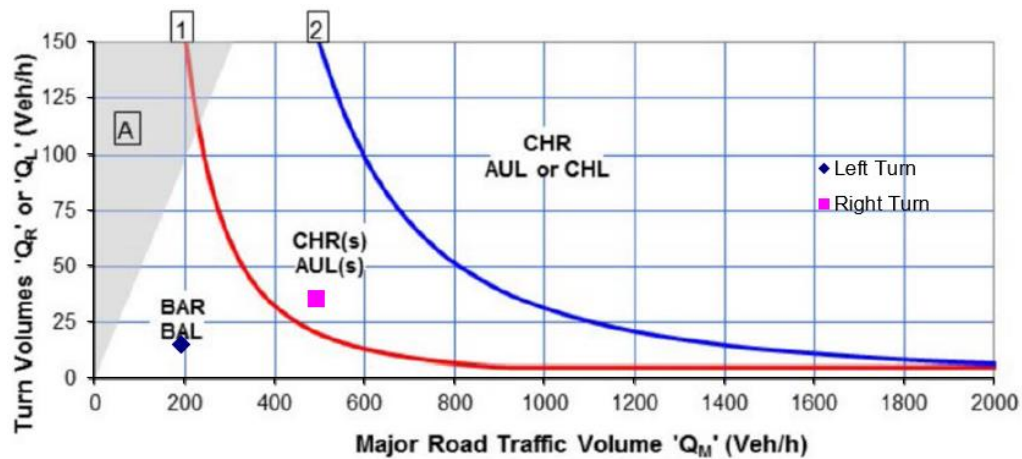


Figure 10: PM Peak – Post Development – Austroads' Turn Warrants

Figures 9 and 10 show that a basic left turn treatment and a channelised right turn treatment are required at the site access in both the AM and PM peak hours.

Notably, basic turn treatments are required under the Austroads' warrants as soon as there is a single turning movement for any access point.

We note that the nearby access point and intersections along Aberline Street are not constructed with similar turn treatments and it is our view that it would be inconsistent for turning treatments to be required at this location and for Council to impose a higher standard on private access than their own intersections.

Nevertheless, if required by Council, we would recommend that a short channelised right turn treatment be provided to facilitate access to the site from the south. Minor widening and a relocation of the centreline would be required to achieve this access treatment.

7 Waste Collection

Waste collection is proposed to be undertaken by private collection, entirely on the site.

A waste bin compound is proposed in the northeast corner of Stage 1 of the development.

A swept path diagram has been prepared, attached at Appendix B, which demonstrates suitable access to and from the on-site waste collection area by an 8.8m garbage vehicle.

Traffic Engineering Assessment

15 Dales Road, Warrnambool: Proposed Mixed-Use Development

8 Schedule 7 to the DPO

The site is affected by Schedule 7 to the Development Plan Overlay (DPO7). Specifically, the site is located within Area D of DPO7 as per Map 1 to the Schedule to Clause 3.0.

Clause 3.0 of DPO7 specifies that ... *"development plans must be generally consistent with the North East Warrnambool Structure Plan 2007 ..."*.

An extract of the North East Warrnambool Structure Plan 2007 (NEWSP) as it relates to the subject site is shown in Figure 11 below.

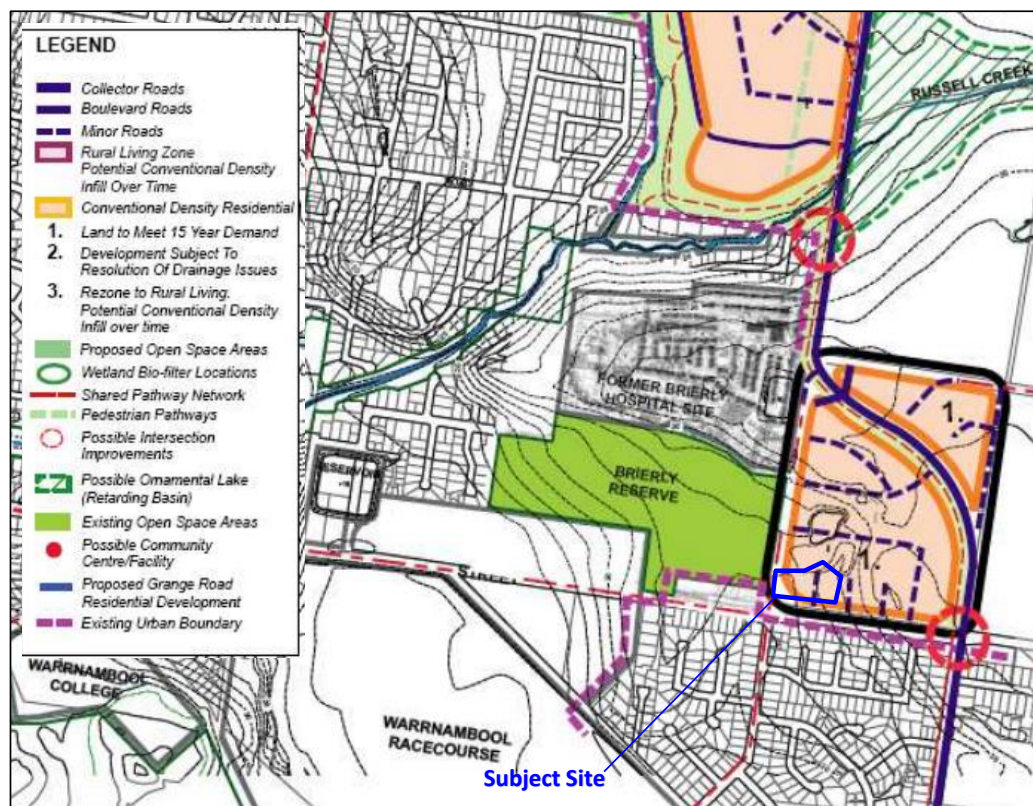


Figure 11: Extract from North East Warrnambool Structure Plan 2007

Figure 5 indicates that only a single indicative minor dead-end road is envisaged within the site under the provisions of the NEWSP, with no key roads or connections between the subject site and any adjoining sites.

The proposal incorporates a single private dead-end accessway within the site and no vehicular connections to adjoining sites, and this is generally consistent with the NEWSP as required by DPO7.

Other DPO7 requirements relevant to the site (within Area D) are addressed in Table 6 below.

Traffic Engineering Assessment

15 Dales Road, Warrnambool: Proposed Mixed-Use Development

Table 6: DPO7 Requirements

DPO7 Requirement	Comment
<i>Identifies designated areas within the plan area proposed as potentially suitable for medium and higher density housing types based upon access to transport, open space, services and other factors, as well as potential opportunities (if applicable) for areas suitable for non-car based development.</i>	The site includes a bus stop on the frontage which services two routes and is located within walking distance of shops and services (at Gateway Plaza). Accordingly, it is well suited to higher density housing and dwellings without a car space.
<i>Provide for community interaction, safety and surveillance by the provision of housing to front streets and/or public open space in the development area.</i>	The proposed development does not include any street fronting dwellings.
<i>An infrastructure report that provides for the provision and funding of physical infrastructure (unless included in any approved Development Contribution Plan or scheme for the area, outline arrangements for the provision and funding of physical infrastructure).</i>	No existing Development Contribution Plan affects the subject site. The following infrastructure items are proposed to be provided (at the developer's expense): <ul style="list-style-type: none"> • A 1.5m wide footpath on the site's Dales Road frontage. • A 1.5m wide footpath on the site's Aberline Road frontage. • A pedestrian connection between the footpath and the bus stop on the site's Dales Road frontage.

It is noted that Schedule 7 to the Development Plan Overlay does not require a separate traffic engineering report.

Having regard to Table 6 above, the proposed development meets the relevant traffic engineering requirements of DPO7.

Traffic Engineering Assessment

15 Dales Road, Warrnambool: Proposed Mixed-Use Development

9 Conclusions

Having undertaken a detailed traffic engineering assessment of the proposed affordable housing and medical centre development at 15 Dales Road, Warrnambool, we are of the opinion that:

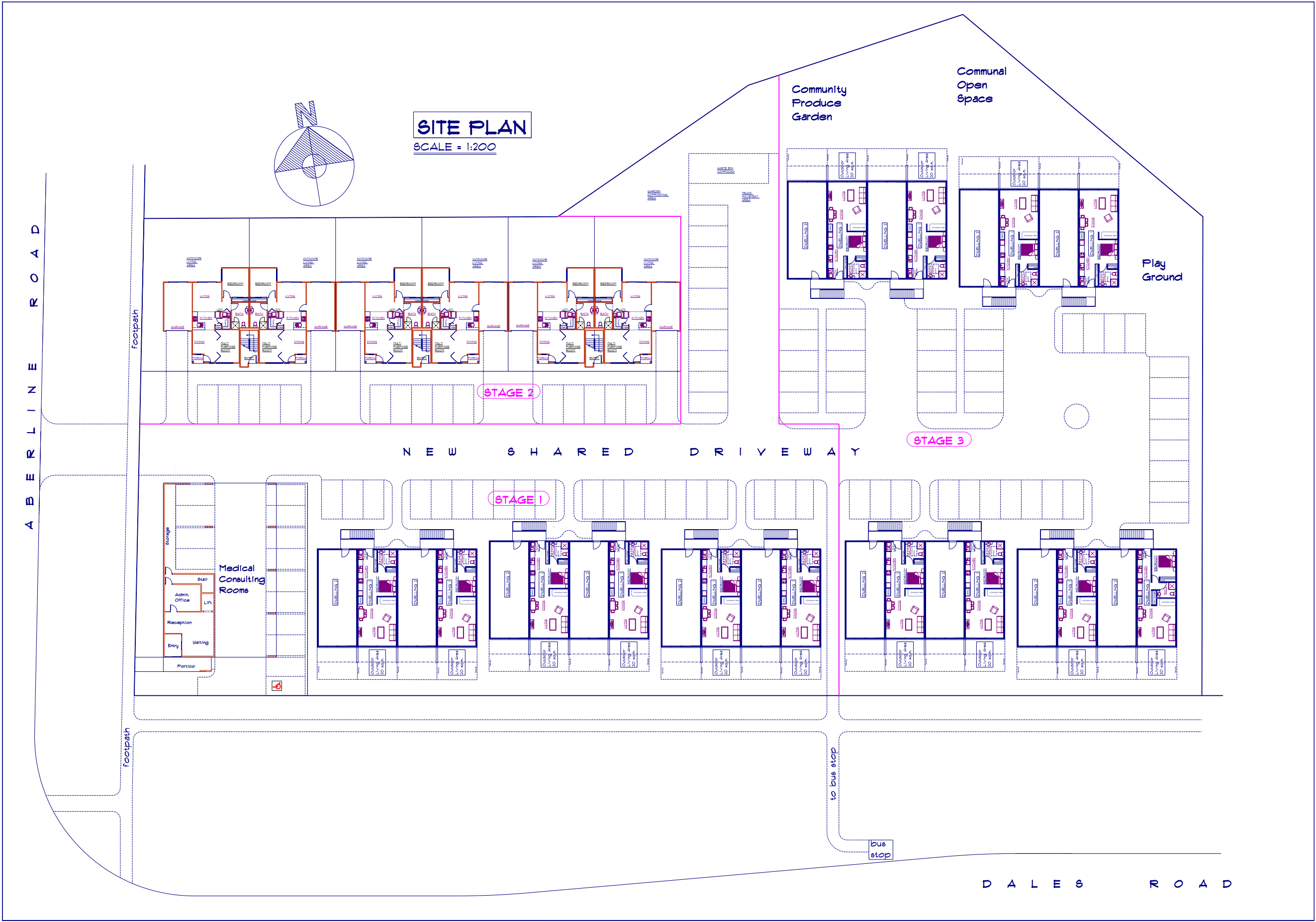
- a) the proposed development has a statutory car parking requirement for 114 spaces,
- b) a total of 112 on-site parking spaces are proposed on-site, which falls short of the statutory requirement and accordingly, a permit to reduce the car parking requirement is being sought as part of this application,
- c) there is sufficient justification to warrant a reduction of the statutory car parking requirement having regard to the variation in parking demands over time, specifically as they relate to the shared nature of the visitor and medical centre parking,
- d) the proposed car park layout is in accordance with the relevant statutory requirement set out at Clause 52.06-9 of the Planning Scheme and importantly will work well,
- e) there is no bicycle requirement for the dwellings,
- f) there is adequate space within the site to accommodate the statutory bicycle parking requirement set out at Clause 52.34 of the Planning Scheme for the medical centre component of the development and this can be addressed via a permit condition if necessary,
- g) the proposed development may generate in the order of 85 vehicle movements in each of the commuter peak hours split across two access points,
- h) the traffic movements can easily be accommodated on the surrounding road network and intersections without any adverse impacts,
- i) as assessment against the Austroads' turn warrants shows that a basic left and channelised right turn treatment, would apply at the site access at Aberline Road,
- j) having regard to other similar access points and intersections along Aberline Road, we note that it is Council's standard treatment to not provide specific basic turning treatments and we do not believe it is appropriate to impose a higher standard of access on this development than Council has at local access intersections,
- k) if required by Council, a channelised right-turn treatment could be provided through localised widening on the west side of Aberline Road and a relocation of the centreline,
- l) waste vehicles can suitably access the on-site waste collection area,
- m) the proposal meets the traffic engineering related requirements of Schedule 7 to the DPO, and
- n) there are no traffic engineering reasons why a development plan and planning permit for the proposed mixed-use development at 15 Dales Road, Warrnambool, should not be granted.

Traffic Engineering Assessment

15 Dales Road, Warrnambool: Proposed Mixed-Use Development



Appendix A Development Plan

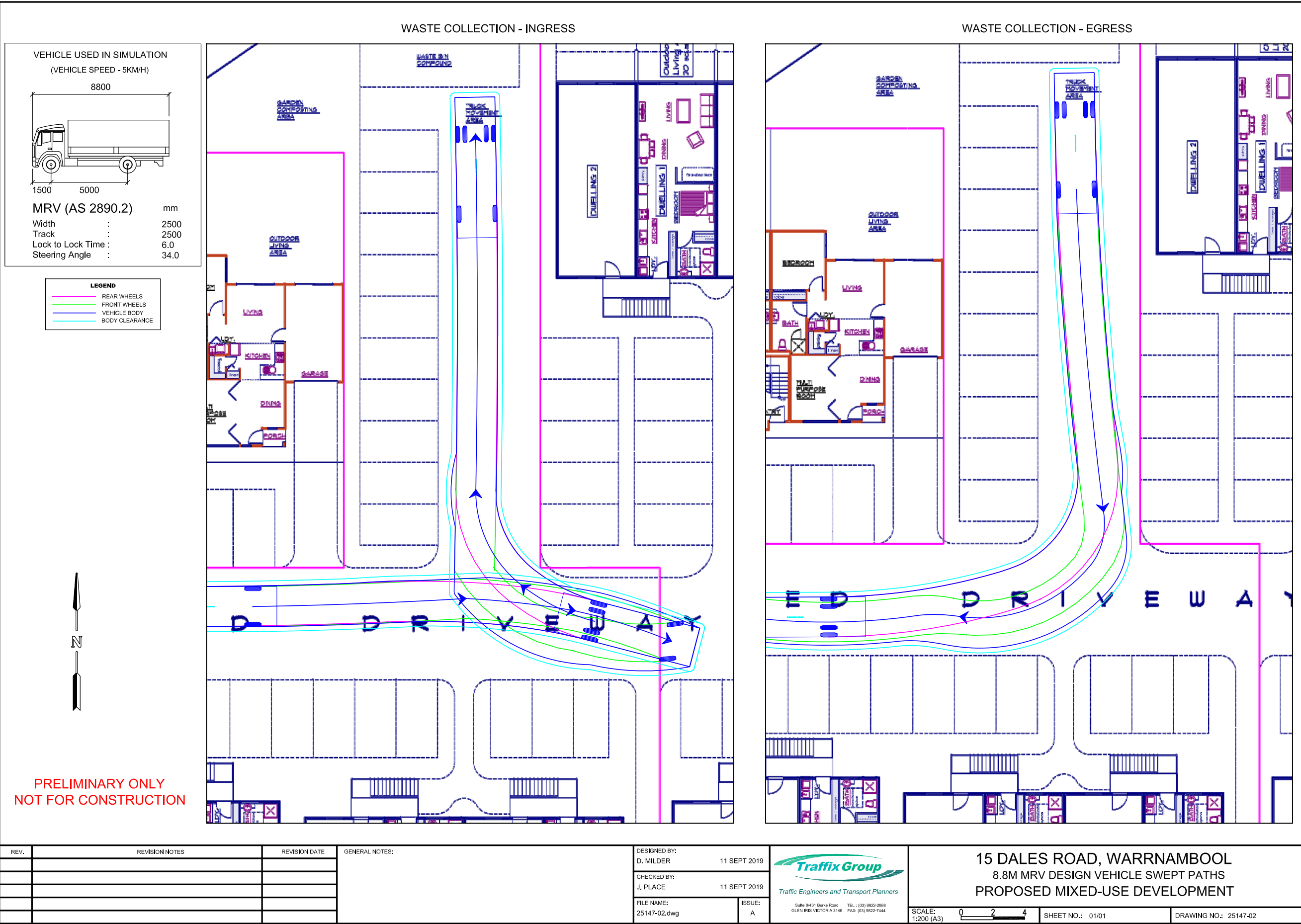


Traffic Engineering Assessment

15 Dales Road, Warrnambool: Proposed Mixed-Use Development



Appendix B Swept Path Diagrams





Stormwater Management Plan

15 Dales Road Warrnambool

Presented to
Reid Developments Pty Ltd

Contact
Graeme Schultz
graeme@reiddevelopments.com

Job Number
S#106179
Date
11 September 2019









-  Structural
-  Geotechnical
-  Civil
-  Residential
-  Forensic
-  Building Services
-  Surveying



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1 Introduction

Intrax was engaged by Reid Developments to prepare a Stormwater Management Plan at 15 Dales Road Warrnambool in Victoria. The site is approximately 0.943 Ha in size.

The owner proposes to provide residential and commercial land for development.

This report informs the proposed overall stormwater management strategy and the planning permit application to Warrnambool City Council (planning and local drainage authority for this site).

2 Existing Drainage

An existing open swale drain is located along the northern boundary of the site. This swale does not convey runoff through the site. The purpose of the existing swale is to protect the existing buildings at 15 Dales Road from runoff coming from the northern neighbours.

The catchment downstream is known by Council as the Russells Creek catchment and is known to flood further downstream on the flatter land. This development must not make the flooding any worse downstream.

3 On site Detention

Preliminary advice is that the permissible site discharge must not exceed the pre-development runoff from the site for the 1% and 18% AEP events. This will require the construction of on-site detention to limit the discharge from the site to the pre-development runoff. The parameters for discharge from the site will be based on the Infrastructure Design Manual for the 18% AEP and in accordance with the rational formula method for the 1% AEP. Refer to Appendix A for the engineering computations.

The onsite detention is expected to be provided using AKS-SPEL or other proprietary underground tanks placed in the Common Property areas. The hydraulic control structure will be a baffle pit with overflow weir.

Due to the steepness of the site, it is expected that there will need to be one underground tank and underground stormwater pipes with separate baffle pits.

Easements or reserves are not necessary as all reserves and Common Property will be owned by the Owners Corporation. All drainage on the site will be owned and maintained by the Owners Corporation.

4 Stormwater Quality Treatment

Water quality treatment is required within this site and is subject to the requirements of Warrnambool City Council.

Stormwater quality treatment is required to "best practice" targets as per the State Environment Protection Policy (waters).

Water Sensitive Urban Design in the form of bioretention swales (BRS) is not recommended because:

- a) The open space area is on the high side of the property;
- b) The site is too steep, requiring multiple BRS;
- c) The density of the building footprints does not facilitate this solution.

Water Sensitive Urban Design treatments are proposed to achieve the required amount of stormwater treatment. As primary treatment, gross pollutant traps (STORMSACKS or similar) are to be used on common property roads and at the downstream end of the stormwater system a hydrosystem will act as a tertiary treatment. The number of stormwater treatment elements and their specifications will be confirmed by MUSIC modelling during detailed engineering design.

5 Rainwater Harvesting and Re-use

Due to the nature of the proposed development, it is not proposed that rainwater harvesting be used for garden watering. This is an inefficient use of rainwater. However, there may be scope to harvest rainwater from the roofs of the buildings closest to the community garden for toilet flushing providing the rainwater tank could be located in the community garden space.

6 Greywater Re-use

Greywater reuse is not proposed for this development.

7 Drainage Schematic

A drainage schematic has been prepared. Refer to Appendix B. The catchments are linear from west to east following the fall of the land. The minor drainage will be piped and enter the underground tanks. The discharge of the tanks is reduced to the pre-development runoff and similarly for the 1% AEP event. The overland runoff within the site is shown with blue arrows on the schematic.

The site legal point of discharge is the corner of Dales Road and Aberline Road. This corner has an elevation 6metres higher than the Tozer Road drain. Therefore, fluvial flooding is not expected to be an issue. This development has already been identified as adding to fluvial flooding downstream. This is to be mitigated by the on-site detention systems. Refer to section 3 of this report.

Pluvial flooding is not an issue for this development.

Appendix A

Engineering Computations

Existing Conditions

Assume existing co-efficient of run off (c) = 0.30

Intensity for 1 in 100 year storm with 20 min duration = 78

Area of Site = 0.9425 Ha

$Q = CIA/360$

$Q = 61.3 \text{ L/s}$ (Maximum allowable discharge)

Proposed Conditions

Area of site = 0.9425

Non Permeable area = 0.9425 C = 0.8

Permeable are = 0 C = 0.30

New Site Coefficient of run-off = 0.80

Intensity for 1 in 100 year storm with 20 min duration = 78

Time of concentration = 20

$Q = CIA/360$

$Q = 163.4 \text{ L/s}$

Restrict 102.1 L/s

Storage Volume

Storage 122.53 cu.m 1% AEP

Storage 94.25 cu.m 18% AEP IDM page 119

[Home](#)[IFD Table](#)[IFD Chart](#)[Coefficients](#)[ARI](#)[Print IFD table](#)[Help IFD table](#)

Intensity-Frequency-Duration Table

Location: 38.375S 142.500E NEAR.. Warrnambool Issued: 16/8/2018

Rainfall intensity in mm/h for various durations and Average Recurrence Interval

Average Recurrence Interval

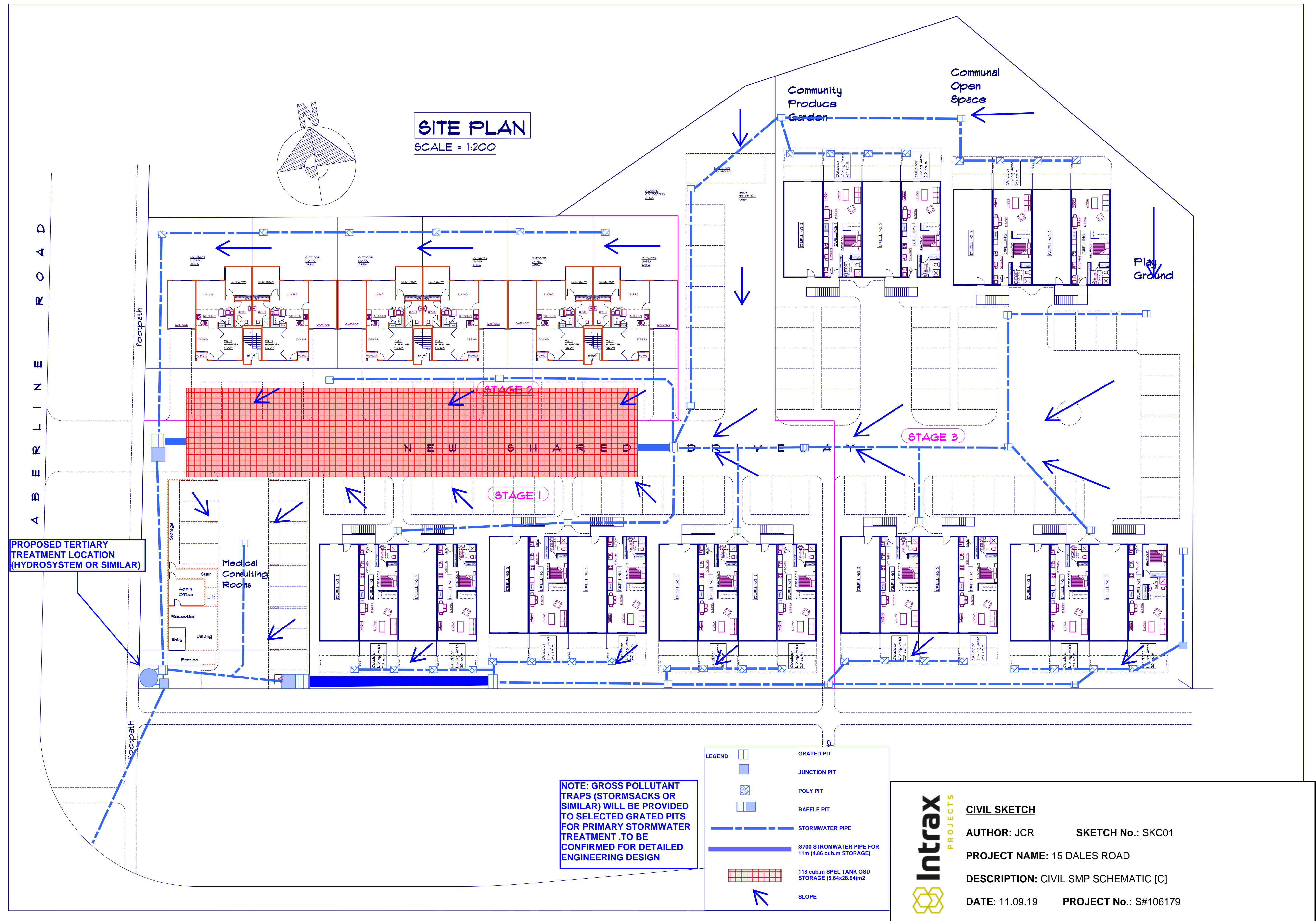
Duration	1 YEAR	2 YEARS	5 YEARS	10 YEARS	20 YEARS	50 YEARS	100 YEARS
5Mins	39.9	53.5	73.2	87.6	107	136	161
6Mins	37.2	49.8	68.1	81.5	99.5	126	150
10Mins	30.3	40.3	54.4	64.7	78.5	99.1	117
20Mins	21.8	28.8	38.1	44.6	53.6	66.8	78.0
30Mins	17.6	23.1	30.2	35.1	41.9	51.9	60.2
1Hr	11.7	15.3	19.7	22.8	26.9	33.0	38.0
2Hrs	7.70	10.0	12.7	14.5	17.1	20.8	23.8
3Hrs	5.99	7.76	9.80	11.2	13.1	15.9	18.1
6Hrs	3.89	5.02	6.28	7.13	8.33	10.0	11.4
12Hrs	2.49	3.21	4.01	4.53	5.28	6.35	7.22
24Hrs	1.55	2.00	2.50	2.83	3.30	3.97	4.53
48Hrs	.918	1.19	1.50	1.70	2.00	2.42	2.76
72Hrs	.660	.851	1.08	1.23	1.45	1.76	2.02

(Raw data: 15.88, 3.33, 0.88, 29.4, 5.76, 1.59, skew=0.57, F2=4.32, F50=14.62)

© Australian Government, Bureau of Meteorology

Appendix B

Drainage Schematic



5.7. NORTH WARRNAMBOOL FLOODPLAIN - PLANNING SCHEME AMENDMENT

Cr. Hulin declared an interest and left the meeting at 6.17pm.

PURPOSE:

This report recommends that Council request authorisation from the Minister for Planning to prepare (and then exhibit) a Planning Scheme Amendment. The Planning Scheme Amendment is for the Russells Creek floodplain and areas within the North Warrnambool Merri River floodplain.

EXECUTIVE SUMMARY

- A \$4m flood mitigation works project was completed for Russells Creek in North Warrnambool in 2016.
- At the time, an Amendment (C78) had been exhibited to update flood controls for North Warrnambool but was put on hold to enable the *Russell Creek Flood Mitigation – As Constructed Flood Modelling Project* to be completed.
- As a result of the *Flood Modelling Project*, the most relevant flood mapping for the North Warrnambool area has changed which requires an Amendment to the Planning Scheme.
- Currently planning controls in the North Warrnambool (Russells Creek) area are based on an out of date flood investigation from 1997.
- The proposed Amendment has been prepared in consultation with the Glenelg Hopkins Catchment Management Authority (CMA).

MOVED: CR. MICHAEL NEOH

SECONDED: CR. SUE CASSIDY

That Council:

1. Endorse the proposed approach to the flood mitigation modelling and subsequent mapping for the Russells Creek floodplain.
2. In accordance with Section 8A of the Planning and Environment Act 1987 (the Act) seek authorisation from the Minister for Planning to prepare a Planning Scheme Amendment to implement the flood mitigation mapping into the Warrnambool Planning Scheme.
3. Subject to the Minister's authorisation, in accordance with Section 19 of the Act, prepare and exhibit an Amendment to the Warrnambool Planning Scheme to implement the flood mitigation mapping.

CARRIED - 4:0

PROPOSAL

In December 2017 Council endorsed the *Russell Creek Flood Mitigation – As Constructed Flood Modelling Report*. This Report summarised the results of the \$4 million mitigation works completed in the Mortlake Road/Russell Creek area in 2017. As a result of the mitigation works, the flood regime for the North Warrnambool area has changed requiring an Amendment to the flood controls in the Planning Scheme.

BACKGROUND

In 2016, Amendment C78 Part 1 updated flood controls for the Merri River (within areas in both North and South Warrnambool) and part of Russells Creek area. Amendment C78 Part 2 was to cover the remaining areas of Russells Creek as well as areas within the Merri River floodplain where Council had received submissions, but was put on hold to enable the *Russell Creek Flood Mitigation – As Constructed Flood Modelling Project* to be finalised. This work resulted in a change in the flood extents in the Russells Creek area requiring an update to the mapping to enable the Amendment process to re-commence.

The subject area for the proposed amendment is generally the North Warrnambool (Russells Creek) area from Bromfield Street to north of Wangoom Road. There are also three areas along the Merri River included in this amendment that are residual areas from the previous (Part 1) Amendment refer Figure 1. The residual areas are land at 123 Queens Road, 2-18 Daltons Road, and land at the rear of Membrey Way.

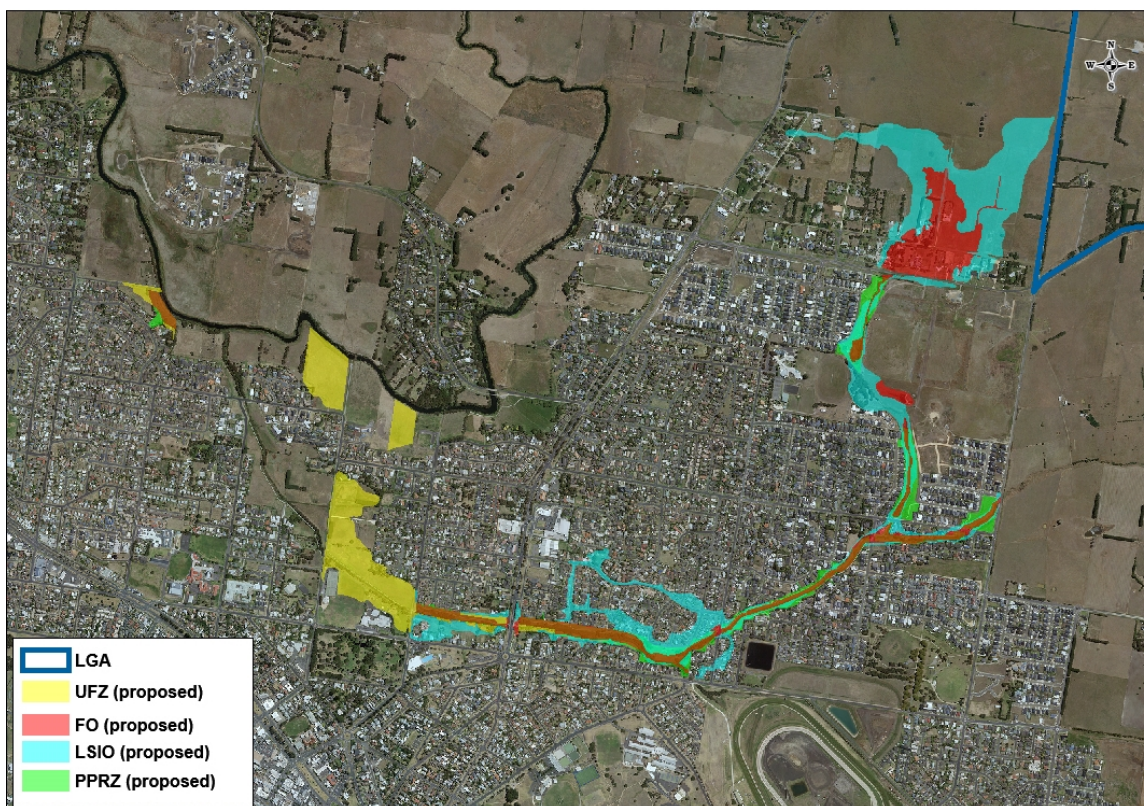


Figure 1. Area covered by the Amendment.

The relevant Planning controls applicable to the Amendment are described in Table 1 below.

Table 1. Relevant Planning Controls and their Description

Planning Control	Purposes
Urban Floodway Zone (UFZ)	<ol style="list-style-type: none"> 12. To identify waterways, major flood paths, drainage depressions and high hazard areas within urban areas which have the greatest risk and frequency of being affected by flooding. 13. To ensure that any development maintains the free passage and temporary storage of floodwater, minimises flood damage and is compatible with flood hazard, local drainage conditions and the minimisation of soil erosion, sedimentation and silting.
Public Park and Recreation Zone (PPRZ)	<ol style="list-style-type: none"> 2. To recognise areas for public recreation and open space. 3. To protect and conserve areas of significance where appropriate.
Floodway Overlay (FO)	<ul style="list-style-type: none"> • To identify waterways, major flood paths, drainage depressions and high hazard areas which have the greatest risk and frequency of being affected by flooding.

	<ul style="list-style-type: none"> To ensure that any development maintains the free passage and temporary storage of floodwater, minimises flood damage and is compatible with flood hazard, local drainage conditions and the minimisation of soil erosion, sedimentation and silting. To ensure that development maintains or improves river and wetland health, waterway protection and floodplain health.
Land Subject to Inundation Overlay (LSIO)	<ul style="list-style-type: none"> To identify land in a flood storage or flood fringe area affected by the 1 in 100 year flood or any other area determined by the floodplain management authority. To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity. To ensure that development maintains or improves river and wetland health, waterway protection and floodplain health.

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

Vast changes to the North Warrnambool area have occurred in recent decades. Development has occurred within the northeast growth corridor and a major flood mitigation project has been constructed in the Mortlake Road/Garden Street precinct along Russells Creek.

The changes across the subject area are significant and considered a 'resetting' of the framework for flood controls. Table 2 below seeks to quantify the changes in the context of the timeframe in which the change has occurred.

Table 2. Key Statistics for the Proposed Amendment

Criteria	UFZ	PPRZ	LSIO	FO	Comment
Number of Current Properties	59	5	259	0	The majority of properties currently within an LSIO coverage, about the Mortlake Road area.
Number of Properties Proposed	30	20	269	49	A significant number of properties will now be zoned PPRZ or GRZ as a result of a reduction in flood hazard – and a preference for PPRZ in public open space areas. The increase in properties with an LSIO is largely due to the inclusion of flood affected properties that currently have no controls in the North Wangoom and Whites Road areas.
Area of Current Coverage (ha)	39	1.6	20	0	
Area of Proposed Coverage (ha)	13	19	43	20	The increase in LSIO areas can be attributed to new areas such as North Wangoom Road which currently do not have any flood controls.

A range of flood investigations have been undertaken for the North Warrnambool area since 2003. Flood investigations for an area with significant flood risk, such as the Russells Creek floodplain are ongoing and responsive to technological improvements and changes in the landscape (resulting from urbanisation including construction of roads, retention basins, etc), and will continue to occur over time.

It is important however that the flood controls are updated in the planning scheme concurrently with flood information. Parts of the Planning Scheme (including the Russell Creek area) are currently based on the outdated *Warrnambool Land Liable to Flooding Report (1997)*.

The most recent flood study (Water Technology 2017) was in response to the flood mitigation works recently installed along Russell Creek. The works consisted of four constructed flood walls and two new 2.4 x 3.6m box culverts under Mortlake Road, refer Figure 2, 3 and 4.



Figure 2. Location of the constructed flood walls. (Source; Water Technology 2017).



Figure 3. Constructed flood walls. (Source; Water Technology 2017).



Figure 4. Constructed culverts under Mortlake Road. (Source; Water Technology 2017).

The constructed mitigation works were designed to provide a significant benefit to properties within the floodplain. The benefits are summarised in Table 3.

Condition	Pre-Mitigation	Post-Mitigation	Benefit
Average Annual Damages	\$491,783	\$69,571	\$422,212
Properties Flooded Above Floor	146	14	132
Properties Flooded Below Floor	234	205	29

Table 3. Benefit estimates from the mitigation works for a 1% AEP design flood

It should be noted that Table 3 refers to the benefits from the design 1% AEP flood¹. For planning purposes, the design 1% AEP flood is used as a benchmark.

The reduction in flood level is translated into a reduction in flood extents for a wide area (refer Figure 5).

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

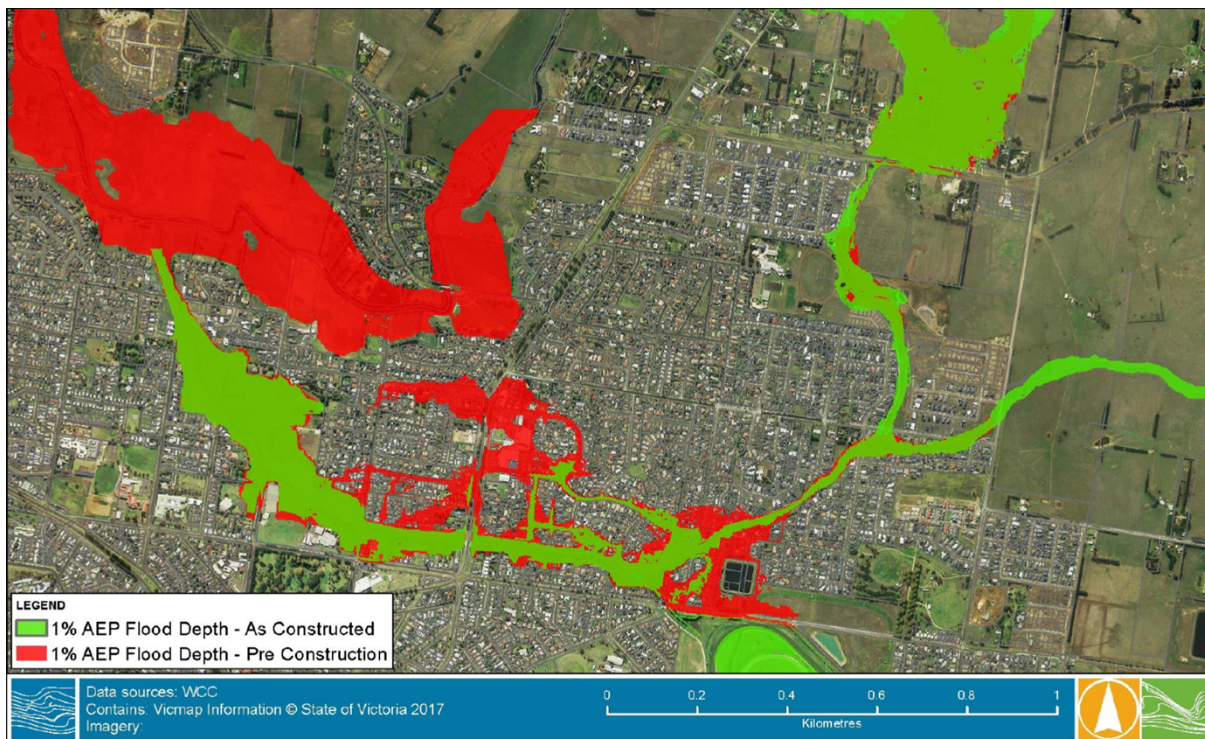


Figure 5. Comparison of pre and post mitigation works

The pre-mitigation flood extent (Figure 5 - red) is based on the design 1% AEP flood extent from the 'Floodplain Management Plan; Implementation Works' project (Cardno 2010)^{Error! Reference source not found.}. This modelling was based upon the floodplain of the day which **did not include** any of the mitigation infrastructure. The modelling representing the current day 1% AEP design flood extent is represented in Figure 5 – green.

ISSUES

Land 'Behind the Levee':

Planning staff have worked closely with the Glenelg Hopkins Catchment Management Authority (CMA) in the preparation stage for the Planning Scheme Amendment. Whilst Warrnambool City Council is the Responsible Authority for the administration of the Planning Scheme, the direction of the CMA (the Floodplain Management Authority) must be considered and incorporated where appropriate.

The CMA previously suggested that the pre-construction (Figure 5 - red) extent should be included in a planning scheme amendment to achieve two purposes:

1. To inform existing and/or new residents that their land may be subject to flooding in the event that the flood mitigation infrastructure either fails or is overtopped.
2. To provide for controls (e.g. applying floor levels) for any infill development.

The difficulty with these arguments is that the pre-mitigation flood extent is not likely to resemble the flood extent for a scenario where any of the mitigation infrastructure fails for a 1% AEP event.

The CMA subsequently withdrew its suggestion that flood controls 'behind the levee' be implemented. However, the CMA has suggested that there remains a need to understand stormwater flooding and its interaction with flooding from Russells Creek. This would require a future flood investigation to be carried out. Further, the CMA has suggested there are some uncertainties surrounding the impact of a small basin at Aberline Estate constructed around the same time the 2017 modelling was completed. It should be noted that the area where the basin is located will become public land once the subdivision of this area is completed.

As discussed above, flood modelling is an iterative process and there will be regular updates to be progressively incorporated. However, the CMA's uncertainty has not been communicated as something that should delay the Amendment process. Further, one of the most important reasons for progressing the Amendment promptly is that a significant proportion of the current flood controls in the subject area are based on a 20 year old flood investigation.

UFZ Vs PPRZ

Within Public Open Space areas, the amendment proposes to apply a Public Park and Recreation Zone along with a Flood Overlay. The key reasons for this are;

- To be consistent with previously exhibited controls for this area in 2014 via Amendment C78
- To be consistent with the interface of controls downstream of Bromfield Street
- Local Planning Policy 21.04-2 (Floodplains) states:
 - Require floodplains to be incorporated into open spaces.
- Current Planning Practice Notes on the application of flood controls within public open space areas, advise the following;

The UFZ is not widely used due to its restrictive nature. As an alternative, a flood overlay can be used in conjunction with an appropriate zone (such as the Floodway Overlay and the Public Park and Recreation Zone) to enable the primary use of the land to be recognised at the same time as acknowledging its flooding characteristics.

The reserve areas throughout the Russell Creek floodplain are widely used by local residents for passive recreation throughout the year. The combination of the PPRZ and FO is considered the most appropriate response to the use and development needs for these areas. In other areas, the retention of the UFZ is considered important. The UFZ is proposed to be retained on private land between Bromfield Street and Queens Road. The existing UFZ will reduce in this area as a result of the Amendment, however the area is considered unique for the following reasons:

- It is an important floodplain storage area
- It regularly experiences disruptive and high hazard flooding (e.g. closure of both Bromfield Street and Queens Road)
- It may be influenced by flooding conditions of the Merri River
- While there are no Public Open Space areas, pedestrian and passive recreation occurs routinely given the proximity of St Joseph Primary School.

The CMA has expressed a desire to retain the UFZ rather than apply the PPRZ to areas of open space. However, the justifications above, particularly the guidance of the Planning Practice Note and consistency with previous Amendments are very strong and defensible both on a planning and floodplain management basis.

Both the above issues are considered to have been resolved adequately in the planning phase of the Amendment process.

FINANCIAL IMPACT

The costs associated with the Amendment have been allowed for in the City Strategy and Development budget.

LEGISLATION / POLICY / COUNCIL PLAN CONTEXT

1 Sustain, enhance and protect the natural environment

1.1 Protect and enhance our waterways, coast and land

1.3 Assess our climate change preparedness

1.5 Educate and partner with the community on Council's sustainability initiatives

3 Maintain and improve the physical places and visual appeal of the City

3.3 Build Infrastructure that best meets current and future community needs.

4 Develop a smarter economy with diverse and sustainable employment

4.1 Grow the Cities population through local economic growth

4.4 Advocate for and improve infrastructure including transport, services and digital infrastructure.

5 Practice good governance through openness and accountability while balancing aspirations with sound financial management

5.1 Provision of opportunities for the community to actively participate in Council's decision-making through effective promotion, communication and engagement

TIMING

In accordance with the provisions of the Planning and Environment Act 1987.

COMMUNITY IMPACT / CONSULTATION

Throughout the planning phase of the Amendment process, significant consultation has occurred with the CMA. Detailed information has been exchanged in a partnership approach to work through the detail at the property, precinct and City-wide scale.

Community consultation will again commence once the proposed Amendment achieves endorsement by Council and subsequently authorisation from the Minister to proceed with the Amendment. It should be noted that extensive community consultation has occurred in recent years, in particular in relation to C78 Amendment which included the subject area but was delayed to allow for the Flood Mitigation Project to conclude.

LEGAL RISK / IMPACT

The proposal has been assessed against all relevant requirements of the Warrnambool Planning Scheme and the *Planning and Environment Act 1987*. The proposed Amendment supports the protection of environmental values for the Russells Creek and Merri River within the North Warrnambool area.

OFFICERS' DECLARATION OF INTEREST

None

CONCLUSION

Floodplain management is an iterative process requiring regular updates not only to our understanding of flood behaviour, but how land use and development should be controlled to reflect flood risk. The Amendment implements the objectives of planning in Victoria by providing for a pleasant, efficient and safe working, living, and recreational environment by:

- Providing for the fair, orderly, economic and sustainable use, and development of land
- Balancing the present and future interests of all Victorians
- Recognising those areas which are at risk of flooding in the city
- Applying appropriate planning controls to those areas in order to protect life and property
- Applying planning controls to high risk areas

The Amendment will implement the objectives of planning in Victoria by providing for planning zone and overlay controls that ensure that floodplain management issues are considered during the planning process.

Specifically, the Amendment directly supports the objective of **Clause 13.03-1S Floodplain Management** – which identifies that planning is to assist the protection of:

2. Life, property and community infrastructure from flood hazard
3. The natural flood carrying capacity of rivers, streams and floodways
4. The flood storage function of floodplains and waterways
5. Floodplain areas of environmental significance or of importance to river health.

The Amendment supports these objectives by improving the mapping of flood extents and hazard associated with the floodplains of Russells Creek and Merri River in North Warrnambool.

The Amendment will assist landowners in understanding potential hazards and guide development on their land. It will also assist Council and the CMA in making more informed and effective decisions on development of land affected by flooding, and reflect the flood mitigation works that have been constructed within the Russells Creek catchment.

ATTACHMENTS

Nil

Cr. Hulin returned to the meeting at 6.20pm.

5.8. AWARD OF TENDER 2019064 - PROVISION OF CONSULTANCY SERVICES ENGINEERING TECHNICAL

PURPOSE:

This report provides information on Consideration of Tender Submissions for Tender No. 2019064 Provision of Consultancy Services Engineering / Technical.

EXECUTIVE SUMMARY

- Council has sought tenders for a register of consultants supporting Engineering / Technical Services.
- The tender was divided into 8 packages of services (separable portions).
- The successful tenderers will be appointed to a panel of providers via a Deed of Standing Offer to provide services under one or more the separable portions.
- A total of 42 companies have provide tender submissions for the provision of these services.
- Following a detailed evaluation of each of the submission/s it is consider that the tender submission/s from the following respondents be accepted for the separable portions detailed in Table 1:

- | | |
|---|---|
| ○ Sitec Pty Ltd | ○ ARCAMINO PTY LTD |
| ○ The CSE Group consulting engineers Pty Ltd | ○ BG&E Pty Limited |
| ○ Davis Simpson Pty Ltd | ○ ADE Consulting Group |
| ○ Traffic works Pty Ltd | ○ LR Paradoo & Associates Pty Ltd |
| ○ Level 5 Design Pty Ltd | ○ CT Management Group Pty Ltd |
| ○ Argot Consultants P/L | ○ ANDREW O'BRIEN & ASSOCIATES PTY LTD |
| ○ Safe System Solutions Pty Ltd | ○ Civil & Traffic Consulting Pty Ltd |
| ○ P.J Yttrup & Associates Pty Ltd | ○ Ratio Consultants Pty Ltd |
| ○ Tonkin Consulting Pty Ltd ("Tonkin") | ○ Harris Kmon Solutions Pty Limited |
| ○ Meinhardt Australia Pty Ltd | ○ Infrastructure Managers and Engineers Pty Ltd |
| ○ SMEC Australia Pty Ltd | ○ SABA CIVIL MANAGEMENT AND CONSULTANCY PTY LTD |
| ○ PM Design Group | ○ Terry Alford Consulting Pty Ltd |
| ○ Planit Consulting Pty Ltd | ○ Baudinette & Assoc Architects |
| ○ TGM GROUP PTY LTD (a Cardno Company) | ○ Glenn Rundell Consulting Pty Ltd |
| ○ JJ Ryan Consulting Pty Ltd | ○ AVOR Architecture Pty Ltd |
| ○ HDS Australia Pty Ltd | ○ Ontoit Global Pty Ltd |
| ○ Engeny Management Pty Ltd as trustee for Engeny M Trust | ○ CCG Architects Pty Ltd |
| ○ GTA Consultants (VIC) Pty Ltd | ○ Live Architecture |
| ○ DSA Land Engineering Pty Ltd (Taylors) | |
| ○ Pitt & Sherry (Operations) Pty Ltd | |
| ○ WMA Water Pty Ltd | |

MOVED: CR. SUE CASSIDY
SECONDED: CR. PETER HULIN

That Council:

- 1. Accept the tender submission/s from Sitec Pty Ltd, The CSE Group consulting engineers Pty Ltd, Davis Simpson Pty Ltd, Trafficworks Pty Ltd, Level 5 Design Pty Ltd, Argot Consultants P/L, Safe System Solutions Pty Ltd, P.J Yttrup & Associates Pty Ltd, Tonkin Consulting Pty Ltd ("Tonkin"), Meinhardt Australia Pty Ltd, SMEC Australia Pty Ltd, PM Design Group, Planit Consulting Pty Ltd, TGM GROUP PTY LTD (a Cardno Company), JJ Ryan Consulting Pty Ltd, HDS Australia Pty Ltd, Engeny Management Pty Ltd as trustee for Engeny M Trust, GTA Consultants (VIC) Pty Ltd, DSA Land Engineering Pty Ltd (Taylors), Pitt & Sherry (Operations) Pty Ltd, WMA Water Pty Ltd, ARCAMINO PTY LTD, BG&E Pty Limited, ADE Consulting Group, LR Paradoo & Associates Pty Ltd, CT Management Group Pty Ltd, ANDREW O'BRIEN & ASSOCIATES PTY LTD, Civil & Traffic Consulting Pty Ltd, Ratio Consultants Pty Ltd, Harris Kmon Solutions Pty Limited, Infrastructure Managers and Engineers Pty Ltd, SABA CIVIL MANAGEMENT AND CONSULTANCY PTY LTD, Terry Alford Consulting Pty Ltd, Baudinette & Assoc Architects, Glenn Rundell Consulting Pty Ltd, AVOR Architecture Pty Ltd, Ontoit Global Pty Ltd, CCG Architects Pty Ltd, Live Architecture for Tender No. 2019064 Provision of Consultancy Services Engineering / Technical for the associated schedule of rates exclusive of GST for the separable portion(s) indicated in Table 1 of this report.**
- 2. Authorise the Chief Executive Officer to sign and seal the deed(s) of standing offer and any contract documents.**
- 3. Notes that additional tenders will be called later with the intent of increasing competition, allowing new entrants, and filling missing service areas or separable portions.**
- 4. Authorise the Director City Infrastructure to manage and execute deed extensions for; Optional extension, for a further 12 months ending 30 November 2022.**

CARRIED - 5:0

BACKGROUND

The intent of 2019064 Provision of Consultancy Services Engineering / Technical is to create of a register of consultants (panel) supporting Councils Infrastructure construction and maintenance programs.

ISSUES

The types of services covered by the tender are listed below and detailed in the relevant specifications attached to the tender documentation.

This tender includes the following works:

1. General Civil Design
2. Geotechnical Testing & Design
3. Traffic Engineering
4. Structural Engineering
5. Landscape Design
6. Architectural Design
7. Contract /Project Management
8. Temporary Technical / Design Staff Placement

This contract is a panel contract, where one or more consultants may be appointed for each service. All successful Tenderers will sign up to a Deed of Standing Offer for the provision of the relevant services.

The Deed constitutes an irrevocable, standing offer by the Consultant to perform works during the Deed Term on the terms and conditions set out in this Deed, including prices submitted as schedule of rates.

The Deed of standing offer is for an initial 2-year period to 30 November 2021.

The deed has the option at Councils discretion to extend by a year period;

- Optional extension one, 12 months ending 30 November 2022.

Council is under no obligation to direct the consultant to perform works and the deed is not exclusive; Council may use other consultants to provide the services.

Table 1: Separable Portions Awarded

Company	Address	Separable Portions							
		1	2	3	4	5	6	7	8
Sitec Pty Ltd	184 Fairy Street Warrnambool 3280	Yes	Yes	Yes	Yes	Yes		Yes	Yes
The CSE Group Consul Ting Engineers Pty Ltd	116 TIMOR ST, WARRNAMBOOL	Yes	Yes		Yes			Yes	Yes
Davis Simpson Pty Ltd	P.O Box 421 Warrnambool 3280	Yes							
Trafficworks Pty Ltd	1st Floor 132 Upper Heidelberg Rd Ivanhoe Vic 3101			Yes					
Level 5 Design Pty Ltd	2 Hylton Crescent, Forest Hill, Vic, 3131			Yes				Yes	
Argot Consultants P/L	35 Canlebark Quadrant Rowville Vic 3178	Yes							
Safe System Solutions Pty Ltd	G2/ 10-14 Hope Street Brunswick, VIC 3056	Yes		Yes					Yes
P.J Yttrup & Associates Pty Ltd	33 Roberts Road BELMONT VIC 3216	Yes	Yes		Yes				
Tonkin Consulting Pty Ltd ("Tonkin")	3-5 Helen Street, Mount Gambier SA 5290	Yes	Yes		Yes			Yes	Yes
Meinhardt Australia Pty Ltd	Level 11, 501 Swanston Street Melbourne, VIC 3000	Yes						Yes	
Smec Australia Pty Ltd	East 5 – Federal Mills, 33 Mackey Street, North Geelong, VIC 3215	Yes	Yes	Yes	Yes	Yes		Yes	Yes
Pm Design Group	4/227 Koroit Street Warrnambool VIC 3280	Yes	Yes		Yes			Yes	Yes
Planit Consulting Pty Ltd	1 Ryans Place, Geelong VIC 3220	Yes	Yes			Yes		Yes	Yes
TGM GROUP PTY LTD (A Cardno Company)	1315 Sturt Street, Ballarat, Vic 3350	Yes	Yes	Yes	Yes			Yes	Yes
Jj Ryan Consulting Pty Ltd	Suite 1.02, Level 1, 10 Ferntree Place Notting Hill Vic 3168	Yes		Yes	Yes				Yes

Hds Australia Pty Ltd	21-23 Aristoc Road, Glen Waverley VIC 3150	Yes		Yes				Yes	
Engeny Management Pty Ltd As Trustee For Engeny M Trust	Tenancy 5, Level 34, 360 Elizabeth St, Melbourne VIC 3000	Yes							
Gta Consultants (Vic) Pty Ltd	Level 25, 55 Collins Street, Melbourne VIC 3000	Yes		Yes					
Dsa Land Engineering Pty Ltd (Taylors)	8/270 Ferntree Gully Road, Notting Hill, VIC 3168	Yes				Yes	Yes	Yes	
Pitt & Sherry (Operations) Pty Ltd	Level 4, 113 Cimitiere Street, Launceston TAS 7250	Yes	Yes		Yes			Yes	
Wma Water Pty Ltd	101 West Fyans St, Newtown, VIC, 3220	Yes						Yes	
Arcamino Pty Ltd	SUITE 169, 585 LITTLE COLLINS STREET, MELBOURNE VIC 3000	Yes							Yes
Bg&E Pty Limited	484 Murray Street, Perth, WA, 6000	Yes		Yes	Yes	Yes		Yes	Yes
Ade Consulting Group	Unit 4 / 95 Salmon St Port Melbourne, VIC 3207		Yes						
Lr Paradoo & Associates Pty Ltd	2 Alex Avenue, Moorabbin VIC 3189		Yes						
Ct Management Group Pty Ltd	10 – Church Street North Geelong Victoria 3215			Yes				Yes	Yes
Andrew O'brien & Associates Pty Ltd	Suite 2.03/789 Toorak Road, Hawthorn East VIC 3123			Yes					
Civil & Traffic Consulting Pty Ltd	10 Baytown Close Barwon Heads VIC 3227			Yes					Yes
Ratio Consultants Pty Ltd	8 Gwynne Street, Cremorne VIC 3121			Yes					
Harris Kmon Solutions Pty Limited	2 Braemar Court, NEWTOWN VIC 3220				Yes			Yes	Yes
Infrastructure Managers And Engineers Pty Ltd	47 Settlers Drive, Kialla, VIC, 3631							Yes	
Saba Civil Management And Consultancy Pty Ltd	113 The Comenarra Pkwy, TURRAMURRA, NSW, 2074							Yes	
Terry Alford Consulting Pty Ltd	PO Box 1335 Kyneton VIC 3444							Yes	Yes
Baudinette & Assoc Architects	58A Fairy Street Warrnambool 3280						Yes	Yes	
Glenn Rundell Consulting Pty Ltd	152 Skene Street, Warrnambool 3280							Yes	Yes
Avor Architecture Pty Ltd	1601/82 Queens Road Melbourne VIC 3004 PO Box 6420 Melbourne VIC 3004						Yes	Yes	

Ontoit Global Pty Ltd	Suite 3, Level 1, 150 Collins Street, Melbourne VIC 3000							Yes	
Ccg Architects Pty Ltd	Suite 209, 757 Bourke St, Docklands VIC 3008							Yes	
Live Architecture	3/241-247 Timor Street, Warrnambool VIC 3280							Yes	

FINANCIAL IMPACT

This is a schedule of rates tender to comply with the Local Government Act for purchasing with expenses costed to funded programs for Civil Infrastructure works.

LEGISLATION / POLICY / COUNCIL PLAN CONTEXT

This report responds to the following Council Plan initiatives:

3 Maintain and improve the physical places and visual appeal of the City

3.3 Build Infrastructure that best meets current and future community needs.

3.4 Maintain and enhance existing Council infrastructure

5 Practice good governance through openness and accountability while balancing aspirations with sound financial management

5.3 Ensure financial sustainability through effective use of Council's resources and assets and prudent management of risk

TIMING

The contract is initially for a two (2) year term, and may be extended by Council;

1. Commencing from contract award later in 2019.
2. Ending 30 November 2021.
3. Optional extension if approved by Council, for a further 12 months ending 30 November 2022

In relation to management of the deed extensions, it is proposed that the Director City Infrastructure is delegated authority to approve or reject the optional extension periods on behalf of Council.

COMMUNITY IMPACT / CONSULTATION

Tenders for the 2019064 Provision of Consultancy Services Engineering / Technical were invited via public advertisement in the Warrnambool Standard on Saturday 17 and 31 of August 2019.

LEGAL RISK / IMPACT

There are not considered to be any risks associated with the acceptance of this tender that cannot be managed through the contract conditions.

OFFICERS' DECLARATION OF INTEREST

All Council Officers involved in the preparation of this report have declared any direct or indirect interest in matters to which this report relates.

CONCLUSION

Overall the responses to the tender are consider acceptable and Deed of standing offer should be awarded to the panel of recommended consultants.

ATTACHMENTS

Nil

5.9. CAPITAL PROJECTS REPORT QUARTER 1 - 2019/2020

PURPOSE:

This report provides information on the progress in achieving the Capital Projects as contained in the 2019-2020 budget.

EXECUTIVE SUMMARY

- Each year Council undertakes a number of capital projects which help it achieve its objectives as contained in the annual budget and Council Plan.
- This report provides a summary of the progress made on Capital Projects in the first quarter of the 2019/2020 financial year.

MOVED: CR. SUE CASSIDY
SECONDED: CR. KYLIE GASTON

That Council receive the 2019-2020 - Quarter 1 Capital Projects Report.

CARRIED - 5:0

BACKGROUND

As part of its annual budget process Council adopts a program of Capital Works that assist it in delivering the strategic intent of the Council Plan.

These projects are managed by a range of staff with this summary providing an update on the progress achieved as well as highlighting any issues that may have arisen.

LEGISLATION / POLICY / COUNCIL PLAN CONTEXT

This report responds to the following Council Plan Initiatives:

3 Maintain and improve the physical places and visual appeal of the City

3.3 Build Infrastructure that best meets current and future community needs.

5 Practice good governance through openness and accountability while balancing aspirations with sound financial management

5.3 Ensure financial sustainability through effective use of Council's resources and assets and prudent management of risk

TIMING

This report relates to the first quarter of the 2019/2020 financial year.

OFFICERS' DECLARATION OF INTEREST

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

CONCLUSION

Council should receive the Capital Projects Report Quarter 1 2019/2020

ATTACHMENTS

1. 191127 Capital Works Report [5.9.1 - 22 pages]



Warrnambool City Council
Capital Works Report

Q1 2019/2020

- Progressing
- Completed
- On Hold
- Not Updated



Warrnambool City Council Capital Works Report

Q1 2019

City Infrastructure

Capital Works

Cost Centre	Capital Works Project	Responsible Officer	Status	Traffic Lights	Progress	Comments
Parks & Gardens	Street Tree Developer Contributions	Luke Coughlan	Progressing		5%	Rolling program, resources have been directed to established streets Banyan (complete) and McConnell (pending). Additional plant outs of new areas to continue through Spring and then Autumn.
	Developer - Rain Garden	Luke Coughlan	Progressing		5%	Planning for 2 x rain gardens at Hollingsworth estate
Fleet Management	Minor Plant	Luke Coughlan	Progressing		10%	Small plant items, brushcutters etc. Expecting more expenditure throughout spring and summer. E-stops for workshop items currently being procured.
	Heavy Plant	Luke Coughlan	Progressing		10%	Compactor specification complete, procurement through MAV Vendor panel underway. Specification for Jetvac truck nearing completion to be procured via full tender. Two 6 foot mowers to be purchased in new year. Drainage



Warrnambool City Council Capital Works Report

Q1 2019

Cost Centre	Capital Works Project	Responsible Officer	Status	Traffic Lights	Progress	Comments
						maintenance truck business plan being finalised.
	Light Plant	Luke Coughlan	Progressing		20%	Minimal car renewals in 19/20 and business cases have recommended non-renewal of two scheduled replacements (rationalisation of items). Balance budget to be rolled forward for 20/21 which has an extensive list of renewals in light fleet.
Footpaths/Bicycle Paths Renewal	Footpath and Bicycle Path Renewal	Paul Cugley	Progressing		15%	Works are progressing on addressing defects. Works increase during 3rd quarter.
Port of Warrnambool	Replacement of stairway Footings	Ben Storey	Progressing		70%	Stairway nosings fitted to stairs with the exception of the N/E end, requiring concrete structural repair, works are expected to be finalised in December 2019.
	Replacement of Ramp Supports	Ben Storey	Completed		100%	Repair of the timber landings on the public boat ramp.
	Safer Boating Facilities	Thomas Hall	Progressing		10%	Funding Agreement Milestone 2 has been completed that included; Project Plan and Establishment of project governance.



Warrnambool City Council Capital Works Report

Q1 2019

Cost Centre	Capital Works Project	Responsible Officer	Status	Traffic Lights	Progress	Comments
						<p>The Principal's Project Requirements have been completed including consultation with key stakeholders including; Council representatives, Department of Transport representative, Better Boating Victoria representative, RDV representative, DELWP representatives, Warrnambool Harbour Reference Group members.</p> <p>The procurement process has been completed and consultancy AW Maritime appointed to deliver the Harbour Safer Launching and Breakwater Stabilisation Principal's Project Requirements.</p> <p>The various Project Groups and Consultants have met and works are underway to deliver the deliverables.</p>
	Harbour Dredging	Ben Storey	Progressing		15%	<p>Preliminary design and pre-application for MACA consent, complete.</p> <p>Public consultation around</p>



Warrnambool City Council Capital Works Report

Q1 2019

Cost Centre	Capital Works Project	Responsible Officer	Status	Traffic Lights	Progress	Comments
						disposal options is planned to occur in 2019. Works are planned to occur in October, for an estimated 8 week campaign, subject to funding.
	Harbour Feasibility	Thomas Hall	Progressing		10%	Funding Agreement Milestone 2 has been completed that included; Project Plan and Establishment of project governance. The Principal's Project Requirements have been completed including consultation with keys stakeholders including; Council representatives, Department of Transport representative, Better Boating Victoria representative, RDV representative, DELWP representatives, Warrnambool Harbour Reference Group members. The procurement process has been completed and consultancy AW Maritime appointed to deliver the



Warrnambool City Council Capital Works Report




Q1 2019

Cost Centre	Capital Works Project	Responsible Officer	Status	Traffic Lights	Progress	Comments
						<p>Harbour Safer Launching and Breakwater Stabilisation Principal's Project Requirements.</p> <p>The various Project Groups and Consultants have met and works are underway to deliver the deliverables.</p>
	Warrnambool Breakwater Handrail	Ben Storey	Progressing		20%	Procurement is complete, works have been awarded, materials ordered. Installation is planned to commence in November and take approximately 4 weeks to complete.
	Warrnambool Breakwater Pavement	Ben Storey	Progressing		20%	Procurement is complete, works are scheduled to commence in the last week of November to coincide with favourable weather.
	Harbour Fish Cleaning Table Project	Thomas Hall	Progressing		35%	<p>The design concept has been discussed with the Warrnambool Harbour Reference Group members.</p> <p>Detailed design has been complete.</p> <p>Marine and Coastal Act consent has been provided</p>



Warrnambool City Council Capital Works Report


Q1 2019

Cost Centre	Capital Works Project	Responsible Officer	Status	Traffic Lights	Progress	Comments
						from DELWP. As the works are within a registered heritage site discussions are underway with Heritage Victoria to establish appropriate approvals.
Construction Engineering	Hopkins and Merri Rivers	Ben Storey	Progressing		50%	Installation of floating jetty at Deakin - completed. Installation of Hopkins River Hoist - completed. Maintenance of pontoons and rowing platform at Simpson Street - completed. Remaining budget will be expended on pontoon maintenance, river opening, navigational aids and isolated hazard markers.
Building Renewal	Building Renewal General Funding	Paul Wickson	Progressing		50%	Program is 50% complete.
	Public Toilet Renewal	Ben Storey	Progressing		10%	RFQ process has been completed for design including an options assessment. Options are scheduled to be presented to Council late in the 2nd



Warrnambool City Council Capital Works Report

Q1 2019

Cost Centre	Capital Works Project	Responsible Officer	Status	Traffic Lights	Progress	Comments
						quarter. Construction, subject to MACA consent, is planned to occur during Winter 2020.
	Roof Access Audit and Improvements	Paul Wickson	Progressing		95%	<p>Roof access audit has been completed. Improvement works were undertaken at the following sites;</p> <p>Merrivale Recreation Reserve - Installation of roof ladder system, anchor points and ladder bracket.</p> <p>Matron Swinton Child Care Centre - Installation of roof anchor points and signage.</p> <p>Civic Centre - Installation of ladder system, handrail and walkway.</p> <p>Flagstaff Hill Lower Lighthouse - Installation of 'life-line' system to staircase.</p> <p>Remaining budget of \$1500 will be spent on minor maintenance items where re-roofing projects have been completed.</p>



Warrnambool City Council Capital Works Report

Q1 2019

Cost Centre	Capital Works Project	Responsible Officer	Status	Traffic Lights	Progress	Comments
	Changing Places Facilities	Rohan McKinnon	Progressing		30%	Construction Contract has been awarded Works have commenced on site - site clearing, sanitary plumbing and ground slab are complete. Works are in progress on framing and roof trusses.
Airport	Minor Works	Ben Storey	Progressing		10%	Planned works will focus on a maintenance and development strategy for the airport.
Playground Renewal	Playground Renewal	Peter Favero	Progressing		10%	Consultation letters were sent to over 1000 residents and landholders surrounding Victoria Park East and Mahogany Gardens Play Space. Responses have been used to inform a Tender request. Construction is due to be completed prior to June 2020
	Playground Renewal (Rate Cap Variation)	Peter Favero	Progressing		10%	Consultation letters were sent to over 400 residents and landholders surrounding the Pappas Drive Play Space, the feedback received was used to inform



Warrnambool City Council Capital Works Report

Q1 2019

Cost Centre	Capital Works Project	Responsible Officer	Status	Traffic Lights	Progress	Comments
						a Tender request. Construction is due to be completed prior to June 2020
Road Construction	Street Lighting	Paul Cugley	Progressing		15%	Works scheduled for new lighting in Cannon Hill Car park and footpath link. Programmed for installation in April 20
	Local Roads Rehabilitation and Resheets	Paul Cugley	Progressing		40%	<p>Recent projects completed include:</p> <ul style="list-style-type: none"> - McKenzies Rd Cement Stabilisation - Philmores Rd Cement Stabilisation - Balmoral Rd Cement Stabilisation <p>Asphalt resheet works programmed in November.</p> <p>Foam Bitumen Supply tender awarded and works are programmed for Feb 2020</p> <p>Tozer Road Rehab works tendered and programmed for December 2020</p>



Warrnambool City Council Capital Works Report

Q1 2019

Cost Centre	Capital Works Project	Responsible Officer	Status	Traffic Lights	Progress	Comments
	Carpark Line Marking	Paul Cugley	Progressing		20%	New car parking line marking in Old Koroit St Bus Stop Schedule to be commence in November.
	Road Safety Strategy Implementation	Paul Cugley	Progressing		20%	Designs Progressing on the following projects - New Roundabout Kelp/Timor - New Wombat crossing in Merri St Outside Railway Station
	Road Safety Audit Implementation	Paul Cugley	Progressing		20%	Works complete Ward Street Line marking. Works Scheduled in November Moore Street bike Lanes Realignment
	Reseal Program (Including Carparks)	Paul Cugley	Progressing		25%	Joint Seal Tender Awarded in October. Works Programmed November and December
	Construction of Queens Road	David Harrington	On Hold		0%	On hold until the developer meets the obligations of the permit and is ready to construct.
	Pedestrian Serious Casualty Area Program	Paul Cugley	Progressing		90%	Timor Kepler Roundabout and Kepler Koroit Roundabout completed in



Warrnambool City Council Capital Works Report

Q1 2019

Cost Centre	Capital Works Project	Responsible Officer	Status	Traffic Lights	Progress	Comments
						September. 40 Speed Limit installed in August. O'Flaherty lane still outstanding
	TAC - Railway Wombat Crossing	Paul Cugley	Progressing		25%	Community consultation complete on location. Detailed design in progress. Construction works scheduled for March 2020.
	Fixing Country Roads	Paul Cugley	Completed		100%	Wangoom Rd Aberline Intersection & Wangoom Rd Widening. Budget Transferred to Local Roads Rehab Budget
Bridge Construction	Bridge Construction Renewal	Luke Coughlan	Progressing		45%	Wollaston Heritage bridge complete. RFQ for Hopkins Pt Rd bridge is out for pricing. Lake Pertobe bridge 6 RFQ D&C awarded to Teleco, installation in Feb 20. Stanley Street bridge investigation ongoing, pavement to be removed and deck inspected shortly.



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Q1 2019

Cost Centre	Capital Works Project	Responsible Officer	Status	Traffic Lights	Progress	Comments
	Russells Creek Footbridge - St Josephs School	Luke Coughlan	Progressing		30%	Fabrication complete, abutments installed and bridge installation to occur 13/11/2019. Connection path designs complete and RFQ for construction out for pricing. Expected completion of entire project before start of school 2020.
	Bridge Renewal (Rate Cap Variation)	Luke Coughlan	Progressing		25%	Relates to Lake Pertobe bridge 6. RFQ D&C awarded to Teleco, installation in Feb 2020
Footpath/Bicycle Path Construction	Footpath Construction	Paul Cugley	Progressing		30%	Design complete for the following program. Works have been scheduled with internal works team to deliver over next 4 months. Works on Merri Street to commence in November. Eliza Court Path Balmoral - Boston Link, Merri Street - 1.5m wide North side Japan - Foster, Mortlake Road - 1.5m wide West Side Outside No 143, Hopkins Point Road 1.5m wide East side Marfell to Shop.



Warrnambool City Council Capital Works Report

Q1 2019

Cost Centre	Capital Works Project	Responsible Officer	Status	Traffic Lights	Progress	Comments
	Linkage Paths	Paul Cugley	Progressing		50%	Worm Bay Footpath link from Skate park to foreshore promenade complete. Remaining funds allocated to Lake Pertobe pathways. Design currently progressing re these works
	Footpath Renewal (Rate Cap Variation)	Paul Cugley	Progressing		20%	<p>Works have been tendered and awarded for the following location. Works scheduled to commence in November.</p> <p>Russells Creek Walking Path: Oak Ct - Moonah St</p> <p>Russells Creek Walking Path: Glenbane Ct - Oak Ct</p> <p>Russells Creek Walking Path: Northern bridge approach from Oak Ct</p> <p>Russells Creek Walking Path: Sapphire Ct - Glenbane Ct</p> <p>Russells Creek Walking Path: La Bella Ct - Sapphire Ct</p> <p>Footpath: St James Park:</p>



Warrnambool City Council Capital Works Report

Q1 2019

Cost Centre	Capital Works Project	Responsible Officer	Status	Traffic Lights	Progress	Comments
						<p>Merri River Walkway</p> <p>Footpath: Wollaston Rd: Merri River Bridge - Veronica</p> <p>Footpath: Wollaston Rd: Ponting - Merri River Bridge</p> <p>Footpath: Cannon Hill - Pertobe Road (south end)</p> <p>Footpath: Pertobe Rd: Surf Club Entrance - West Bend</p> <p>Footpath: Gateway Rd: Nth Roundabout - Sth Roundabout</p>
Carpark Construction	Grace Avenue Land Swap	Scott Cavanagh	Progressing		10%	Land valuations have been recieved and negotiations are due to commence.
	Disabled Parking Fund	Paul Cugley	Progressing		40%	<p>Works completed recently at</p> <p>Liebig Street - North of Raglan Pde westside outside Warrnambool Medical Clinic (New), Lava Street - West of Kepler Street southside outside 191 Lava Street (New), Koroit Street - East of Kelper Street south side outside Warrnambool Hotel</p>



Warrnambool City Council Capital Works Report

Q1 2019

Cost Centre	Capital Works Project	Responsible Officer	Status	Traffic Lights	Progress	Comments
						(New), Koroit Street - West of Grace Avenue outside Westvic (New), Timor Street - east of Timor Street north side outside Gallery night Club (New), Timor Street - east of Liebig Street south side outside Great Ocean Road Ten Pin Bowling (Upgrade), Timor Street - Archie Graham Carpark (New).
	CBD Footpath Renewals	Luke Coughlan	Progressing		5%	Planning underway
	Central Bus Interchange	Scott Cavanagh	Progressing		5%	Correspondence has been sent to relevant ministers from the Mayor requesting funding support from the State Government.
	City Centre Taxi Rank	Scott Cavanagh	Progressing		10%	Concept plan has been prepared ready for consultation.
Drainage Construction	Priority Backworks	Paul Cugley	Progressing		10%	Number of projects identified currently in design phase including Gibson Street, Edwin Court, Morris Road, Botanic Road and Hopetoun Street.



Warrnambool City Council Capital Works Report

Q1 2019

Cost Centre	Capital Works Project	Responsible Officer	Status	Traffic Lights	Progress	Comments
	Simpson Street Drainage	Luke Coughlan	Progressing		95%	Project 99% complete. Some reinstatement of Tozer road to be undertaken as part of Rehab program. Minor earthworks to correct low spots inside the track to be complete during summer.
	Grace Avenue Carpark Development	Scott Cavanagh	Progressing		10%	Land valuations have been obtained and negotiations to occur.
	Morris Road Pump Station	Rohan McKinnon	Progressing		20%	Tender for Morris Road Electrical upgrade works has closed and is under evaluation. All tender submissions are above the current budget and negotiations are occurring with the lowest bidder.
	Russells Creek Flash Flood Warning System	Rohan McKinnon	Progressing		10%	Initial workshops with stake holders have been conducted and feedback received. Modification to the proposed system is required as Bureau of Metrology Environment Software platform is at end of life. Investigating the uses of the Surface water monitoring to leverage knowledge and expertise partnership to build and operate the system.



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Q1 2019

Cost Centre	Capital Works Project	Responsible Officer	Status	Traffic Lights	Progress	Comments
	Eumeralla and Nullawarre Drainage Project	Scott Cavanagh	Progressing		80%	Council was contracted by CMA to clean out Buckley's Road tunnel and these works have been completed. Awaiting CMA direction on how remaining funds are to be spent.
Other Construction	Light Pole Replacement	Ben Storey	Progressing		50%	Additional site inspections will be scheduled for the first quarter 2020 as part of the ongoing program which commenced in 2018/ 2019 for maintenance of reserve, feature and sports lighting. In excess of 140 structural and electrical hazards have already been addressed.
	Public Signage	Peter Favero	Progressing		20%	Design is complete for the foreshore wayfinding signage, a request for quote will be sought in November 2019; installation is due in early 2020.
	Depot Upgrade	Luke Coughlan	Progressing		40%	Triple interceptor complete. Remaining to be spent on water tank arrangement, chemical container relocation, workshop spare



Warrnambool City Council Capital Works Report




Q1 2019

Cost Centre	Capital Works Project	Responsible Officer	Status	Traffic Lights	Progress	Comments
						parts area and extend heavy plant carport area.
	Public Open Space Improvement Program	Luke Coughlan	Progressing		10%	This program is being used as our contribution to offset Lake Pertobe grant funding.
	Lake Pertobe Upgrade Works	Peter Favero	Progressing		10%	The Lake Pertobe Upgrade works are on track with Coastal and Marine Act Consent granted for the majority of the works. The detailed concept plan for the Lake Pertobe Play Space has been completed with an EOI due to be released in November 2019. Construction of bridge 6 is due to commence in February-March 2020, with the pathways for the western portion of Lake Pertobe due to be completed in the first half of 2020.
	CCTV and Lighting Installation	Glenn Reddick	Progressing		5%	CCTV funding award is scheduled for 2nd quarter 2019/2020 - programming will commence following confirmation of funding.



Warrnambool City Council Capital Works Report





Q1 2019

Cost Centre	Capital Works Project	Responsible Officer	Status	Traffic Lights	Progress	Comments
	Beach Access Renewal and Risk Mitigation Program	Luke Coughlan	Progressing		15%	This project is specifically for Moyjil. D&C RFQ is about to be sent out for pricing. Structure to be pre-fabricated and installed on site. Council to complete footings early 2020 for planned installation and completion prior to Easter 2020
Building Construction Capital	Aquazone Roof Replacement	Ben Storey	Completed		95%	Practical completion - HVAC upgrade to address condensation. A number of defects are outstanding effecting performance of the system, Council is working with the contractor to resolve.
Small Infrastructure Fund	Merri River Environmental Improvements	Andrew Paton	Progressing		10%	Planning commenced for implementation of revegetation and weed control works in 2020. Partnership approach being undertaken with Landcare Groups and the Glenelg Hopkins Catchment Management Authority.



Warrnambool City Council Capital Works Report





Q1 2019

Cost Centre	Capital Works Project	Responsible Officer	Status	Traffic Lights	Progress	Comments
	Northern Entrance Landscaping	Scott Cavanagh	Progressing		10%	Preliminary design completed - works to occur after summer period.
	Dennington Progress Association Carpark	Paul Cugley	Completed		100%	Construction of Project completed in October 2019.
	Dog Park	Glenn Reddick	Progressing		95%	Project completed. Some minor elements are being planned with the reference group for the remaining funding.
	Jubilee Park Woodford Toilet Block	Kyme Rowe	Progressing		30%	Following the sign off of the Council funding and service agreement in May, Council has assisted the project auspice (the Warrnambool Fly Fishers Club) to complete the necessary project approvals. Land owner and manager consent applications, Native Title Future Act assessment, and a Cultural Heritage Management Plan peer review were completed in August. Construction procurement was recently finalised with the Club appointing GR Design and Construct. The contractor is



Warrnambool City Council Capital Works Report

Q1 2019

Cost Centre	Capital Works Project	Responsible Officer	Status	Traffic Lights	Progress	Comments
						current preparing building and waste water system permit applications, and has estimated twelve weeks to complete project. Works are due to commence in January.
	RSL Carpark Footpath Linkage	Paul Cugley	Progressing		30%	Portion of works from RSL entrance to Artillery Cres Complete as part of RSL memorial works. Remaining works scheduled for Feb 2020
	Koroit Street Playground - Picnic Table (Opposite MPower)	Paul Cugley	Completed		100%	Works Completed in October 2019
	Jamieson Street Footpath Linkage	Paul Cugley	Progressing		35%	Design complete. Works scheduled to be constructed in April 2020
	Hopkins River Hoist	Ben Storey	Completed		95%	Practical completion was achieved on 1 November.

5.10. ASSET MANAGEMENT POLICY 2019

PURPOSE:

For Council to receive submissions on and adopt the Asset Management Policy 2019.

EXECUTIVE SUMMARY

- At its 7 October 2019 Ordinary Meeting, Council received an updated Asset Management Policy and, resolved to advertise it for a period of 28 days and consider any submissions at a future Ordinary Meeting.
- The Policy was released for public comment for a period in excess of 28 days from 12 October 2019 until 11 November 2019, during which period two (2) submissions were received.
- The two submissions received have been summarised and a response to the points raised have been developed. The summarised submissions and responses are provided in Attachment 1.
- An updated version of the Asset Management Policy 2019 which reflects those recommended amendments detailed in Attachment 1, is provided in Attachment 2.

MOVED: CR. MICHAEL NEOH
SECONDED: CR. SUE CASSIDY

That Council having considered the submissions and amendments adopts the revised Asset Management Policy 2019.

CARRIED - 5:0

BACKGROUND

The Asset Management Policy was first adopted by Council on 1 December 2014 and is due for review.

At its 7 October 2019 Ordinary meeting Council made the following resolution:

That Council:

1. *Authorises the draft Asset Management Policy 2019 to be released for public consultation, for a minimum period of 28 days.*
2. *Consider any submissions on the draft Asset Management Policy at a future Ordinary Council Meeting prior to the adoption of the revised policy.*

ISSUES

Council is exposed to considerable political, managerial and financial risks due to its scale of investment in infrastructure assets. Council is better able to manage these risks and obtain better value for money in the delivery of services to the community by applying a strategic approach to asset management.

The benefits of a strategic approach to establishing an Asset Management Policy include:

- Better allocation of limited council resources,
- Improved alignment of assets with services and community expectations,
- Reduced demand for new council assets through better integration of service planning and asset planning,
- More effective use and maintenance of existing council assets,

- Improved processes and accountability for capital and recurrent works, and
- Increased use of sustainable development solutions.

Responsibility for implementation rests with many service units and asset managers within Council. Ultimately this will require the refinement of responsibilities, establishment of systems for asset planning, delivery, management and review.

The Asset Management Policy attempts to provide clarity on the expectations of various units within Council that have a reliance of sound management of assets for the delivery of services.

The establishment of systems and procedures will enable asset managers and other staff to have a clear understanding of how compliance with the principles of the Asset Management Policy may be achieved.

FINANCIAL IMPACT

There will be no immediate financial impact for Council's budget in adopting this policy. However, the implementation of some elements of the policy will have resourcing impacts for some areas of Council.

LEGISLATION/POLICY/COUNCIL PLAN CONTEXT

This report responds to the following Council Plan initiatives:

3 Maintain and improve the physical places and visual appeal of the City

3.3 Build Infrastructure that best meets current and future community needs.

3.4 Maintain and enhance existing Council infrastructure

5 Practice good governance through openness and accountability while balancing aspirations with sound financial management

5.1 Provision of opportunities for the community to actively participate in Council's decision-making through effective promotion, communication and engagement

5.2 Develop policies, strategic plans and processes to address local and regional issues, guide service provision and ensure operational effectiveness

5.3 Ensure financial sustainability through effective use of Council's resources and assets and prudent management of risk

TIMING

The Policy will come into effect upon adoption by Council.

COMMUNITY IMPACT/CONSULTATION

The Policy was released for public comment for a period of 28 days from 12 October 2019 until 11 November 2019, from which two (2) submissions were received.

Public Notices were placed in The Standard on 12 October and 26 October 2019 advising the draft Policy was open for public comments and was also contained on Council's website.

A summary of the submissions received, and the responses are provided in an attached summary report.

LEGAL RISK/IMPACT

Council should review the Asset Management Policy every four (4) years, and it is recommended to undertake this review during the development of the Council Plan to ensure its relevance in terms of community needs and expectations, Council goals and targets and statutory requirements.

OFFICERS' DECLARATION OF INTEREST

No officer involved in the preparation of the policy has declared any conflict.

CONCLUSION

Following the release of the draft Policy for public comment, Council should now formally adopt the Asset Management Policy.

ATTACHMENTS

1. Asset Management Policy - Summary Feedback Received - November 2019 [**5.10.1** - 1 page]
2. Asset Management Policy - 2019 [**5.10.2** - 7 pages]

Date	Summary of Feedback	Response	Action taken
10/29/2019	When doing whole of life costs how will you calculate the intangible health benefits of sporting facilities to the community.	The benefits of this nature are assessed when considering the services that are provided at or within assets. The role of assets is to provide the physical elements to enable the service to be provided and delivered. Therefore the whole of life costs associated with assets give consideration to asset need and service alignment (i.e. need for works to make the asset fit for purpose).	No change to the Asset Management Policy.
	When is the Brierly upgrade likely to occur. I have seen the concept plans.	This comment does not relate to the Asset Management Policy, however the question has been forwarded to the Recreation and Cultural department for their consideration.	No change to the Asset Management Policy.
	Would have made sense to relocate Nestles Cricket Club to there as co-tenants and give Reid Oval a rest in summer.	This comment does not relate to the Asset Management Policy, however the suggestion and feedback have been forwarded to the Recreation and Cultural department for their consideration.	No change to the Asset Management Policy.
10/31/2019	What is an Asset? Is it a road, path, tree, pipe or building. The policy needs to include a definition for Asset in the Scope section of the policy. Failure to define an Asset makes the application of the policy unclear.	Agree. Definition included within Section 1.2 is as follows; <i>For the purpose of this Policy, an asset is defined as any physical item which has value, enables services to be provided and has an economic life of greater than 12 months. Items considered assets include Plant, Equipment, Property, Buildings, Facilities, Infrastructure, Commercial Investments, Natural and Heritage Items owned or controlled by Council.</i>	Definition of asset included within Section 1.2 of the Asset Management Policy.



WARRNAMBOOL
CITY COUNCIL

Asset Management Policy

POLICY TYPE: COUNCIL

APPROVAL DATE: 2 December 2019

REVIEW DATE: December 2023

ASSET MANAGEMENT POLICY



DOCUMENT CONTROL

Document Title:	<i>Asset Management Policy</i>
Policy Type:	<i>Council</i>
Responsible Branch:	<i>Infrastructure Services</i>
Responsible Officer:	<i>Manager Infrastructure Services</i>
Document Status:	<i>Approved</i>
Approved By:	<i>Council</i>
Adopted Date:	<i>1 December 2014</i>
Review Date:	<i>2 December 2019</i>

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ASSET MANAGEMENT POLICY



1. INTRODUCTION

1.1. Purpose

This Asset Management Policy defines the key principles that underpin asset management and supports Council's strategic objectives through the development and implementation of a corporate asset management framework. The framework is designed to ensure appropriate management of Council's assets to support the delivery of services that meet current and future community needs.

1.2. Scope

This policy applies to all Councillors, Council officers, Committees of Management, consultants responsible for asset management undertaken for or on behalf of Council. This can and will include persons involved in the creation, operation, maintenance, renewal, upgrade, expansion and disposal of Council assets.

Council recognises that the very nature of asset management required input and interaction between all facets of the organisation, including units that do not have specific responsibility for managing assets but require Council assets in the delivery of services.

With a whole of Council approach to asset management, Council will establish the platform required for the sustainable and responsible management of Council's assets, based on services provided.

For the purpose of this Policy, an asset is defined as any physical item which has value, enables services to be provided and has an economic life of greater than 12 months. Items considered assets include Plant, Equipment, Property, Buildings, Facilities, Infrastructure, Commercial Investments, Natural and Heritage items owned or controlled by Council.

1.3. Intended Outcomes

This policy and the documents that support it will ensure;

- Understanding of the services Council delivers and the assets required to meet these services.
- All Council assets are adequately documented.
- Service and asset related risks are identified and managed appropriately.
- Sustainable management of assets.
- Roles and responsibilities of Council and its staff are defined.
- Compliance with legislation and regulatory requirements.
- Consideration is given to environmental impacts including climate change.

2. POLICY

Council is committed to meeting the expectations of present and future residents for the delivery of quality services that are reliant on assets, at the lowest long-term economic and environmental cost, through the development and implementation of best appropriate asset management practices.

ASSET MANAGEMENT POLICY



It is recognised that the key principles and requirements of Council meeting its commitment to Asset Management include a range of commitments and goals which are outlined as follows:

- Asset management will be service driven and will align with the strategic priorities and directions of the Council.
- To achieve and sustain a high level of asset management maturity.
- To achieve certification with ISO 55000, International Standards for Asset Management.
- Asset management will be integrated into corporate governance including enterprise planning, reporting and risk management frameworks and practices.
- In accordance with the Council Plan, Long Term Financial Plan, Strategic Resource Plan and Annual Budgets, provide quality infrastructure assets that support services that are appropriate, accessible, responsive, affordable and sustainable to the community.
- Manage the performance, risk and expenditure on infrastructure assets in an optimal and sustainable manner throughout their lifecycle, covering planning, design, development, operation, maintenance and disposal.
- Through sustainable asset management, Council will ensure that its infrastructure assets are fit for purpose, safe, reliable, and sustainable and remain available for the benefit of current and future generations.
- Maximise the value of Council's capital, operations and maintenance expenditures within current revenues, to optimise agreed levels of service, service delivery potential and manage related risks and costs over the entire life of infrastructure assets.
- Commit to undertake effective preventive maintenance programs and maintaining infrastructure assets in good condition as identified by the agreed level of service.
- Decommission and dispose of assets that are under-utilised and no longer economically, socially or sustainably viable.
- Involve and consult with the community and key stakeholders on determining service standards
- Service delivery assets will be created, acquired, maintained and rehabilitated to enable the organisation to meet its strategic service delivery goals efficiently and effectively.
- Service/Asset Management Strategies and Plans will include processes which provide accountability to the community
- Infrastructure investment decisions shall be made using a structured, transparent and consistent approach.
- Allocate appropriate resources to ensure Asset Management practices can be undertaken and the timely maintenance and renewal of those assets so that 'life cycle' costs are optimised.
- Continue to seek opportunities for multiple use infrastructure assets.
- Continue to pursue external funding to support and maintain infrastructure assets to minimise the financial impact to the community.
- Accurately report on all aspects of Council's assets in terms of Operations, Maintenance, Renewal, Upgrade, Expansion and New.
- Ensure that the roles and responsibilities of all asset owners, managers and users are well defined and understood. Reinforce and support asset management roles and responsibilities across the organisation at a functional level. The various key roles, responsibilities and

ASSET MANAGEMENT POLICY



delegations associated with service delivery and asset management is documented in the Asset Management Strategy.

- Invest in appropriate and timely asset management training and development program for staff and Councillors as required.
- Council will support the implementation of the Asset Management Strategy and foster a strong asset management culture across Council through a cross functional Asset Management Steering Committee.

3. GOVERNANCE

3.1. Review

The Policy shall be formally reviewed and adopted by Council when developing its Council Plan, and within 12 months following Council elections.

The Policy will otherwise be monitored regularly to ensure its relevance in terms of community needs and expectations, Council goals and targets and statutory requirements. The Chief Executive Officer and Executive Management Team shall review compliance with this policy on a regular basis and report to Council accordingly.

The policy and associated asset management processes and systems will be independently audited at intervals not greater than 4 years.

3.2. Reporting

The Asset Management Steering Committee will report to Council annually through the State of the Assets Report, the report will include the following;

- Current status of assets across the organisation.
- Status of the renewal gap, and trend analysis.
- Summary of asset condition change over previous 12 month period.
- Recommended expenditure and works program for next 12 month period.
- Summary of progress with Asset Management maturity and progression of certification with ISO 55000.

The Asset Management Steering Committee will report to EMT quarterly. The report will include the following;

- Minutes of the Asset Management Steering Committee meeting held since previous report.
- Current status of actions from the Asset Management Strategy.
- Summary of each of the Asset Plans, including trends, opportunities and risks.
- List any Council controlled infrastructure assets that are not identified as directly supporting an adopted Council Service Plan.

3.3. Compliance Responsibility

Council recognises that the nature of asset management requires input from, and interaction between, all facets of the organisation including areas that do not have specific responsibility

ASSET MANAGEMENT POLICY



for asset management but make use of Council owned or managed assets in the delivery of services.

The responsibilities and relationships associated with Asset Management within Council are:

3.3.1. Council

- To act as overall stewards for infrastructure assets that are owned or controlled by Council.
- To provide sustainable assets for the community by recognising and considering the full cost of Council acquiring, maintaining, renewing and operating assets throughout their lifecycle.
- To provide assets that deliver sustainable services to benefit the community to a level of service that justifies the costs of owning and operating these assets.
- To make decisions regarding assets that are made in accordance with the Council Plan 2017-2021 (revised 2019).
- To review and adopt the Asset Management Policy.
- To review and adopt the Asset Management Strategy.
- To approve appropriate resources for asset management activities in the Long Term Financial Plan and the annual budget.

3.3.2. Executive Management Team (Chief Executive and Directors)

- To foster and support the cross-functional Asset Management Steering Committee.
- To ensure that accurate and reliable information is presented to Council for decision-making.
- To ensure that adequate resources are provided to implement the approved Asset Management Strategy and Asset Plans.
- To continually promote Asset Management across the organisation and Council.
- To ensure that Asset Management Strategies and Asset Plans align and support the Council Plan objectives.
- To ensure alignment/compliance with Council's legislative responsibilities.

3.3.3. Asset Management Steering Committee

- To represent the key asset management functions e.g. Infrastructure Planning, Maintenance and Delivery, Finance, Community Engagement and direct service provision such as Recreation & Culture, Aged & Disability and Community Services.
- To monitor the development, implementation and review of the Asset Management Policy, Asset Management Strategy and Asset Plans.

ASSET MANAGEMENT POLICY



- Ensure efficient and effective use of Council funds and optimising “life cycle” cost of all assets.
- Promote and raise awareness of asset management to the Council, staff, key stakeholders and the community.
- Provide feedback on draft recommendations and actions that are identified in various reviews including but not limited to internal and external audit reports.
- Implement adopted recommendations and actions that are identified in various reviews including but not limited to internal and external audit reports.

3.3.4. *All Employees*

- Council staff who are responsible for the management, acquisition (including gifted assets), upgrade or disposal of any asset must perform their duties in accordance with the principles and values of this Asset Management Policy.
- Undertake actions as assigned and provide progress reporting to the Asset Management Steering Committee.

4. CHARTER OF HUMAN RIGHTS COMPLIANCE

It is considered that this policy does not impact negatively on any rights identified in the Charter of Human Rights Act (2007).

Warrnambool City Council is committed to consultation and cooperation between management and employees. The Council will formally involve elected employee health and safety representatives in any workplace change that may affect the health and safety of any of its employees.

5. REFERENCES AND RELATED DOCUMENTS

- ISO 55000 – International ISO standards for Asset Management.
- Department of Environment, Land, Water and Planning- Better Practice Guide and Asset Planning and Accountability Framework for Local Government.
- Asset Genetics and Unlocking Hidden Capital – McKinsey Report Global Infrastructure Initiative 2016.
- Council Plan 2017-2021 (revised 2019)
- Road Management Act 2004
- Local Government Act 1989
- Asset Management Strategy
- Asset Management Plans (various)
- Risk Management Policy, Plans and Strategy
- Long Term Financial Plan
- Asset Accounting Policy
- Strategic Resource Plan
- Municipal Road Management Plan
- Annual Budgets and Business Plans
- Service Plans including Levels of Service

5.11. DOMESTIC ANIMAL PLAN UPDATE

PURPOSE:

This report provides information on Councils Domestic Animal Management Plan which has been updated.

EXECUTIVE SUMMARY

- Council is required to update its Domestic Animal Management Plan (The Plan) annually as prescribed under the domestic Animals Act 1994 legislation (The Act).
- Council should note the efforts that local laws officers have made to reduce the animal numbers taken to the pound by getting animals home, the reduced animal euthanasia rates, and reduced nuisance complaints, dog attacks and dogs at large.
- The Plan highlights the other work that local laws staff undertake around education and compliance and animal registration notification and compliance.
- Significant increases in the number of stray, feral or unwanted cats being taken to the pound by members of the public indicates a wider problem with the cat population. Council could consider a cat desexing program to help address this problem.
- All dogs and cats must be registered with Council by April 10th every year. Council officers go to considerable lengths to remind pet owners of their legal obligation to register or renew their animal's registration by this date.
- Renewal notices are posted to the registered address, reminders are sent along with newspaper adverts undertaken, social media adverts and text messages sent to registered phone numbers. Of the 6,000 pet owners 5,400 registered on time. Infringements were delayed until June to enable Council officers to make further reminders.
- Council is currently developing an online registration process to make it easier for pet owners to register and renew their animal's registrations and to minimise infringements for non-registration. This process would be consistent with systems operated by other Councils and could include an automated direct debit renewal option similar to those which exists with many other services or memberships.

MOVED: CR. PETER HULIN
SECONDED: CR. KYLIE GASTON

That Council note the 2019 update to the 2017-2021 Domestic Animals Management Plan (DAMP).

CARRIED - 5:0

BACKGROUND

Council adopted the Domestic Animal Management Plan 2017-2021 in December 2017.

Council is required to update its Domestic Animal Management Plan (The Plan) annually as prescribed under the domestic Animals Act 1994 legislation (The Act).

The plan has now been updated and sent to the relevant State Government department as required under the Act.

ISSUES

Changes to the plan include:

- Updated statistics
- Latest educational and compliance initiatives
- Formatting

Some of the key statistics from the updated plan are tabled below.

Dogs	2014 / 15	2015 / 16	2016 / 17	2017 / 18	2018 / 19
Total registrations	3011	4064	4211	4202	4297
Council impounded	295	264	236	228	137
Public admitted	120	130	138	122	137
Reclaimed	273	245	228	207	143
Adopted	115	117	114	118	102
Euthanized	27	32	32	18	16

Cats	2014 / 15	2015 / 16	2016 / 17	2017 / 18	2018 / 19
Total registrations	1123	1490	1591	1603	1681
Council impounded	37	36	49	70	66
Public admitted	285	269	392	423	445
Reclaimed	20	22	29	33	28
Adopted	216	234	276	348	268
Euthanized	86	49	82	83	109

Council's local laws officers make a significant effort to reduce the animal numbers taken to the pound by attempting to get animals home as a first response. This often involves taking registered animals back to their registered address or contacting the owner. This is reflected in the significant drop in 2018/2019 in the number of dogs impounded by Council.

Council should also note the significant increase in the number of stray, feral or unwanted cats being taken to the pound by members of the public which indicates a wider problem with the cat population. Council should consider a cat desexing program to help address this problem.

The Plan also highlights the other work that local laws staff undertake around education and compliance.

All dogs and cats must be registered with Council by April 10th every year. Council officers go to considerable lengths to remind pet owners of their legal obligation to register or renew their animal's registration by this date.

Renewal notices are posted to the registered address, reminders are sent along with newspaper adverts undertaken, social media adverts and text messages sent to registered phone numbers. Of the 6,000 pet owners 5,400 registered on time. Infringements were delayed until June to enable Council officers to make further reminders. Council officers see infringements as a last resort, but stress the importance of ensuring owners register their pets in the interests of community safety.

Council is currently developing an online registration process to make it easier for pet owners to register and renew their animal's registrations and to minimise infringements for non-registration. This process would be consistent with systems operated by other Councils and could include an automated direct debit renewal option similar to those which exists with many other services or memberships.

FINANCIAL IMPACT

The Plan was developed and updated in house. Domestic animal management is covered within the recurrent budget of the City Infrastructure budget (City Amenity).

LEGISLATION / POLICY / COUNCIL PLAN CONTEXT

This report responds to the following Council Plan initiatives:

5.2 Develop policies, strategic plans and processes to address local and regional issues, guide service provision and ensure operational effectiveness.

TIMING

The Plan is required to be updated every year.

COMMUNITY IMPACT / CONSULTATION

No community consultation was required to be undertaken. The adopted Domestic Animal Management Plan was consulted with the community prior to being adopted by Council.

LEGAL RISK / IMPACT

Council policies and procedures and training programs are designed to minimise the risk to Council staff undertaking animal management activities.

The Domestic Animal Management Plan outlines the measures Council undertakes to minimise risks to the community.

OFFICERS' DECLARATION OF INTEREST

No conflicts of interest were declared.

CONCLUSION

That the contents of this report be noted including the relevant changes to the plan and updated statistics.

ATTACHMENTS

1. DAMP 2019 UPDATE of 2017. 2021 plan [5.11.1 - 28 pages]



Warrnambool City

Domestic Animal Management Plan

2017 - 2021



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Document Control

Document title:	<i>Domestic Animal Management Plan.</i>
Policy type:	<i>Council</i>
Responsible branch:	<i>City Amenity.</i>
Responsible officer:	<i>Peter McArdle, Coordinator Local Laws.</i>
Document status:	<i>Ongoing</i>
Approved by:	<i>Council</i>
Adopted date:	<i>4 December 2017</i>
Review date:	<i>Annually</i>

Review type:	Review date:	Completed by:
Internal	29 August 2017	Manager, Coordinator and officers of the Animal Control department.
Internal	October 2018	Manager, Coordinator and officers of the Animal Control department.
Internal	November 2019	Manager City Amenity, Coordinator Local Laws and Local Laws Officers.

1. Introduction

Animal management is one of Council's primary responsibilities. The City's Domestic Animal Management Plan (the plan) for 2017 - 2021 provides a clear overview of Council's plans for the current and future management of domestic animals within our municipality and ensures the City meets its statutory requirements.

The plan highlights the most important aspects of responsible pet ownership which, together with education, will be a particular focus for domestic animal management within the municipality. There is a strong emphasis on community safety and the need to reduce the number of dog attacks, animals at large and public complaints.

The plan also discusses the importance of pet owners having their pets desexed, which will help reduce unwanted litters of puppies and kittens placing pressure on our pound services, and significantly adding to the cost of operating the pound.

Basic pet ownership responsibilities, including picking up your dog's waste and ensuring your cat is contained between sunset and sunrise, help protect the environment and ensures pets are kept safe and healthy. Registration and microchipping, controlling barking dogs and maintaining 'effective control' over your dog when out walking are all key responsibilities of pet ownership.

Council aims to offer our community a fair and balanced environment – where everyone can enjoy our community and the many open public spaces, regardless of whether or not they are a pet owner.

Residents have access to a range of dedicated off and on-lead areas, including beach locations and most sporting precincts, listed on Council's website. For the remainder of the municipality, owners are required to keep their dogs on a lead at all times.

The City's Domestic Animal Management Plan for 2017 – 2021 will provide Council with the framework to work with the community to ensure animal management services are sufficient for the City's population of pets.



2. Legislative requirements

Under Section 68A of the Domestic Animals Act, every Council must prepare a domestic animal management plan, as follows:

68A Councils to prepare domestic animal management plans

- (1) Every Council must, in consultation with the Secretary (*of the Department of Economic Development, Jobs, Transport & Resources*), prepare at 4 year intervals a domestic animal management plan.
- (2) A domestic animal management plan prepared by a Council must—
 - (a) set out a method for evaluating whether the animal control services provided by the Council in its municipal district are adequate to give effect to the requirements of this Act and the regulations; and
 - (b) outline programs for the training of authorised officers to ensure that they can properly administer and enforce the requirements of this Act in the Council's municipal district; and
 - (c) outline programs, services and strategies which the Council intends to pursue in its municipal district—
 - (i) to promote and encourage the responsible ownership of dogs and cats; and
 - (ii) to ensure that people comply with this Act, the regulations and any related legislation; and
 - (iii) to minimise the risk of attacks by dogs on people and animals;
 - (iv) to address any over-population and high euthanasia rates for dogs and cats; and
 - (v) to encourage the registration and identification of dogs / cats;
 - (vi) to minimise the potential for dogs and cats to create a nuisance; and
 - (vii) to effectively identify all dangerous dogs, menacing dogs and restricted breed dogs in that district and to ensure that those dogs are kept in compliance with this Act and the regulations;
 - (d) provide for the review of existing orders made under this Act and local laws that relate to the Council's municipal district with a view to determining whether further orders or local laws dealing with the management of dogs and cats in the municipal district are desirable; and
 - (e) provide for the review of any other matters related to the management of dogs and cats in the Council's municipal district that it thinks necessary; and
 - (f) provide for the periodic evaluation of any program, service, strategy or review outlined under the plan.
- (3) Every Council must—
 - (a) review its domestic animal management plan annually and, if appropriate, amend the plan; and
 - (b) provide the Secretary with a copy of the plan and any amendments to the plan; and
 - (c) publish an evaluation of its implementation of the plan in its annual report.

3. Warrnambool - municipal demographic

The City of Warrnambool is located in Southwest Victoria; approximately 260km west of Melbourne and covers approximately 120sqkm.

The City is surrounded by the Shire of Moyne and the Southern Ocean.

It has a population of approximately 35,000 residents which also includes the townships of Allansford, Bushfield and Woodford.

The City economy is based on tourism, education, farming and food production.

In 2018/19 Warrnambool had 4297 registered dogs and 1681 registered cats.

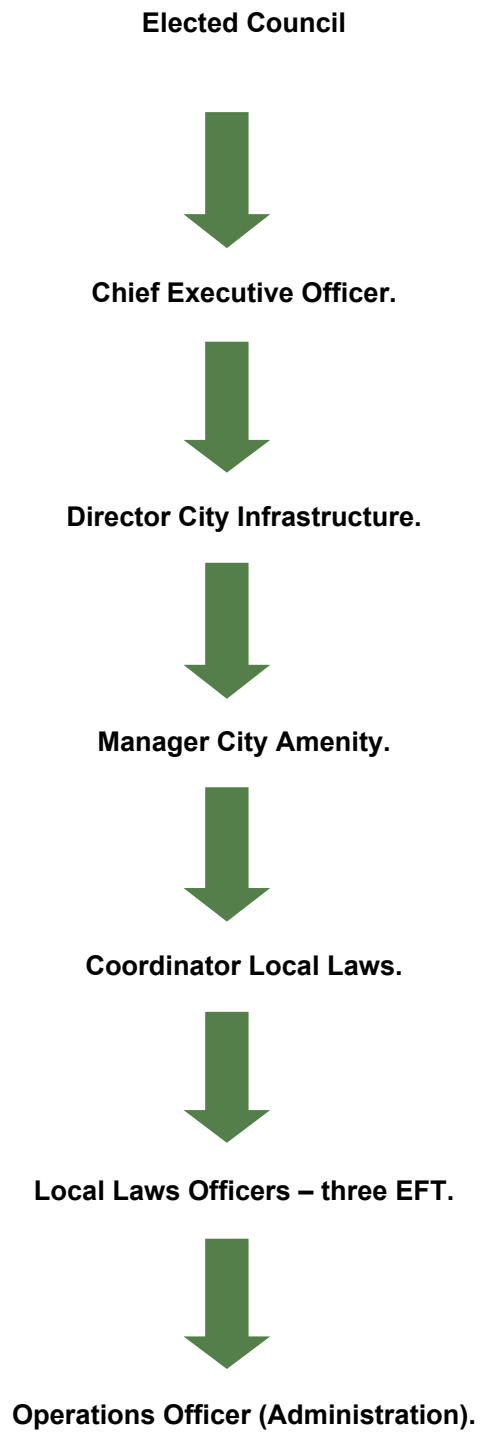
Officers patrol seven days a week, and provide a 24 hour emergency service.

The City has three domestic animal businesses:

- the RSPCA, which also manages the Council pound facility;
- a cattery, and
- One Pet Shop.

Warrnambool City Key Statistics			2017 - 2018	2018 - 2019
Council:				
Population.			35,000	35,400
Area.			120sqkm	120sqkm
Rate paying properties (approx. tenements)			18,000	18,500
Domestic Animal Businesses.			2	3
Dogs:				
Registered.			4204	4297
Reported attacks.			29	16
Declared Menacing (ongoing total)			24	17
Declared Dangerous (ongoing total)			3	2
Declared Restricted Breed			0	0
Nuisance Complaints			233	210
Impounded RSPCA Admit. Data.	Council Public		228	137
			122	137
Returned to owner.	"	"	207	143
Rehoused.	"	"	118	102
Euthanized.	"	"	18	16
Cats:				
Registered.			1603	1681
Impounded RSPCA Admit. Data.	Council Public		70	66
			423	445
Returned to owner.	"	"	33	28
Rehoused.	"	"	348	268
Euthanized.	"	"	83	109

4. Council organisational structure



5. Purpose of the plan

For the purpose of this plan, a “**domestic animal**” is defined as an animal covered by the Domestic Animals Act 1994, which are predominantly dogs and cats.

This document will set the future guidelines of domestic animal management for the Warrnambool City Council.

The plan identifies strategies and actions to implement the vision, aims and objectives for animal management.

The plan contains recommendations to be implemented in a structured program. These actions will enable Council to maintain a balance between all interested parties and to meet all legislative requirements.

Animal Management Officers developed the plan, in consultation with the following internal and external parties:

- RSPCA;
- Warrnambool veterinary clinics;
- Dog obedience / training clubs;
- The public; and,
- The Southwest Authorised Officer Group.

The community was invited to comment on the proposed plan for four weeks prior to being submitted to Council for adoption. Any submissions were referred to Council and where necessary incorporated into the plan.

The Plan is available at the Council Offices and on the Council website.

Review or improvements raised during the year may be considered and added to the plan, or considered for further investigation and discussion as part of the annual review process.

6. Training of Authorised Officers

The purpose of this section is to ensure all Animal Management Officers are skilled and appropriately trained to deliver the Council services and programs under Section 68 A(2)(b) of the Domestic Animals Act 1994.

Warrnambool City Local Laws Team consists of:

- a coordinator;
- two full-time Supervisors;
- three permanent part-time officers;
- one administration support officer (shared position).

The officers manage animal complaints relating to nuisance, attacks, registration and dogs at large.

Officers assist the promotion of responsible pet ownership by conducting foot and bike patrols along the city walking paths, talking to schools and service support groups.

Animal control is one component of the Authorised Officer duties, which include traffic management, local laws, fire and litter control.

Current and Planned Training

Authorised officer training	(2019 - 20)	Planned
Certificate IV Animal Control & Regulation. Full time Officer (1) Full time Officer (2) Full time Officer (3) Permanent part time Officer (4) Permanent part time Officer (5) Casual Officer (6)	Completed Completed	2020 No No No
OH&S training & Dealing with difficult customers etc. Full time Officer (1) Full time Officer (2) Full time Officer (3) Permanent part time Officer (4) Permanent part time Officer (5) Casual Officer (6)	Attended Attended Attended Attended Attended Attended	Annually All staff
Bureau of Animal welfare or Industry information days. Full time Officer (1) Full time Officer (2) Full time Officer (3) Permanent part time Officer (4) Permanent part time Officer (5) Casual Officer (6)	Attended Attended Attended Attended Attended	Ongoing depending on location and content
Australian Institute of Animal Management annual conference. Officer 1	Attended	Ongoing
K9 SPAHRS (self-preservation, awareness & harm reduction strategies) training. Officer 1 Officer 2 Officer 3 Officer 4 Officer 5 Officer 6	Completed Completed Completed Completed Completed no	Ongoing All Staff As Available
Restricted Breed Identification. Officer 1 Officer 2 Officer 3	Completed	

Actions:

Ensure that all Animal Management Officers receive training to a level that they can complete all requirements of the Act, Regulations and Local Laws within OHS guide lines, and community needs.

Activity	When	Evaluation
Coordinator to identify minimum training requirements for the position.	During annual Council appraisal program	Training needs to be finalised and incorporated into the Organisational Development plan by April each year.
Identify additional training needs by consultation with Organisation Development Dept.	Ongoing	April each year.

Ensure completion of the Certificate 4 in Statutory Compliance & Animal Control for full-time Animal Management Officers.

Activity	When	Evaluation
This qualification is preferred in the position description for staff as it covers all aspects of the position.	To be discussed with Organisation Development of availability.	Receiving accreditation from the service provider. Recorded with the Organisation Development dept.

Ensure all Animal Management Officers have completed their minimum in-house training requirements within 2 months of appointment.

Activity	When	Evaluation
Basic animal handling. Computer training. Internal procedures.	Within 2 months of appointment.	Coordinator to monitor and maintain records.



7. Registration and identification

This section outlines the strategies to encourage pet registration, required for compliance under Section 68A (2)(c)(v) of the Domestic Animals Act 1994.

The Warrnambool City Local Laws team deals with a broad range of issues associated with the management of domestic animals in our community.

The table below summarises registration totals and impounded animals.

Dogs	2014 / 15	2015 / 16	2016 / 17	2017 / 18	2018 / 19
Total registrations	3011	4064	4211	4202	4297
Council impounded	295	264	236	228	137
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Reclaimed	273	245	228	207	143
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Public admitted	285	269	392	423	445
Reclaimed	20	22	29	33	28
Adopted	216	234	276	348	268
Euthanized	86	49	82	83	109

Council provides a number of initiatives to assist with registration & identification,

These include:

- provision of advice to the community in relation to animal matters;
- dealing with customer questions and complaints;
- providing the collection of lost, stray and/or unwanted dogs and cats;
- investigations into alleged dog attacks;
- inspections / registration of relevant animal businesses;
- inspection of dangerous/restricted breed dog premises for compliance;
- educating and promoting responsible pet ownership to residents;
- ensuring Council completes its legislative duty and care;
- after-hours emergency service;
- working cooperatively with the RSPCA, and other councils and,
- educational activities.

Governance

Council Local Laws provide a comprehensive description of regulations governing pet ownership, the responsibilities of the Council and the responsibilities of pet owners. Council policies, procedures and legislation describe the processes Council will follow to ensure compliance with Local Laws and to ensure that domestic animal owners can enjoy their pets and that non-owners are not adversely impacted by domestic animals within the municipality.

- Use of life time tags for dogs and cats.
- Renewal notices are generated and mailed to all previously registered animals.
- Registration forms are available from customer service, website and RSPCA.
- Registrations are paid at the Warrnambool City Council Civic Centre, or online at www.warrnambool.vic.gov.au
- Council charges additional fees for dangerous / restricted breed dogs;
- Dangerous / restricted dogs must be microchipped, desexed and housed according to legislation prior to registration;
- Pensioner discounts are available on request; and,
- Local laws vehicles carry scanners and can link directly to Council records and Central Animal (micro chip) Records to assist in returning pets to owners.
- Enforcement of unregistered animals.

Policies and procedures

Local Laws relating to registration and identification include:

- Local Law 2 (30)(1) limits the number of animals an individual can own, without a permit within the city (two dogs/two cats).
- Local Law 2 (33) the owner of any cat must confine the cat to the owner's property, between the hours of sunset and sunrise;
- Local Law 2 (31) relates to the control of dogs or cats in certain areas; (Prohibited areas, off leash areas and playgrounds etc);
- Local Law 2 (30)(1) relates to the number of animals that may be kept at a property without a permit; and,
- Local Law 2 (35)(1)(2) relates to animal litter.

Education and promotion of owner responsibilities

Council is committed to providing a visible Local Laws presence with officers wearing distinct uniforms and driving dedicated vehicles with local laws and Animal Control identification.

This creates a public awareness of the Local Laws team and patrols extend after-hours including weekends. Officers, where practical, will also move around the city on foot and bicycle.

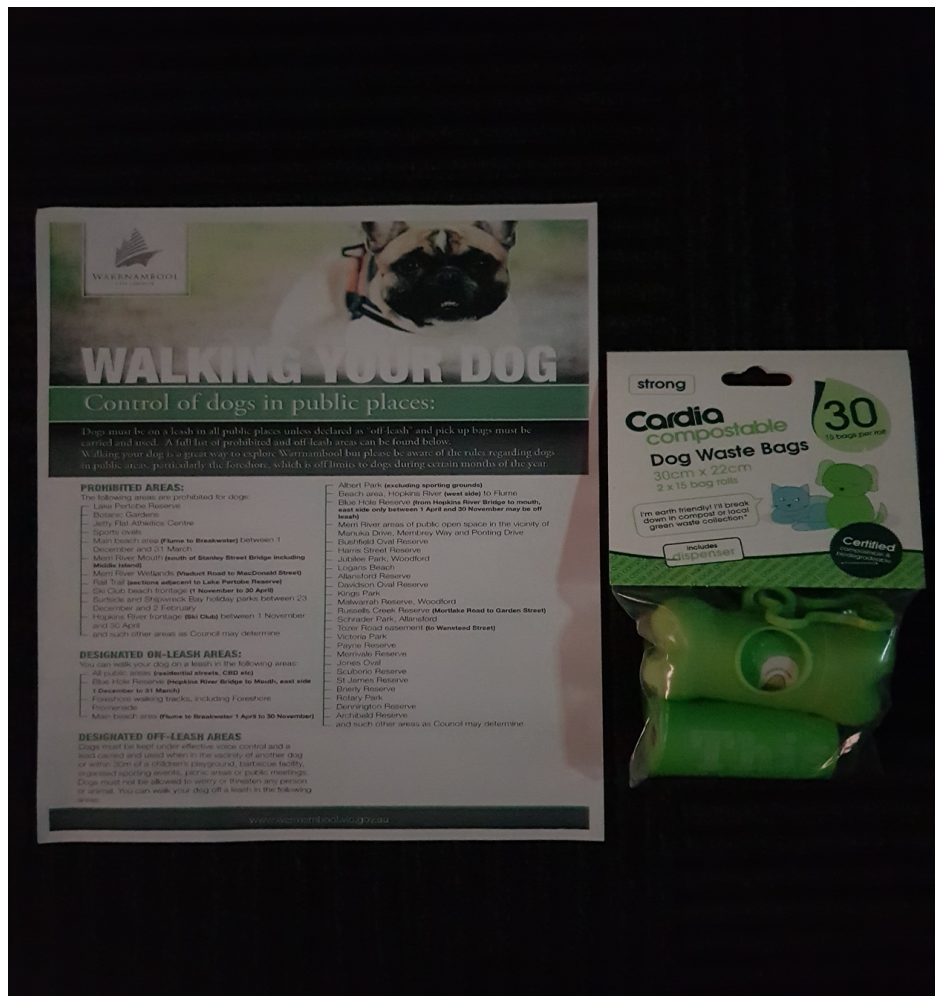
There is also information on domestic animal ownership available on Council's website, www.warrnambool.vic.gov.au and at the Civic Centre counter.

Council will continue to promote the benefits & legal requirements of microchipping, desexing of pets, the off-lead areas within the city, the RSPCA Million Paws Walk and dog litter collection.

Officers carry poo bags and pamphlets on patrol, and distribute to assist local residents and tourists to the area.

Council will also:

- Door-knock an area if there are specific occurring concerns;
- Conduct promotions through the media;
- place newspaper advertisements, publish articles in the Council newsletter and install posters around the city, and social media.
- promote the availability of cages for hire to contain feral or nuisance cats.





Compliance

Council will use a number of strategies to ensure compliance with Domestic Animals laws including:

- Enforcing the number of animals per residence.
- Patrolling for dogs at large.
- Patrolling for owners with dogs off-lead.
- Monitoring for dogs in prohibited areas etc.
- Monitoring Declared Dogs for compliance.
- Issue infringements for impounded dogs.
- Issuing renewal notices annually.
- Door knocking / phone call for non-renewed registrations.
- Door knocking "problem areas" for compliance.
- Opportunistic registration checks whilst completing other investigations.
- Leaving business cards requesting contact.
- Enforcement of dog littering.
- Advice on barking dogs (including a sheet of tips on causes and what to do).
- Hire bark control and citronella collars
- Cat curfew under Local Laws
- After hours patrols, door knocks, phone calls and SMS message reminders.
- Confirm animal information of all pets at a property of complaint.
- Patrol of prohibited areas for dogs.
- Promote the owners responsibility relating to animal litter.
- Hire cat cages for feral / nuisance cats.
- Council Local Law restricting the number of animals at a property.
- Use of warning notices in some situations.
- Monitoring housing compliance of Declared Dangerous Dogs.
- Enforcement of animal registration.

Actions:

Conduct a media campaign highlighting the requirement and benefits of pet registration.

Activity	When	Evaluation
Conduct an annual media campaign before the April 10 th registration renewal date (include press releases, adverts, highway promotional display boards, renewal notices, online registration, provide pamphlets through Customer Service, information sessions for public groups and pet training facilities). Highlight benefits of registration.	January / February	The success will be measured by the number of follow up visits / phone calls required in May. Compare registration figures from the previous years.

After April 10th conduct a follow up for non-renewed registrations.

Activity	When	Evaluation
<ul style="list-style-type: none"> Officers' conduct door knocks in different locations across the city (including weekend and after hours) checking non renewed or unregistered pets, and leaving pamphlets if owner is not home Follow up phone calls and SMS messages to owners of unpaid renewals. 	May	<ul style="list-style-type: none"> Collate the number of new registrations following the random door knocks. To be compared with the total registered pet numbers from the previous year

Improve records by cross referencing data.

Activity	When	Evaluation
Registration is not renewed & an animal is not released from the RSPCA until proof of ownership and correct microchip details are witnessed. Council registration form updated, requiring mobile & e-mail.	Prior to a new registration or release.	Ongoing

Continue to promote benefits of registration.

Activity	When	Evaluation
In conjunction with Vets promoting microchipping days, Million Paws Walk, walking tracks, off lead areas, after hour's patrols, improvements to facilities for animals and information sessions.	Ongoing	Public feedback and registration numbers

8. Nuisance

To minimise the potential for a dog or cat to create a nuisance as outlined in Section 68A (2)(c)(vi) of the Domestic Animals Act 1994.

To encourage people to manage pets in a way that protects the health and welfare of the animals, maximises the companion benefits of their pet and minimises potential for nuisance or harm to others.

In 2019 Council opened another off leash enclosure. This was designed and constructed by a committee of Council staff and members of the public

Council has a cat curfew that requires all cats to be confined to the residence, or a cat enclosure, between sunset and sunrise. This will prevent nuisances such as spraying and fighting, and to protect native wildlife.

Council logs all complaint / request data electronically.

Complaint	2014 / 15	2015 / 16	2016 / 17	2017 / 18	2018 / 19
Nuisance complaints	182	189	137	233	210
Dog at large complaints	152	172	163	210	97
Dog attacks	24	32	22	29	16
Cat cage requests	48	64	64	69	53
Stock on roads	34	56	74	52	64



Local Laws, Council Policies and Procedures

- Local Law 2 (33) states that the owner of any cat must confine the cat to the owner's property between the hours of sunset and sunrise.
- Local Law 2 (31) relates to the control of dogs or cats in certain areas. (Prohibited areas, off-leash areas, playgrounds etc).
- Local Law 2 (30)(1) relates to the number of animals that may be kept at a property without a permit.
- Local Law 2 (35)(1)(2) relates to animal litter.

Council provides a 24-hour emergency service for attacks, dog's at large, stock on roads and injured animals.

A customer request record is initiated once Council receives a complaint about barking.

Local Laws officers will attempt to reunite animals with owners through available owner details, use of scanners and 24-hour computer data access.

Council hires out to the public cat traps to assist with feral and stray cats.

A doorknock will be completed before a permit to house extra animals is issued.

Education and Promotion about nuisance animals

To assist the public:

- Pamphlets are issued during registration door knocks.
- After-hours patrols in residential areas are carried out and bike patrols along bike paths.
- Signage and mapping is being improved along walking tracks.
- Pet ownership pamphlets will be update to reflect any changes in off-lead and prohibited areas and pamphlets will be made available from City Assist (customer service area at the Civic Centre).
- Cat cages will be hired out for feral and nuisance cats.
- Where required media releases will be issued and advertisements placed with local media.
- Relevant information may be posted on highway display boards.
- Desexing of pets will be encouraged to reduce pets at large.
- Local Laws Officers will carry pamphlets to educate residents and visitors about collecting their pets' waste.

Compliance

Council use a number of strategies to reduce nuisance complaints:

- Barking procedure, which includes issuing information on causes and tips.
- Cat curfew will be enforced.
- After-hours patrols, doorknocks, phone calls and SMS reminders will be issued.
- Accuracy of information on file will be confirmed at the property about which a complaint has been made.
- Prohibited areas will be patrolled for dogs.
- Warning notices may be issued in some situations.
- Housing compliance for Declared Dangerous Dogs will be monitored.
- Dog littering laws will be enforced.



Actions:

Continue to provide and improve weekend and after hours patrols.

Activity	When	Evaluation
Officers patrolling in vehicles, on foot, and on mountain bikes. Activities include: public relations, dogs off lead or in prohibited areas, animal litter control and to improve signage on walking tracks.	Ongoing	Positive public feedback. Monthly collation of figures from patrol sheets.

Purchase and promote the trial usage of training aids supplied by Council.

Activity	When	Evaluation
Council purchase barking control devices	As new items become available.	Collate figures of resolved barking complaints where tools have been used.

Improve and promote prohibited / off lead area information.

Activity	When	Evaluation
Update Council information for prohibited and off lead areas to include new areas and required information.	2020	Feedback during the holiday season. The number of requests for information, and complaints

Investigate mandatory de sexing of dogs & cats when application is made to house extra animals.

Activity	When	Evaluation
To issue a permit to house an extra dog or cat, the extra animal must be desexed.	2020	Promotes responsible pet ownership.

9. Dog attacks

This section highlights Council's service and strategy to minimise the risk of a dog attack on a person or pet, compliant with Section 68 A(2)(c)(iii) of the Domestic Animals Act 1994.

Council is proactively trying to minimise the risk of injury or fear in the community due to the presence or actions of a dog.

Because dogs at large have the potential to attack without provocation, officers patrol regularly, including at weekends.

Local Laws, Council Policies and Procedures

- Local Law 2 (31) relates to the control of dogs or cats in certain areas. (Prohibited areas, off leash areas, playgrounds and sporting grounds etc.)
- Local Law 2 (30)(1) regulates the number of dogs and cats that may be housed at a property without a permit.
- All complaints / requests are recorded on the Council Customer Request system.
- Officers will collect any dog at large and may return it to the owner if registered, or take it to the RSPCA pound.
- All dog attacks, declarations, and seizures are investigated and acted on in accordance with the Domestic Animal Act.
- Council has developed a process manual for incident investigations.
- Dogs must be on leash, unless in a designated area.



Education and Promotion about dog attacks

The importance of avoiding dog attacks, are assisted by initiatives including:

- After-hours patrols are conducted across the city in vehicles, on foot and bicycle.
- Officers provide information to the public when required.
- Animal welfare information is sent out with registration renewals.
- On request, Local Laws officers will present information sessions to schools, dog obedience training groups and other community groups.
- Relevant information will be made available on Council's website and newsletter and, where required, via media release.
- Council is involved with the Warrnambool branch of the RSPCA.

Compliance

All incident reports are investigated immediately that includes:

- All dog attack reports will trigger an immediate response from Local Laws officers, with Council providing a 24-hour emergency service.
- Weekend patrols will be conducted along with regular patrols in higher incident areas.
- Inspections of declared dangerous dog enclosures and signage will be conducted.
- Dogs declared dangerous, menacing or restricted will be recorded on the Victorian Declared Dog Register.

Actions:

Improve officer patrol procedure.

Activity	When	Evaluation
Officers to discuss and collate patrol running sheets for problem areas.	Monthly.	Public feedback and improved information collated from running sheets.
Improve interaction with public (foot and bike patrols)	Ongoing.	Public confidence in the service provided by Council. Letters to the local press on animal control.

Regular contact with obedience groups.

Activity	When	Evaluation
Develop a direct contact person within businesses and community groups that have contact with dogs in the city to discuss problem areas and specific concerns.	Every 6 months	Chart and date any concerns raised.

Develop a spreadsheet of incident locations.

Activity	When	Evaluation
Develop & record incident locations.	2020	Chart frequency and location over a long period to identify any trends that could be assisted by education.

10. Dangerous, menacing and restricted breed dogs

The Domestic Animals Act 1994 Section 68 A(2)(c)(vii) relates to effectively identifying all Dangerous, Menacing and Restricted Breed dogs in the City and to ensure housing etc. compliance.

The Council objective is to minimise the risk of injury or fear in the community due to the presence or actions of a declared dog.

Compliance and control measures around dangerous dogs and dog attacks include:

- All dog attack reports receive immediate response from officers.
- Council provide a 24hr / 7 days a week emergency service.
- Conduct weekend patrols.
- Conduct patrols in high incident areas.
- Promote ramifications for having a dog off lead or at large.
- Inspections of declared dog enclosures / signage etc.
- Conduct patrols in prohibited areas for dogs.
- All dogs declared (dangerous / menacing / restricted) are recorded on the Victorian Declared Dog Register.
- Local Laws Officers carry a current register of all declared dogs whilst on patrol, in case an animal with the distinguishing collar is observed.
- Council Officers randomly inspect the premises of Declared Dogs to ensure compliance of housing requirements.

Warrnambool currently has 2 live Dangerous dogs, 17 Menacing dogs and no Restricted Breed dogs listed on the Victorian Declared Dog Register.

Declared menacing by breed	No. in Warrnambool	Declared dangerous by breed (2018 / 19)	No. in Warrnambool
Blue Heeler	3	Bulldog	1
Crossbreeds	2	Husky	1
German Shepherds	2		
Bulldogs	2		
Mastiff	1		
Jack Russell	1		
Golden Retriever	1		
Staffordshire Terrier	2		
Boxer	2		
Cocker Spaniel	1		

Local laws, council policies & procedures

Council declarations are governed by the requirements of the Domestic Animals Act:

- Council does not refuse the registration of a declared dog that meets all legislative and Council requirements of the declaration.
- Higher registration fees are charged for Declared Dangerous & Restricted Breed dogs but not Menacing dogs.
- Following an investigation, Council will issue a letter of proposed declaration explaining the incident, reasons and requirements. This may be followed by a letter including reasons for the declaration.
- Declared dogs are listed on the Victorian Declared Dog Register.

Education and Promotion about dangerous, menacing and restricted breeds

Council officers assist the public by:

- Providing pamphlets to the community about the legislative requirements of Dangerous, Menacing and Restricted Breed dogs.
- Media releases following an incident.
- Educational media releases when possible.
- Officer patrols in the industrial area for guard dogs.
- Regular contact with owners of dogs on the register to monitor the dog, provide advice and assistance.
- Information sessions at schools and local service groups.

Compliance

- Ensure all dogs declared by Council are registered on the Victorian Declared Dog Register.
- Conduct unannounced inspections of declared dogs to maintain the requirements of the declaration.
- Ensure the details on the register are updated.
- Immediate response to complaints relating to declared dogs.

Actions:

Effectively inspect and audit all declared dog premises to ensure they are implementing all legislative requirements.

Activity	When	Evaluation
Unannounced visits to the listed address of a declared dog to ensure requirements of the declaration are implemented.	Twice yearly	Meeting the requirements of the declaration. Keep a spread sheet of results and required actions.

Regularly review procedure manual and educational material.

Activity	When	Evaluation
Discuss procedure manual following any major incident to ensure it is current. Maintain a supply of Department of Economic Development, Jobs, Transport and Resources (DEDJTR) and Council pamphlets to assist with education.	Ongoing	Investigations completed with relevant information recorded. Public feedback.

11. Animal population and euthanasia

Section 68 A(2)(c)(iv) of the Domestic Animals Act 1994 relates to overpopulation & euthanasia compliance.

Council encourages pet owners to take responsibility for environmental issues associated with roaming pets, and encourages desexing of domestic pets.

The chart below highlights:

- Low euthanasia & high reclaim percentages for dogs.
- Higher euthanasia & lower reclaim percentages for cats.

Dogs					
Year	Impounded Council & Public	Total euthanized	%	Reclaimed by Owner	%
2014 - 15	415	27	7	273	66
2015 - 16	394	32	8	245	62
2016 - 17	374	32	9	228	61
2017 - 18	350	18	5	207	59
2018 - 19	274	16	6	143	52

Cats					
Year	Impounded Council & Public	Total euthanized	%	Reclaimed by Owner	%
2014 - 15	322	86	27	20	6
2015 - 16	305	49	16	22	7
2016 - 17	441	82	19	29	7
2017 - 18	493	83	17	33	7
2018 - 19	511	109	21	28	5

Local Laws, Council Policies and Procedures

- Warrnambool City does not require pets to be de sexed prior to registration.
- Council Local Law 2 (30)(1) allows 2 dogs & 2 cats without a permit.
- Registration discounts.
- Officers' conduct patrols after hours, and on weekends which includes animal control, speaking with and explaining to pet owners about Local Laws, off lead areas, benefits of desexing and possible infringements for dogs at large.
- Hire of cat cages for stray / nuisance cats in residential areas.
- Local Law 2 (33) the owner of any cat must confine the cat to the owner's property, either within the dwelling or within another escape proof building between the hours of sunset and sunrise

Education and promotion - animal population control

- Support the RSPCA Adult Cat Adoption program.
- Promote the Bureau of Animal Welfare programs including: "who's for cats?" campaign, education and promotion of de sexing programs.
- Support the purchase of pets from the RSPCA as they are de sexed and microchipped.
- Whilst on patrol, engage with the public in regards to animal control, laws, infringements etc.
- If an animal is returned to the owner, explain the reason and possible costs for an animal at large.
- Provide pamphlets & Council webpage information to the public.
- Speak to public service groups.

Compliance

- Animals may be euthanised after the required holding period of the Domestic Animals Act if they do not pass the temperament test etc.
- Cat cages are hired to the public for feral / nuisance cats.
- Officer patrols including weekends, for dogs at large.
- Local Law 2 (33) the owner of any cat must confine the cat to the owner's property, either within the dwelling or within another escape proof building between the hours of sunset and sunrise.
- 24hr emergency service provided.

Actions:

Monitor cat cage requests.

Activity	When	Evaluation
Record the number of requests to Council to hire a cat cage. Collate the number of cats collected, how many were de sexed, reclaimed, re housed or euthanized.	Ongoing.	Collate the figures annually. Number of <ul style="list-style-type: none"> • Cage requests • Cats caught • Desexed • Reclaimed • Rehoused • Euthanased

Promote public awareness of feeding stray cats.

Activity	When	Evaluation
Implement "Who's for Cats?" education campaign in local area. Utilise the following resources (available from Bureau of Animal Welfare): <ul style="list-style-type: none"> • "Are you feeding a bigger problem?" (Who's for Cats? campaign fact sheet) - distributed throughout the Municipality and placement on the Council Website. • Template media release - for publication in local newspapers • Conduct information door knocks in problem areas 	Ongoing	<ul style="list-style-type: none"> • Measure number and type of education materials distributed • Record number of campaign queries received by council • Number of media stories published • Measure uptake on any promotions to encourage people to take responsible ownership of cats

12. Domestic animal businesses

Ensure all Domestic Animal Businesses are managed appropriately and comply with Section 68 A(2)(c)(ii) of the Domestic Animals Act 1994.

The Warrnambool City Council objective is to work in partnership with domestic animal businesses to achieve State Government Legislative requirements. Warrnambool currently has 3 registered domestic animal businesses.

- 1 boarding facility (cats).
- The RSPCA / pound.
- 1 pet shop

These businesses are registered and inspected yearly.

- Conduct staff are trained in dealing with conflict and difficult customers.
- Council meet regularly with the RSPCA to discuss the procedures / management of the Council's shelter.

Actions:

Identify and register all domestic animal businesses in the municipality.

Activity	When	Evaluation
Identify all businesses that should be registered.	April each year.	Compare number of registered DABs from the previous year

Annually inspect and audit all registered domestic animal businesses.

Activity	When	Evaluation
Visit all registered businesses and check for compliance and animal condition.	April and October.	Those requirements of the Act are met.

13. Emergency Welfare Plan

This section provides for the review of other matters related to the management of animals in the City, and compliant with Section 68 A(2)(e) of the Domestic Animals Act 1994.

Animals play a significant role in our lives. Victorians own dogs, cats, birds and horses. In addition there are cattle and sheep, pigs and poultry, and many more.

While it is difficult to quantify wildlife populations, human interest in the welfare of native animals can be reflected in the wildlife shelters, foster carers currently authorised to rehabilitate wildlife in Victoria, and the native animals which are treated in Victorian shelters each year.

Many types of emergencies in Victoria inevitably affect animals. Furthermore, recent disasters in Australia and overseas highlighted that bonds between people and animals strongly influence decision making in times of crisis. The lack of adequate planning for the management of animals and their welfare in emergencies often results in poor, last minute decisions with dangerous or fatal consequences for animals and their owners or carers.

Before, during and after an emergency, persons in charge of animals retain the ultimate 'duty of care' to provide for the needs of animals in their charge. In the event of an emergency, Government acknowledges the supporting role it can play in helping owners or carers meet their requirements.

Victoria's emergency management arrangements define the Department of Economic Development, Jobs, Transport and Resources as the primary agency for livestock and companion animal welfare support services during an emergency response. As the closest level of government to the affected community, local government also has a key role in supporting emergency animal welfare activities. Numerous non-government organisations assist in the management of animal welfare, with the RSPCA, Australian Veterinary Association and the Victorian Farmers Federation having special capacities to assist.

Actions:

Develop a local animal emergency welfare plan

Activity	When	Evaluation
In conjunction with local parties, create a local sub plan, with a contact list for emergency situations for rangers.	2020	Adopted plan.

Establish a brochure for the public.

Activity	When	Evaluation
Create a brochure for the public on what you need, where to go, and who to contact in an emergency.	2020	The availability of brochures for the public.

14. Annual Review of the Plan and Reporting

Section 68 A(3) of the Domestic Animals Act 1994 states:

Every Council must—

- (a) Review its domestic animal management plan annually, and if appropriate, amend the plan.
- (b) Provide the Department of Primary Industries' Secretary with a copy of the plan and any amendments to the plan.
- (c) Publish an evaluation of its implementation of the plan in its annual report

Actions:

Conduct an annual review of the Domestic Animal Management Plan.

Activity	When	Evaluation
Conduct an annual, internal department review of the current plan.	November	Comparison with previous plan.

Reporting of results

Activity	When	Evaluation
Provide results for Council's annual report. Notify of review. Conduct a major review every four years	Annually. Annually. Four-yearly	Evaluate results against the requirements of the Domestic Animals Act 1994

5.12. ALBERT PARK INTEGRATED WATER MANAGEMENT PLAN

Cr. Gaston declared an interest and left the meeting at 6.35pm.

PURPOSE:

To introduce and endorse the draft Albert Park Integrated Water Management Plan.

EXECUTIVE SUMMARY

- Integrated Water Management (IWM) describes the practice of considering the use of water from all sources and throughout the whole water cycle for the highest benefit.
- The Albert Park Integrated Water Management Plan was developed and funded in partnership between Council, DELWP and Wannon Water, and in collaboration with an extensive stakeholder group.
- The Albert Park Integrated Water Management Plan aims to identify opportunities to implement Integrated Water Management measures within Albert Park and to frame a plan that facilitates opportunities that can be incorporated into future development of the area.
- Stakeholder workshops were conducted in late January 2019, to identify the vision and opportunities available at Albert Park. The identified opportunities were further evaluated to frame the draft Albert Park Integrated Water Management Plan.
- A Stakeholder workshop was held on 4 September 2019 to present the draft Plan and enable further feedback and comments.
- Currently the draft plan is ready to be exhibited to community.

MOVED: CR. SUE CASSIDY
SECONDED: CR. MICHAEL NEOH

That Council:

- 1. Authorises the draft Albert Park Integrated Water Management Plan to be released for public consultation, for a minimum period of 28 days.**
- 2. Consider any submissions on the draft Albert Park Integrated Water Management Plan at a future Ordinary Council Meeting prior to the adoption of the revised policy.**

CARRIED - 4:0

BACKGROUND

The development of the Albert Park Integrated Water Management (IWM) Plan was funded as a pilot project through funding provided by the Department Environment, Land, Water and Planning. The aims of the project were to build integrated water management knowledge and understand of opportunities for application within Council and the partner agencies.

ISSUES

The IWM Plan introduces a value proposition for environmental benefits which are represented as a cash equivalent. In assessing the cost versus return ratio for many of the projects identified, it is important to recognise that it often includes a non-cash return on investment.

During the traditional owner consultation, Eastern Maar has expressed their requirement of getting a Cultural Heritage Management Plan for the precinct. This has been addressed within the plan, by identifying the requirement for cultural heritage assessments to be carried out for each project prior to any works commencing.

The plan does identify projects where Warrnambool City Council would be a stakeholder (either lead or support) in the delivery and funding of those projects.

FINANCIAL IMPACT

The plan has identified a number of projects for the Albert Park precinct for which grant funding can now be sought.

LEGISLATION / POLICY / COUNCIL PLAN CONTEXT

This report supports the following Council plan initiatives:

1 Sustain, enhance and protect the natural environment

1.1 Protect and enhance our waterways, coast and land

1.5 Educate and partner with the community on Council's sustainability initiatives

3 Maintain and improve the physical places and visual appeal of the City

3.2 Create a more vibrant City through activating high quality public places.

3.3 Build Infrastructure that best meets current and future community needs.

TIMING

The Albert Park IWM Plan will be placed on exhibition for public comment for a period of 28 days, after which submissions can be considered by Council prior to endorsement of the plan.

COMMUNITY IMPACT / CONSULTATION

The Albert Park IWM Plan was developed through the active participation of user groups, government agencies and interested stakeholders. These included the key occupiers of the Albert Park precinct including Warrnambool College, Community Garden and Wannon Water.

As per Council's engagement policy, the draft Albert Park IWM Plan will be released for public comment for a period of at least 28 days, and any feedback will be recorded and considered before being presented to Council for adoption.

LEGAL RISK / IMPACT

A detailed risk assessment will be undertaken during the implementation of each identified project.

OFFICERS' DECLARATION OF INTEREST

No officer involved in the preparation of the Albert Park IWM Plan has declared any conflict.

CONCLUSION

Council should release the draft Albert Park IWM Plan for public comment.

ATTACHMENTS

1. Albert Park Integrated Water Management Plan FINAL 61 [5.12.1 - 26 pages]



ALBERT PARK INTEGRATED WATER MANAGEMENT PLAN

City of Warrnambool

Prepared for Warrnambool City Council



01 EXECUTIVE SUMMARY

The Albert Park Integrated Water Management (IWM) Plan builds on the IWM Framework for Victoria (DELWP, August 2017) by investigating and identifying opportunities to implement IWM measures within Albert Park. The IWM Plan has been developed with reference to the following strategic documents:

- Warrnambool City Council Plan 2017-2021
- Green Warrnambool 2018
- Great South Coast IWM Forum
- Warrnambool Drainage Study Investigation
- Quarry Redevelopment Masterplan

A shared vision of the Albert Park IWM was developed in consultation with stakeholders during a workshop held with users of Albert Park in January 2019. The vision for the Albert Park IWM Plan is “A leading recreation reserve demonstrating a water sensitive approach that supports facilities and enhances the natural environment and community understanding of the value of water.”

The objectives of the Albert Park IWM Plan are to:

- Reduce demand on potable supply
- Reduce stormwater discharge to Russells Creek
- Reduce stormwater and groundwater pollution
- Increase urban greening and biodiversity
- Improve the open space and other community amenities of the precinct through IWM, and
- Support broader community awareness and education about where our water comes from and associated impacts.

A range of IWM opportunities have been proposed to increase infiltration through infrastructure and water reuse, as well as, softer measures such as education and increased vegetation. The opportunities were identified through the stakeholder workshop and broadly include:

- Raingardens, wetlands, and soak pits
- Rainwater tanks
- Flood management
- Education and information through programs and signage
- Urban greening
- Vegetation to create biolinks with Russells Creek

The Albert Park IWM Plan has been developed in collaboration with the following stakeholders:

- Warrnambool City Council
- Wannon Water
- Eastern Maar
- Department of Environment, Land, Water and Planning (DELWP)
- Albert Park Users



Issue Date	Rev No	Authors	Checked	Approved
17/04/2019	1	J. Veary	J. Ward	M. Yule
28/06/2019	2	J. Veary	M. Yule	M. Yule
04/07/2019	3	J. Veary	A. Brown	M. Yule
21/08/2019	4	J. Veary	M. Yule	M. Yule
30/10/2019	5	J. Veary	M. Yule	M. Yule
14/11/2019	6	J. Veary	M. Yule	M. Yule

Spiire job number: 306133

Version 4 Date: August 2019

02 SITE DESCRIPTION

Albert Park is located within the city centre of Warrnambool. The 60ha park is a highly valued open space by the local community. The Albert Park Precinct is a hub for community activities, including several sporting clubs, the Warrnambool Community Garden, Warrnambool College and Warrnambool City Memorial Bowls Club. Additionally, the Wannon Water treatment plant for the town's water supply is located within the park.

The key constraint to Water Sensitive Urban Design (WSUD) is the topography of the park, with the park being located at the top of the catchment flowing towards Russells Creek. However, IWM is broader than WSUD, as a result, the initiatives documented in this report focus on infiltration, potable water substitution and urban greening.

A GHD Geophysical Survey Report (March 2013) on the Warrnambool Albert Park Water Treatment Plant gives detail on the geophysical properties of Albert Park, including the saturation abilities of the subsurface layers. Water infiltrated from Albert Park appears to flow towards Warrnambool Racecourse and ultimately Russells Creek. It is acknowledged that the groundwater infiltrated within Albert Park does not reach the Port Campbell Limestone Aquifer.

EXISTING IWM INITIATIVES

Below are the IWM measures currently in place within Albert Park.

- Rainwater tanks have been installed on several buildings within Warrnambool College. Tank water is currently being used for toilet flushing
- An infiltration wetland is located south of Reid Oval. This wetland takes flows from the surrounding Albert Park catchment as well as neighbouring residential areas. The flows entering this system ultimately infiltrate into the ground.
- A soak pit located in the carpark behind the bowls club
- Two soak pits have been installed at Warrnambool College taking flows from the bus turn around.
- Smart meters have been installed in Warrnambool College, allowing the college to easily track their potable water usage.



FIGURE 1: ALBERT PARK SITE LOCATION

03

VISION AND OBJECTIVES

VISION

SELF-SUFFICIENT | CONNECTING THE COMMUNITY | EDUCATIVE

The overall vision for the Albert Park IWM Plan is:

“A leading recreation reserve demonstrating a water sensitive approach that supports facilities and enhances the natural environment and community understanding of the value of water.”

OBJECTIVES

Objectives for the Albert Park IWM Plan include:

- Increase use of alternative water supply to reduce impact on cost and environment
- Reduce stormwater discharge to Russells Creek
- Reduce stormwater and ground water pollution
- Increase in urban greening and biodiversity
- Improve the open space and other community amenities of the precinct through IWM, and
- Support broader community awareness and education about where our water comes from and associated impacts

The Albert Park IWM Plan objectives have been developed to align with the principles in DELWP’s IWM Framework for Victoria as well as the Great South Coast IWM Forum. The DELWP IWM Framework principles are presented on the right of this page.

The Great South Coast Forum is a collaboration between Councils and Authorities in the region. The goal of the forum is to identify collaborative IWM opportunities that can improve resilience and liveability in cities and towns in the region. The Albert Park IWM Plan was one of the priority IWM opportunities identified as a part of this forum.

IWM OPTIONS DEVELOPMENT

A range of IWM opportunities were developed by the stakeholders, Warrnambool City Council and Wannon Water. The options included a number of infrastructure opportunities to promote WSUD, infiltration and water reuse.

A range of soft measures were also presented including urban greening and raising community awareness of water through education.

The IWM site specific options are presented in Sections 6-8.

Current and proposed conceptual water balances have been constructed and are presented in Sections 4 and 9.

ENGAGEMENT

The Albert Park IWM Plan was developed in collaboration with Warrnambool City Council, Wannon Water, and several other stakeholders of the park. The plan was developed through a stakeholder workshop, focusing on:

- Vision and opportunities, and
- Options identification and prioritisation

Representation from the following organisations were involved with development of this plan:

- Warrnambool City Council
- Wannon Water
- Department of Environment, Land, Water and Planning
- Eastern Maar Aboriginal Corporation
- Southern Rural Water
- Warrnambool College
- Warrnambool Community Garden
- East Warrnambool Football Netball Club
- City Memorial Bowls Club
- Russells Creek Football Club
- Warrnambool Pony Club
- Warrnambool Football Netball Club
- Warrnambool District Hockey Association
- South Rovers Football Netball Club
- Glenelg Hopkins Catchment Management Authority
- genU representative
- Park Users representative



SAFE, SECURE AND AFFORDABLE SUPPLIES IN AN UNCERTAIN FUTURE

- A diverse range of water supplies and sources
- Water quality meets regulatory standards and community expectations
- Manage water efficiency and demand
- Secure water supply for Victorian industry and the economy
- Water available to maintain valued green community assets including for climate change



EFFECTIVE AND AFFORDABLE WASTEWATER SYSTEMS

- Meets public health and environmental standards
- Optimised onsite domestic wastewater
- Effective sewerage systems
- Maximise waste-to-resource opportunities



EFFECTIVE STORMWATER MANAGEMENT PROTECTS OUR URBAN ENVIRONMENT

- Waterway health is maintained and improved
- Appropriate levels of flood protection in new development
- Community and property resilient to local flood risk



HEALTHY AND VALUED URBAN LANDSCAPES

- Water is prominent in the urban landscape
- Urban landscapes retain moisture for cooler, greener cities and towns
- Waterways accessible as valuable open space
- Aboriginal cultural values associated with waterways are protected



COMMUNITY VALUES REFLECTED IN PLACE BASED PLANNING

- Diverse urban landscapes that reflect local conditions and community values
- Local water related risks and issues
- Empowered engaged community understood and managed

04 WATER BALANCE: CURRENT

WATER BALANCE

A conceptual water cycle was developed for the purpose of establishing the various routes that water moves in and out of Albert Park. A base case water balance was generated, presenting the estimated annual volumes of water entering and leaving the site. The water balance, shown in Figure 2 includes the southern external residential catchment that outlets into Albert Park.

The following elements were quantified as a part of the water balance model:

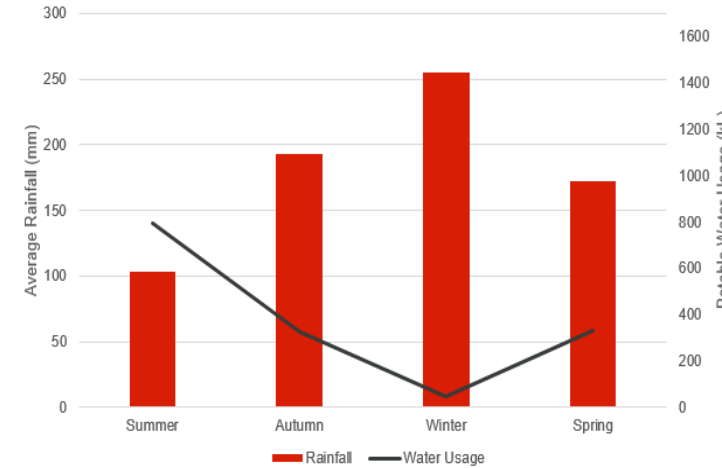
- Stormwater generated within and upstream of Albert Park
- Stormwater exiting the site via runoff, infiltration and evapotranspiration
- Pollutant loads associated with stormwater generated, and
- Potable water used within the precinct.

MAJOR WATER USERS AND SEASONAL VARIATIONS

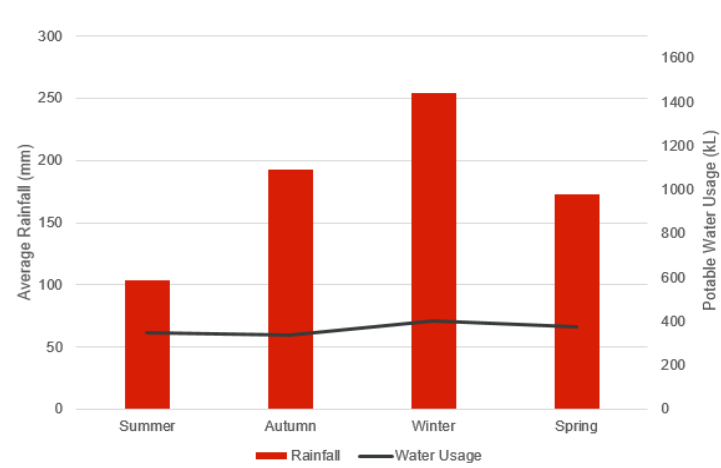
To better understand Albert Park’s water use, seasonal water usage averages of the three major water users were compared. This analysis was used to identify any seasonality between inputs and outputs. Due to the limit of information available, this analysis only considers potable water and does not include alternative water sources, such as direct groundwater or rainwater use.

The analysis shows that the Warrnambool Community Garden uses a large volume of water in summer, compared to the other seasons. While the other two major water users have a more constant use throughout the year.

WARRNAMBOOL COMMUNITY GARDEN



FOOTBALL CLUB



WARRNAMBOOL COLLEGE

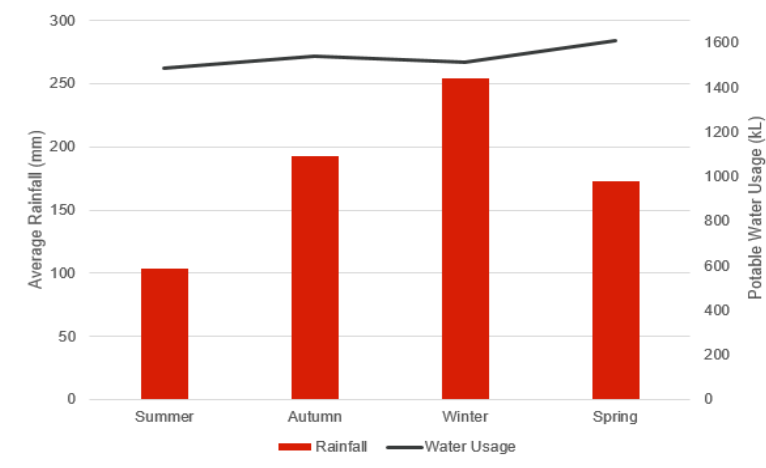
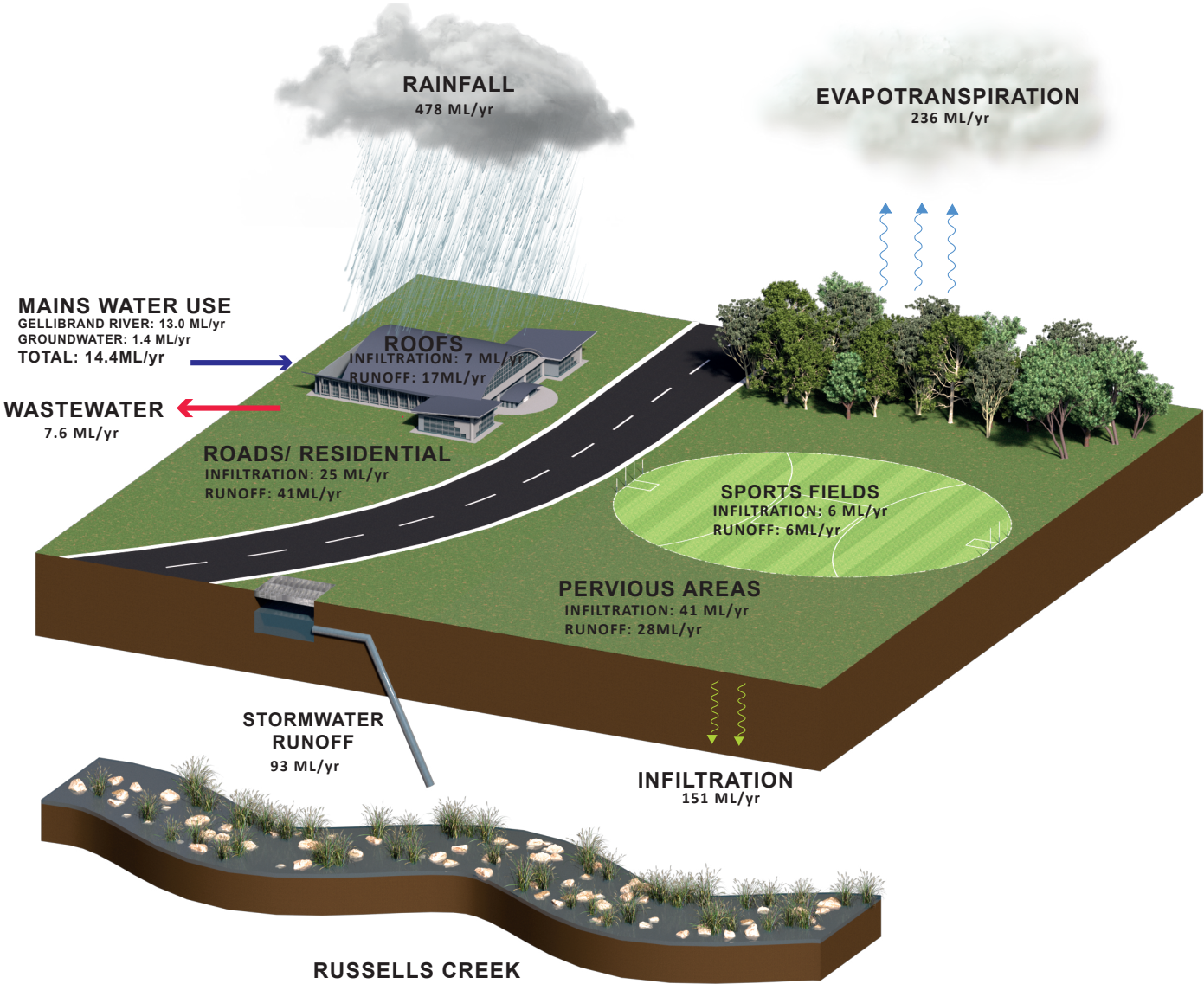


FIGURE 2: CURRENT WATER BALANCE FOR ALBERT PARK



05 IWM OPPORTUNITIES

IWM covers a wide range of water initiatives focusing around stormwater, wastewater, and water supply. The key opportunities considered in this project are described below.



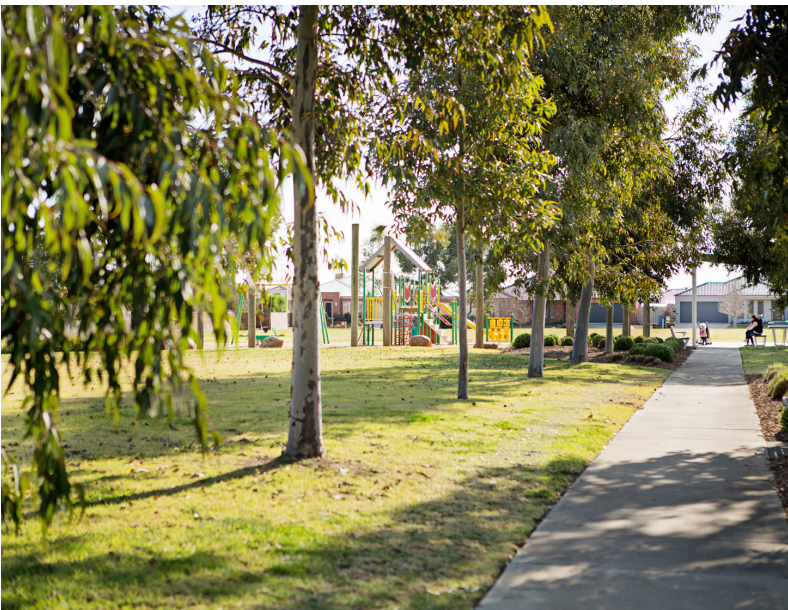
EDUCATION AND AMENITY

BENEFITS

- Connect the community to the landscape, cultural values and biodiversity
- Bring water to the surface
- Promote health and wellbeing through connecting with environment
- Support the broader community awareness and appreciation about where our water comes from and the impacts

HOW IT APPLIES TO ALBERT PARK

Due to the large presence of community activities, as well as Warrnambool College and Warrnambool Community Garden, Albert Park is an ideal place to increase community awareness and education of the water cycle.



URBAN GREENING

BENEFITS

Increase tree canopy and other vegetation in order to:

- Increase cooling
- Mitigate the urban heat island effect
- Improve amenity
- Improve air quality
- Create wildlife habitat
- Intercept stormwater runoff

HOW IT APPLIES TO ALBERT PARK

Due to Albert Park’s location in the centre of the City of Warrnambool, increasing vegetation can increase biodiversity, create a biolink to Russells Creek and enable the many benefits of urban greening.



WATER SENSITIVE URBAN DESIGN

BENEFITS

- Reduce pollutant loads from stormwater entering waterways and aquifers
- Bring water to the surface to enable the community’s visual connection to the water cycle

HOW IT APPLIES TO ALBERT PARK

Due to the lack of formal water sensitive urban design in the park, creating these assets will contribute to reducing pollutant loads entering Russells Creek. The availability of space within Albert Park also adds to the potential addition of these assets within the park.

It is acknowledged, proper design of these assets will be required to ensure no contamination of groundwater occurs.

05 IWM OPPORTUNITIES

A number of IWM opportunities were identified to be considered as a part of the Albert Park IWM, including:



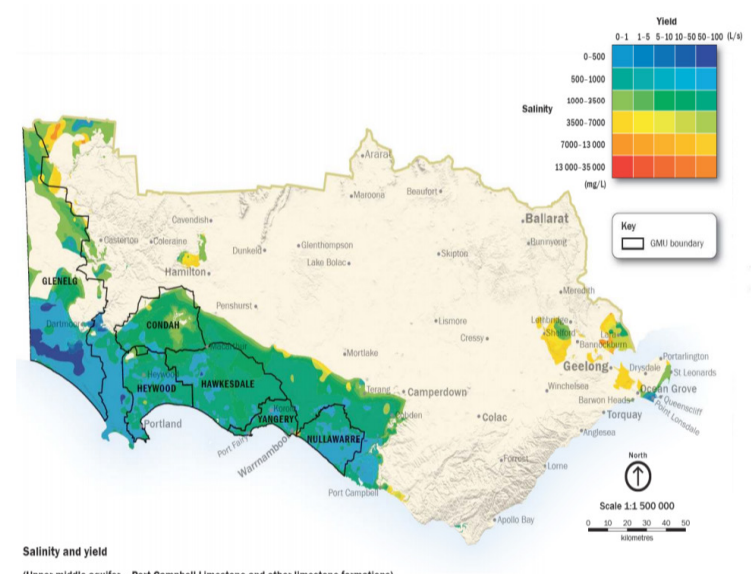
STORMWATER AND ROOFWATER HARVESTING

BENEFITS

- Reduce demand on potable supply
- Harvest stormwater for irrigation, toilet flushing, irrigation
- Reduce stormwater discharge to Russells Creek

HOW IT APPLIES TO ALBERT PARK

Due to Albert Park’s high usage of potable water for irrigation and facilities, as well as large roof sizes, presents an opportunity to incorporate rainwater and stormwater harvesting within the park including a potential option for a centralised rainwater harvesting system. This opportunity also contributes to the vision of supporting the facilities through water sensitive urban design.



Source: South West Victoria, Groundwater Atlas, Southern Rural Water, 2011)

DIRECT INFILTRATION

BENEFITS

- Provide environmental benefit
- Provide natural treatment
- Reduce stormwater discharge to Russells Creek

HOW IT APPLIES TO ALBERT PARK

Albert Park’s highly porous soils create an environment with a high infiltration rate, presenting an opportunity to provide natural treatment as well as reducing stormwater discharge to Russells Creek.

06 IWM OPPORTUNITIES IN ALBERT PARK

KEY AREAS

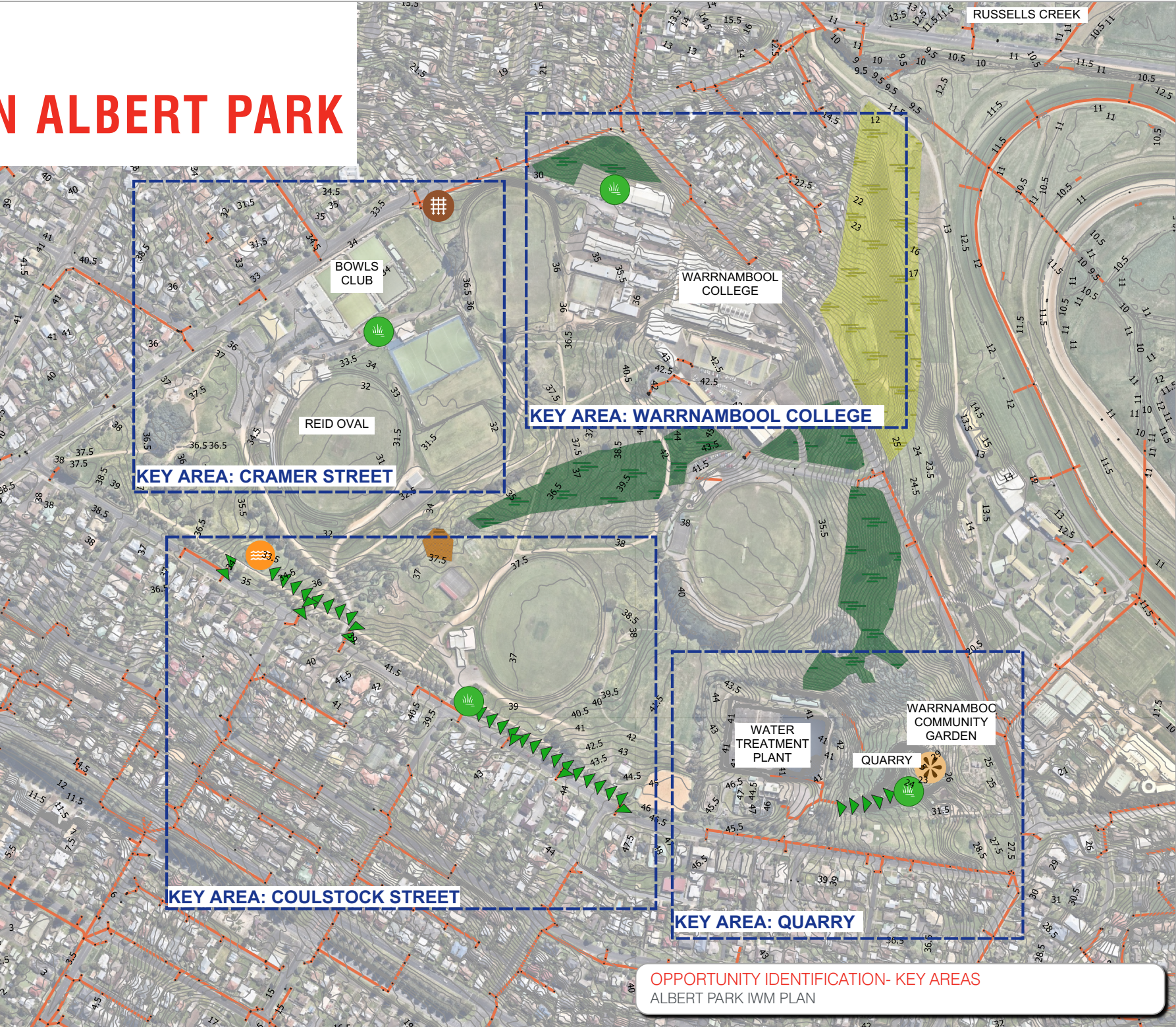
Based on the Opportunity Identification workshop, four key areas were identified where IWM measures may have a significant impact on Albert Park’s water balance. The four areas include:

- Cramer Street
- Coulstock Street
- The Quarry
- Warrnambool College

The information and assessment of the different opportunities within these areas are supported by the previously documented Warrnambool Drainage Study Investigation (Water Technology, 2018) and the Quarry Redevelopment Masterplan (Perry Mills, 2017).

As a part of the Warrnambool Drainage Study Investigation, flooding hotspots were identified around Albert Park. Investigations on flood mitigation to these hotspots were incorporated and are presented in each key area.

In addition to the key areas identified urban greening, rainwater tanks, and education opportunities were proposed throughout the park.



NOTATIONS

File Ref: 306133
Plan: W GIS 01
Rev: B
Date: 22.08.2019

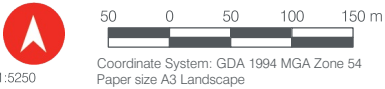
Designed: J. VEARY
Checked: J. WARD
Authorised: M. YULE

LEGEND

- Contours
- Existing Drainage
- Existing Native Kangaroo Grass
- Proposed Biolink/Native Vegetation
- Swale

- Rainwater Tank on Buildings
- Soak Pit
- Wetland
- Raingarden
- Groundwater Bore

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06.1

IWM OPPORTUNITIES IN ALBERT PARK

- CRAMER STREET

DRIVERS

The Cramer Street area has been identified as a key area for IWM due to the canopy over the bowls courts and the large car park. Additionally, as a part of the Warrnambool Drainage Study Investigation, McConnell Street and Birdwood Avenue were identified as a flooding hotspot.

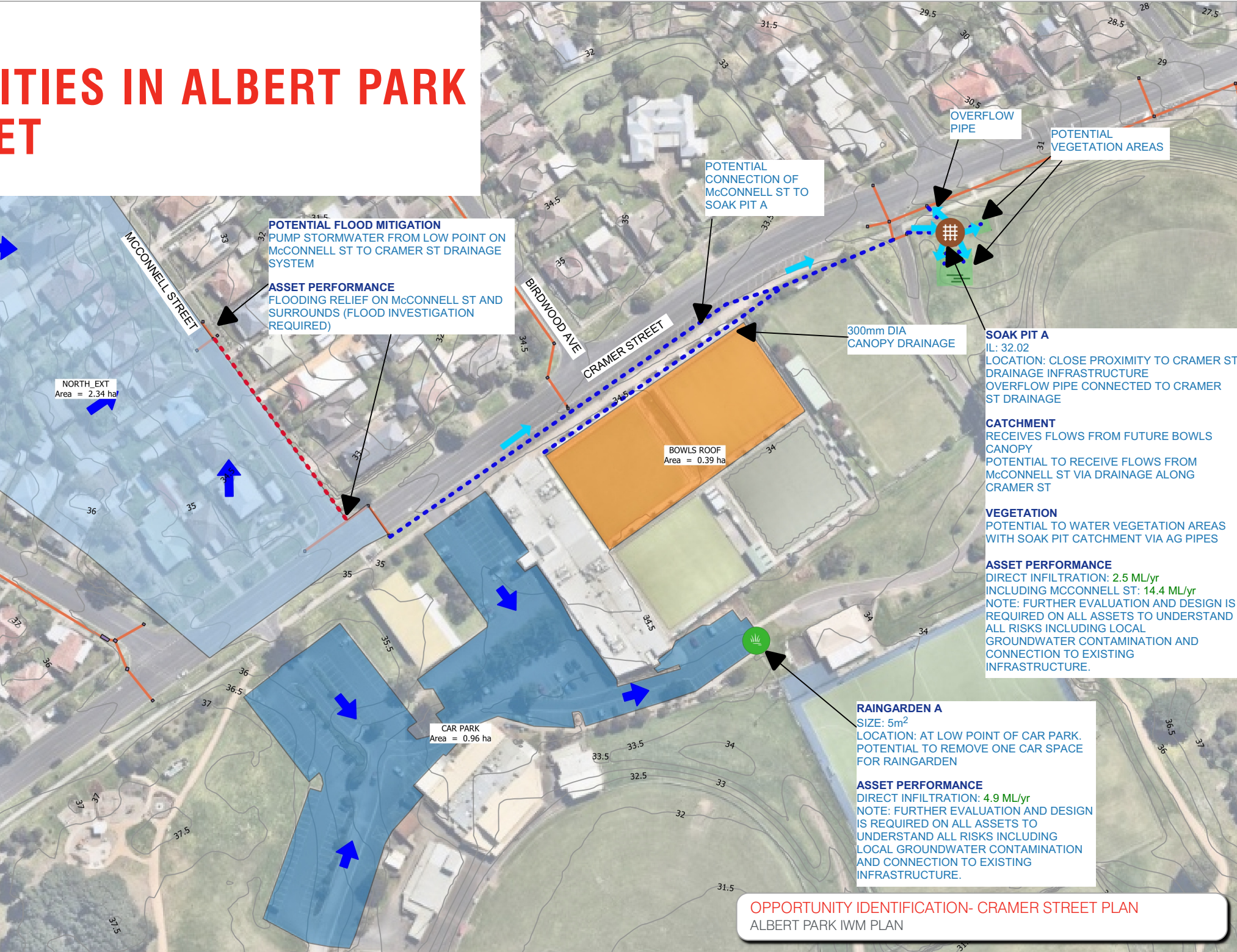
PROPOSED ASSETS

Soak Pit A is proposed to receive flows from the existing Bowls Roof canopy, which will provide a water source for vegetation areas as well as infiltration.

Raingarden A is proposed to receive flows from the car park for treatment prior to infiltration into the current soak pit. This asset will provide a formal water sensitive urban design asset with increased urban greening and can be used as a demonstration project for the park.

OPPORTUNITY FOR FLOOD MITIGATION

The McConnell Street flooding may be mitigated by pumping flows from the McConnell Street low point to drainage along Cramer Street. This option would increase the flows entering Soak Pit A. The effectiveness of this option would depend on the levels of McConnell Street and the Cramer Street underground drainage. As a result, it is recommended that further survey and flood modelling of this solution is undertaken to determine the validity of the flood solution. If this option reduces the peak flood impact on McConnell Street and Birdwood Avenue, this catchment can provide additional water for infiltration in the soak pit.



NOTATIONS

File Ref: 306133
Plan: W GIS 02
Rev: B
Date: 29.10.2019

Designed: J. VEARY
Checked: J. WARD
Authorised: M. YULE

LEGEND

- Contours
- Existing Drainage
- Drainage_Pits
- Vegetation

- Proposed Drainage
- Pumping Required
- Raingarden
- Soak Pit

- Direction of Overland Flow
- Direction of Drainage
- Catchments

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1:1500

15 0 15 30 45 m
Coordinate System: GDA 1994 MGA Zone 54
Paper size A3 Landscape

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06.2 IWM OPPORTUNITIES IN ALBERT PARK - COULSTOCK STREET

DRIVERS

The Coulstock Street area has been identified as a key area for IWM due to the several external residential catchments discharging into Albert Park as well as an opportunity to upgrade existing informal infiltration areas within Albert Park. A flooding hotspot was also identified along Japan Street in the Warrnambool Drainage Study Investigation.

PROPOSED ASSETS

Two assets are proposed in this area. These assets will treat and infiltrate the flows from the external residential area discharging into Albert Park.

Wetland A was a key asset proposed in the opportunities identification workshop. Having a permanent water body will aid in connecting the community to water as well as the potential to attract wildlife. Educational signage is proposed to increase the community's awareness and appreciation of the water cycle.

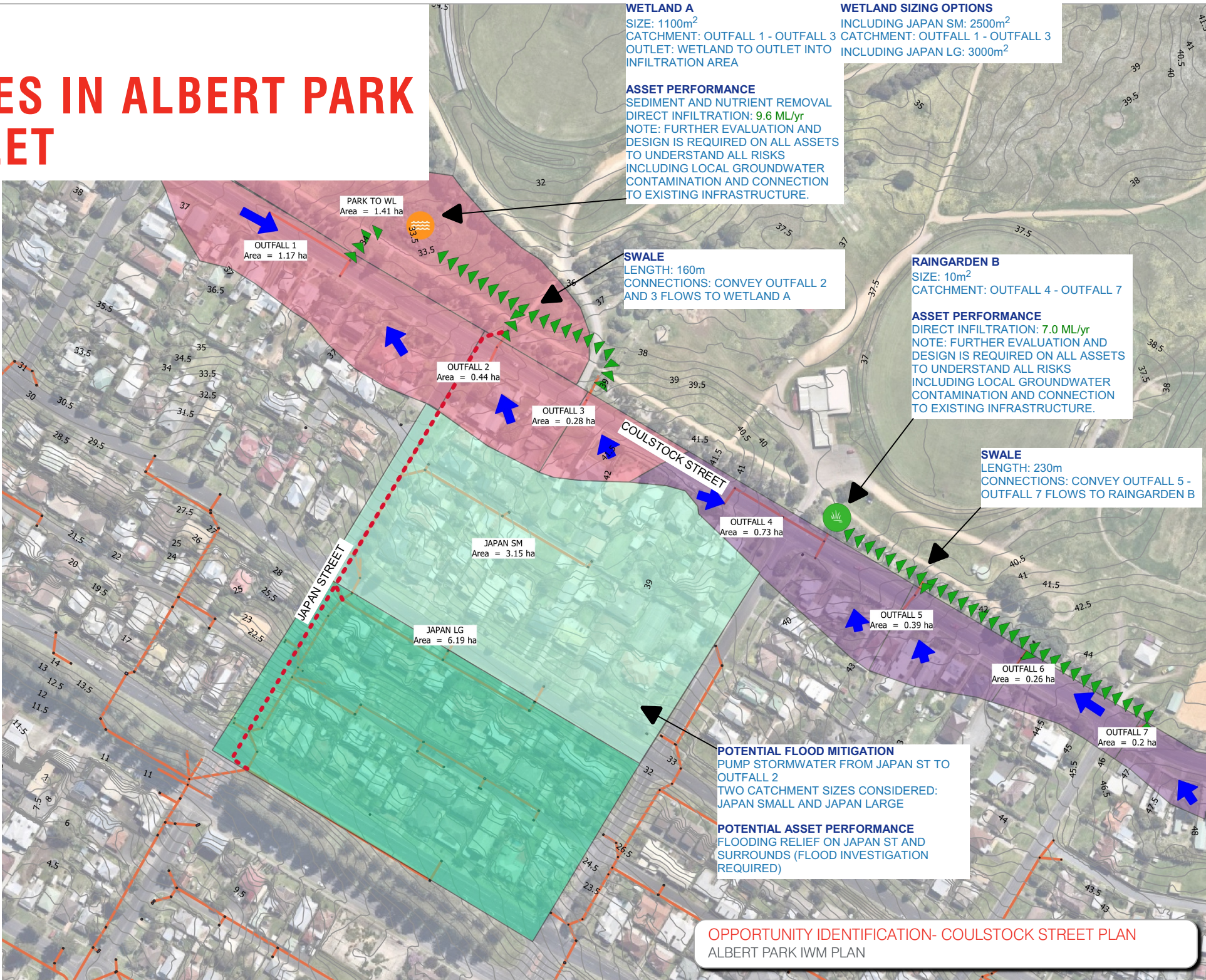
Raingarden B will also provide increased urban greening and improve on the currant infiltration of these flows.

OPPORTUNITY FOR FLOOD MITIGATION

Pumping runoff from a portion of the Japan Street catchment to Wetland A for treatment and infiltration has the potential to provide a flood mitigation solution. Two catchments were modelled to estimate the appropriate size wetland for each scenario.

The additional runoff will provide benefits to Albert Park through the wetland creating a more prominent feature within the park. This asset will also provide greater infiltration, as the wetland outfalls into an infiltration area, or the water for potential irrigation use.

Diverting this catchment, via pumping can potentially provide relief for the flood prone holiday park and surrounding areas within Japan Street. Further investigation and modelling would be required to optimise the catchment diverted and understand the impact of this option on the local flood immunity.



06.3

IWM OPPORTUNITIES IN ALBERT PARK

- QUARRY

DRIVERS

This area has been identified as a key area for IWM due to the large roof area of the water treatment plant, the water demand by the Warrnambool Community Garden, and the interest by the Warrnambool Community Garden to incorporate water features within their Quarry Redevelopment.

RAINWATER TANK

A rainwater tank is proposed to be implemented to capture the roof runoff from the water treatment plant (WTP) and used for irrigation in the Warrnambool Community Garden. The proposed location of this asset is at the north-eastern corner of the water treatment plant, as this is where the roof runoff currently drains to.

A seasonal variation analysis was conducted to determine the percentage of the summer water demand that can be supplied by the roof runoff. In the summer months it is estimated that the roof runoff can supply 55% of the Warrnambool Community Garden water demand. This is illustrated in the adjacent graph. For additional water supply, a groundwater bore is proposed to be installed at the base of the Quarry, with solar powered pumps to extract and distribute the water.

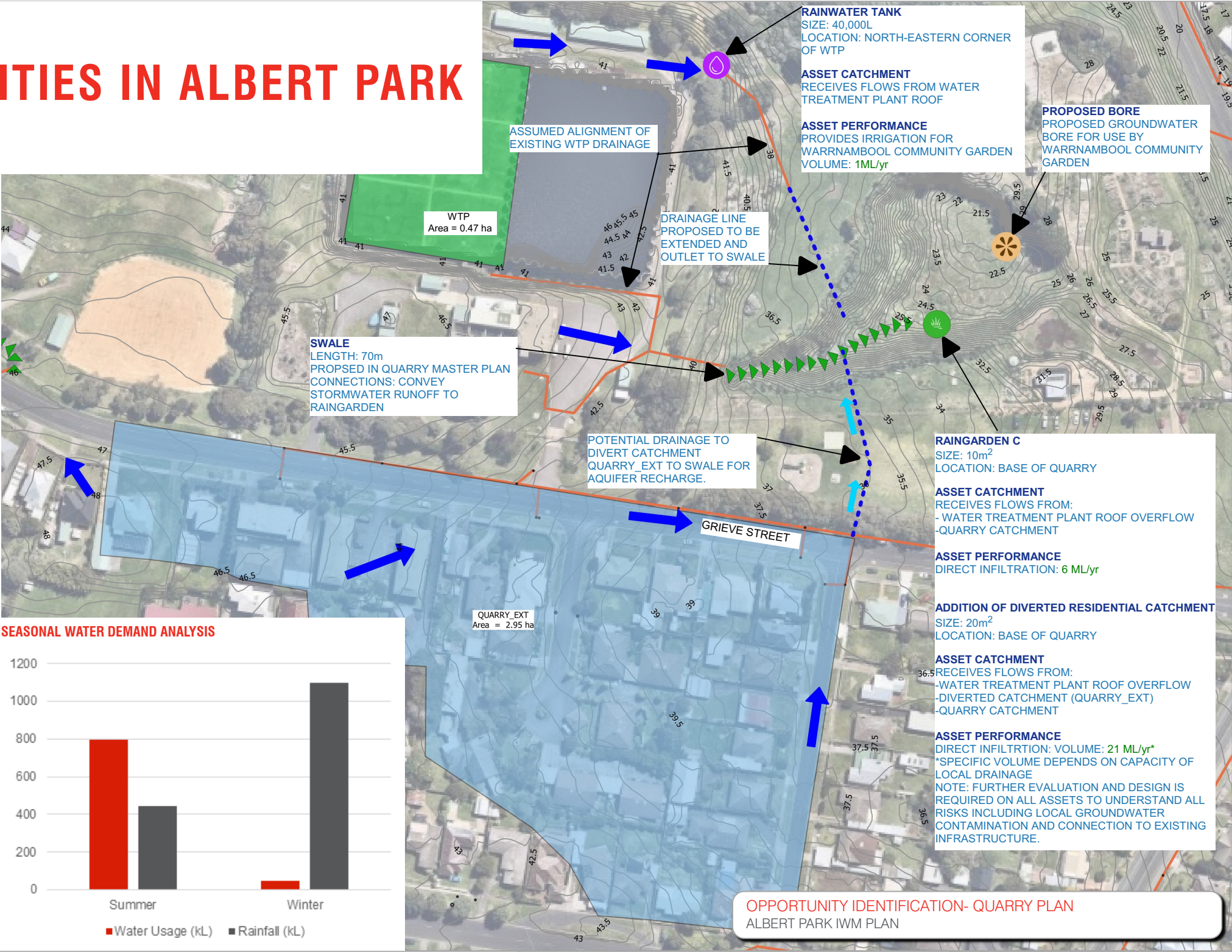
RAINGARDEN

As an additional measure, a raingarden is proposed within the Quarry, capturing runoff from the surrounding area falling toward the Quarry and overflow from the rainwater tank catchment. This asset will treat and infiltrate runoff from these catchments.

Furthermore, this asset will increase urban greening, as well as create an asset within the Warrnambool Community Garden for education and amenity.

OPPORTUNITY FOR CATCHMENT INCREASE

An additional catchment along Coulstock Street is proposed to be diverted into the Quarry for the purpose of increasing the volume of water feeding into Quarry. Appropriate sized raingardens were modelled for each catchment size.



NOTATIONS File Ref: 306133 Plan: W GIS 04 Rev: B Date: 29.10.2019 Designed: J. VEARY Checked: J. WARD Authorised: M. YULE	LEGEND — Contours — Existing Drainage — Existing Drainage Pits — Swale - - - Proposed Drainage — Catchments ● Rainwater Tank ● Raingarden ● Groundwater Bore → Direction of Overland Flow → Direction of Drainage	<div><div>100</div><div>0102030</div><div>1:1500</div></div> <div>Coordinate System: GDA 1994 MGA Zone 54 Paper size A3 Landscape</div> <div><div>spiire</div><div>414 La Trobe Street PO Box 16084 Melbourne VIC 3007 T 61 3 9993 7888 spiire.com.au ABN 55 050 029 635</div></div>
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06.4

IWM OPPORTUNITIES IN ALBERT PARK

- WARRNAMBOOL COLLEGE

DRIVERS

Warrnambool College has been identified as a key area for IWM measures due to the large amount of impervious surfaces (roofs and car parks). Furthermore, Warrnambool College has expressed their interest in implementing raingardens and/or rainwater tanks, as well as partnering with Warrnambool City Council and Wannon Water in developing a water education program, which can be incorporated in their curriculum. For more information on the education program refer to Section 9.

EXISTING ASSETS

Warrnambool College has several existing rainwater tanks connected to roofs within Warrnambool College (shown in pink). The rainwater from these tanks is used for toilet flushing.

PROPOSED ASSETS

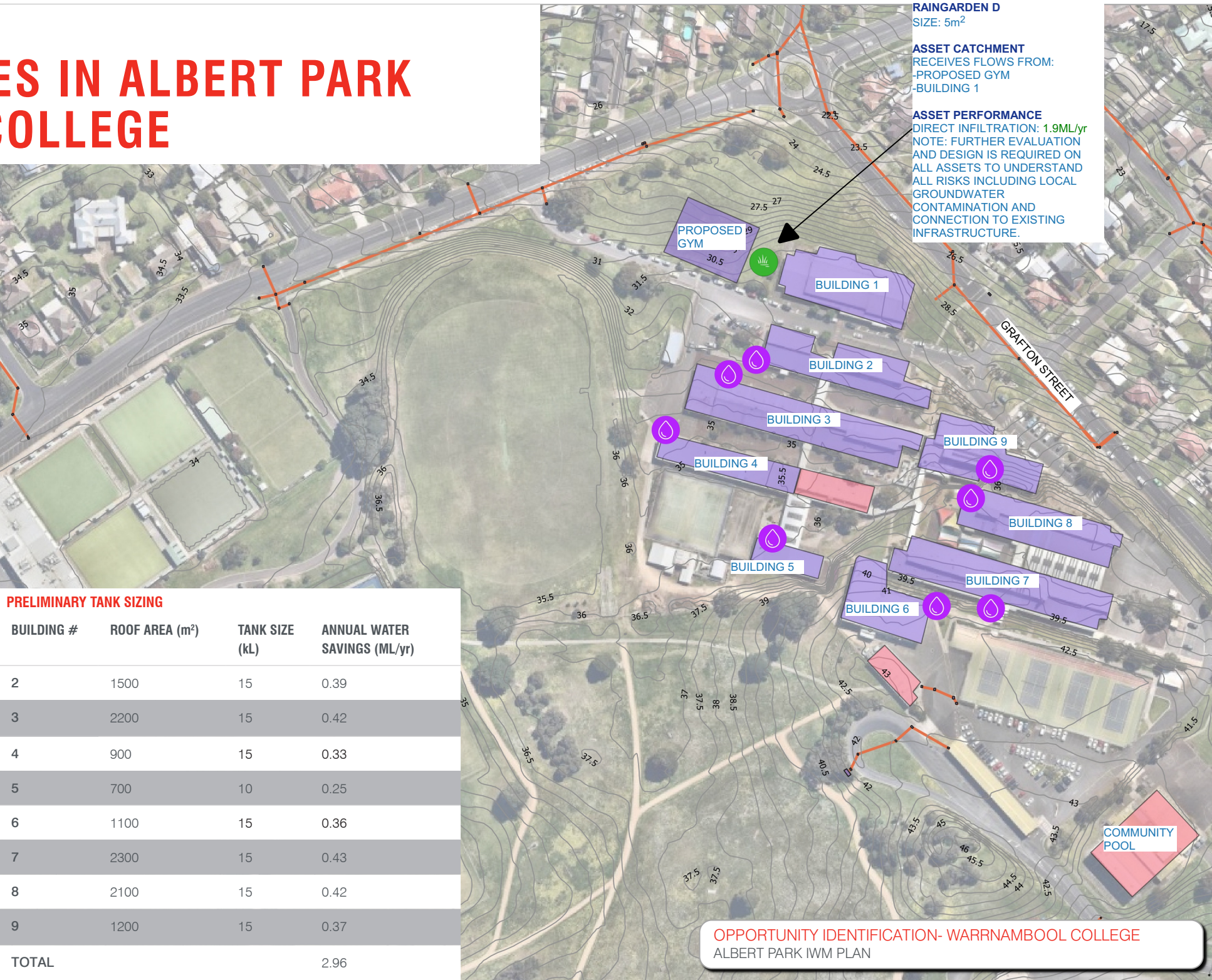
Numerous rainwater tanks are proposed across Warrnambool College. Potential uses for the rainwater include toilet flushing, irrigation and for washing the buses. Water savings as well as tank size have been calculated, however this is an estimate and should be further investigated when implementing each rainwater tank, based on actual roof areas contributing to the tank and an understanding of water use and required quality.

Due to the large amounts of impervious area around the college there is a potential to install several raingardens subject to funding. A pilot raingarden is proposed to infiltrate roof runoff from the proposed gym, as well as Building 1 during construction of the gym.

FUTURE OPPORTUNITIES

Based on the performance of the pilot raingarden (Raingarden C) there is potential to investigate installation of more raingardens around Warrnambool College to increase infiltration.

An additional potential opportunity for the future includes reusing the backwash water from the community pools. This opportunity would involve investigating the quality of the backwash water and the treatment required to provide fit for purpose water for reuse opportunities, such as oval irrigation.



07.1

IWM OPPORTUNITIES IN ALBERT PARK

- CENTRALISED ROOF WATER HARVESTING

This Roof Water Harvesting Study has been developed by Wannon Water.

DRIVERS

Currently Warrnambool's potable water supply is sourced from the Otway Ranges, requiring water to be pumped over 90km to reach the Brierly Basin raw water storage. Wannon Water has successfully implemented their centralised roof water harvesting scheme in suitable new residential developments north east of the basin. The buildings at the northern end of Albert Park have large roof areas, are a short distance from Brierly Basin and can be gravity fed to the basin. This presents an opportunity to retrofit centralised roof water harvesting to these buildings. These roofs are currently discharging to stormwater adding to flood issues. Russel's Creek and the clubs and school are keen to facilitate a better outcome for re-use of the roof water.

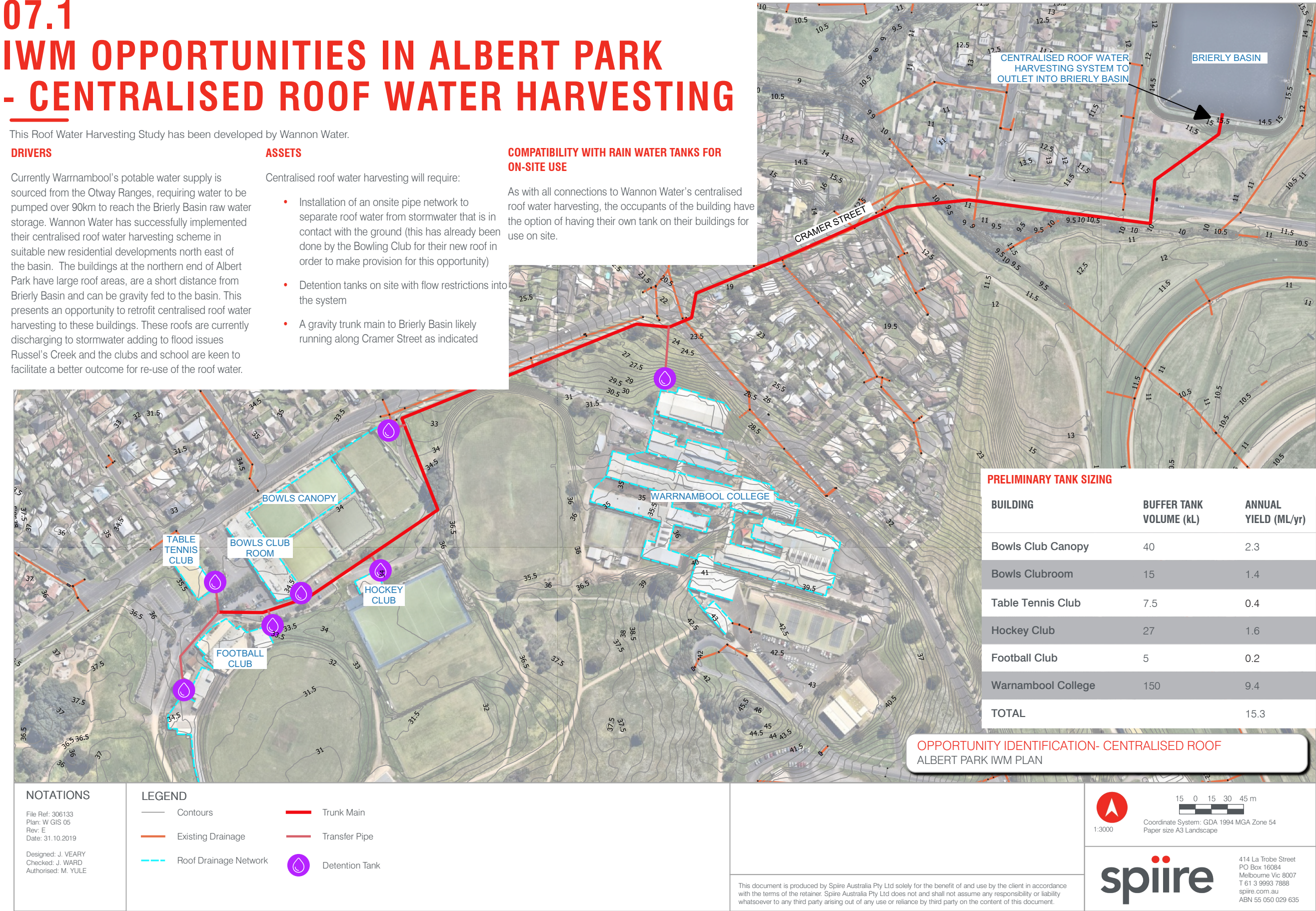
ASSETS

Centralised roof water harvesting will require:

- Installation of an onsite pipe network to separate roof water from stormwater that is in contact with the ground (this has already been done by the Bowling Club for their new roof in order to make provision for this opportunity)
- Detention tanks on site with flow restrictions into the system
- A gravity trunk main to Brierly Basin likely running along Cramer Street as indicated

COMPATIBILITY WITH RAIN WATER TANKS FOR ON-SITE USE

As with all connections to Wannon Water's centralised roof water harvesting, the occupants of the building have the option of having their own tank on their buildings for use on site.



07.2

IWM OPPORTUNITIES IN ALBERT PARK

- RAINWATER TANKS AND WATER METERS

RAINWATER TANKS

As an alternative option to the centralised roof water harvesting opportunity developed by Wannon Water, capturing roof runoff and utilising the water within Alber Park for uses such as irrigation or toilets, rather than connecting to the larger system was also investigated. Appropriate tank sizes for each building have been identified based on roof area and estimated uses. For information on the Warrnambool College proposed rainwater tanks refer to Section 6.4 of this IWM plan.

These rainwater tanks have the potential to significantly reduce the potable water usage within Albert Park. Water savings as well as tank size have been calculated however this is an estimate and should be further investigated when implementing each rainwater tank.

WATER METERS

Water usage within the park was determined based on the numerous water meters within the site. Water usage within each organisation was able to be quantified based on these meters.

Additionally, the two smart water meters at Warrnambool College, allow the school to monitor their water usage in real time. This allows the College to identify high water usage periods as well as any leaks that may occur. The smart meters are also incorporated into the school curriculum, increasing students' awareness of water usage. Future upgrade of other water meters in Albert Park could provide improved information to Council and Albert Park users to better inform and implement Integrated Water Management.

PRELIMINARY TANK SIZING

TANK #	BUILDING LOCATION	ROOF AREA (m²)	TANK SIZE (kL)	ANNUAL WATER SAVINGS (ML/yr)
1	Bowls Club	1970	25	0.79
2	Table Tennis Club	666	10	0.20
3	Hockey Club	348	5	0.09
4	Reid Oval	262	5	0.08
5	Reid Oval	1310	15	0.46
6	Reid Oval	426	5	0.10
7	Reid Oval	747	10	0.26
8	Walter Oval	1000	10	0.33
9	Mack Oval	410	5	0.11
Total				2.42
Total savings for College Rainwater Tanks (Section 6.4)				2.96

Total water savings for whole of park 5.38



NOTATIONS

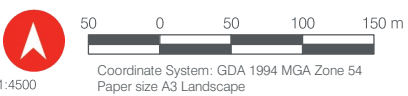
File Ref: 306133
Plan: W GIS 07
Rev: B
Date: 04.07.2019

Designed: J. VEARY
Checked: J. WARD
Authorised: M. YULE

LEGEND

- Contours
- Rainwater Tank
- Water Meter
- Smart Water Meter

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08

IWM OPPORTUNITIES IN ALBERT PARK

- URBAN GREENING

URBAN GREENING INITIATIVE

A key theme identified in the Opportunity Identification workshop, was to increase the native vegetation and provide a biodiversity link from the park to Russells Creek. Increasing vegetation provides many benefits to the park, including:

- Increase cooling
- Mitigate the urban heat island effect
- Improve amenity
- Improve air quality
- Provide refuge for wildlife to move safely within an urban environment
- Create wildlife habitat, and
- Intercept stormwater runoff.

The potential areas for establishing vegetation are shown on the adjacent plan. The plan highlights increased vegetation in the following areas:

- East of Mack Oval
- At the corner of Grafton Road and Cramer Street, as Warrnambool College has expressed interest in increasing vegetation in this area.
- The middle of Albert Park, creating a link from the existing established vegetation and the native kangaroo grass closer to Russells Creek.
- As a future option, vegetation is proposed to complete the biolink from Albert Park to Russells Creek. This is shown as indicative only as it is not located within the subject site of this study.



<p>NOTATIONS</p> <p>File Ref: 306133 Plan: W GIS 06 Rev: B Date: 22.08.2019</p> <p>Designed: J. VEARY Checked: J. WARD Authorised: M. YULE</p>	<p>LEGEND</p> <p>Contours</p> <p>Existing Native Kangaroo Grass</p> <p>Proposed Biolink/Vegetation</p> <p>Future Biolink Extension (shown indicatively-not on Council land)</p>	<p>This document is produced by Spiire Australia Pty Ltd solely for the benefit of and use by the client in accordance with the terms of the retainer. Spiire Australia Pty Ltd does not and shall not assume any responsibility or liability whatsoever to any third party arising out of any use or reliance by third party on the content of this document.</p>	<div><div></div><div>500</div></div> <div><div>500</div><div>050100150m</div></div> <div><div>Coordinate System: GDA 1994 MGA Zone 55</div><div>Paper size A3 Landscape</div></div> <div><div></div><div>414 La Trobe Street PO Box 16084 Melbourne Vic 8007 T 61 3 9993 7888 spiire.com.au ABN 55 050 029 635</div></div>
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09 IWM OPPORTUNITIES IN ALBERT PARK - EDUCATION AND INFORMATION

Several educational initiatives are proposed throughout Albert Park for the purpose of spreading awareness of the water cycle and water consumption, and cultural values of water and landscape.

EDUCATION PROGRAM

Warrnambool College has expressed their interest in partnering with Warrnambool City Council and Wannon Water to develop a water education program, which can be incorporated into their curriculum. The aim of this education program would be to increase awareness of the water cycle and educate the students on the importance of reducing water consumption.

Warrnambool College is currently a part of DELWP’s Schools Water Efficiency Program (SWEP). The school has two data loggers on the school’s water meters allowing staff to monitor and track their water usage, as well as to incorporate the data into the school’s curriculum.

The proposed education program would build on the initiatives Warrnambool College has implemented as a part of the SWEP program.

Key themes of the proposed education program could include:

- Water cycle
- Water Sensitive Urban Design
- Managed Aquifer Recharge
- Water saving initiatives
- Water efficiency and best practice irrigation
- Importance of healthy rivers and waterways
- Cultural values of water and landscape
- Biodiversity
- IWM initiatives within Albert Park, and
- Monitoring water usage with smart metres to increase awareness

EDUCATION AROUND THE PARK

In addition to incorporating water education into the Warrnambool College curriculum, it is proposed to implement measures throughout Albert Park for the purpose of increasing awareness of the water cycle and natural environment, and promoting reduction in water consumption and littering to the broader community.

Key initiatives include:

- Signage: Signage is proposed throughout Albert Park to provide details on the IWM initiatives (i.e. raingardens, wetland, increased vegetation) throughout Albert Park and to highlight the function and benefit the assets can have on the environment and community.
- Workshops: This initiative is proposed to build on the previous “Going Upstream Projects.” These projects consisted of two series of educational activities. The first series involved workshops hosted by Warrnambool Community Garden open to the community on promoting water supply information and savings measures. The second series consisted of educational activities in schools on water conservation and river health. A demonstration site with interpretive artwork about the Going Upstream Project and water saving measures can be viewed at the Warrnambool Community Garden.

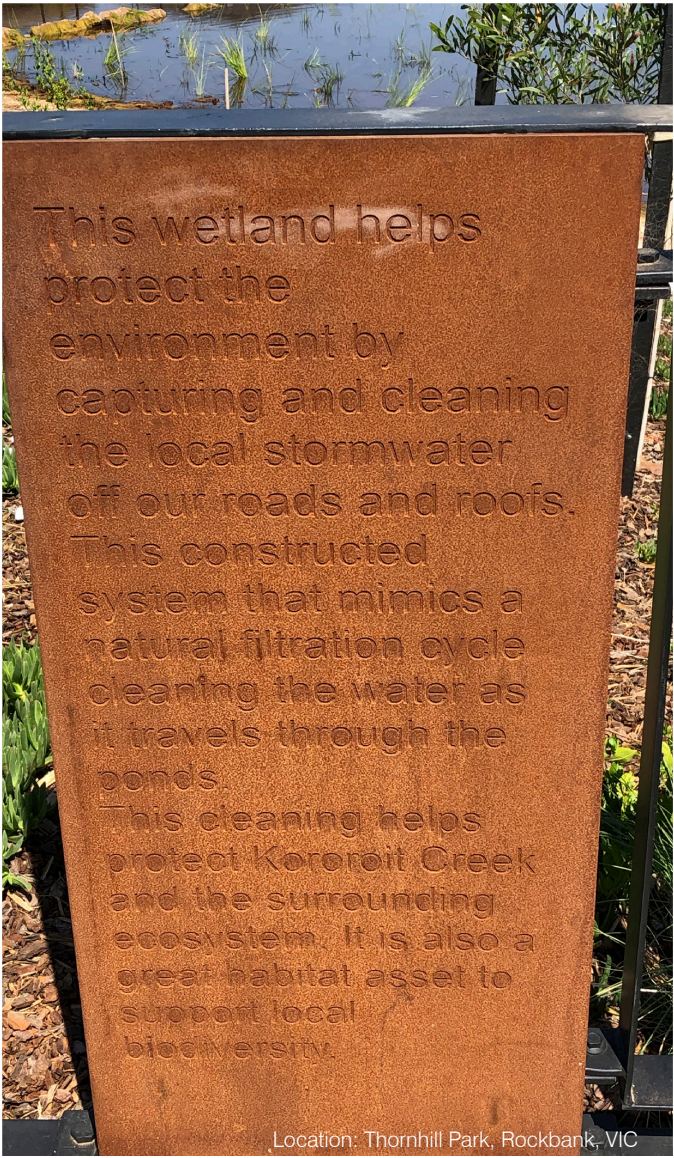
TRADITIONAL OWNER ENGAGEMENT

Support for the water education program and interest in incorporating the indigenous history within the program has been expressed by traditional owners. Additionally, information boards are proposed to acknowledge the significance. Further investigation and engagement should be considered for confirmation of significant sites within the Park.

Furthermore, Warrnambool College has expressed their interest in creating a yarning circle within Albert Park. This site is proposed to incorporate a seating area for the students and the broader community that acknowledges the traditional owners of the land. The proposed location of the site is shown in the below plan.



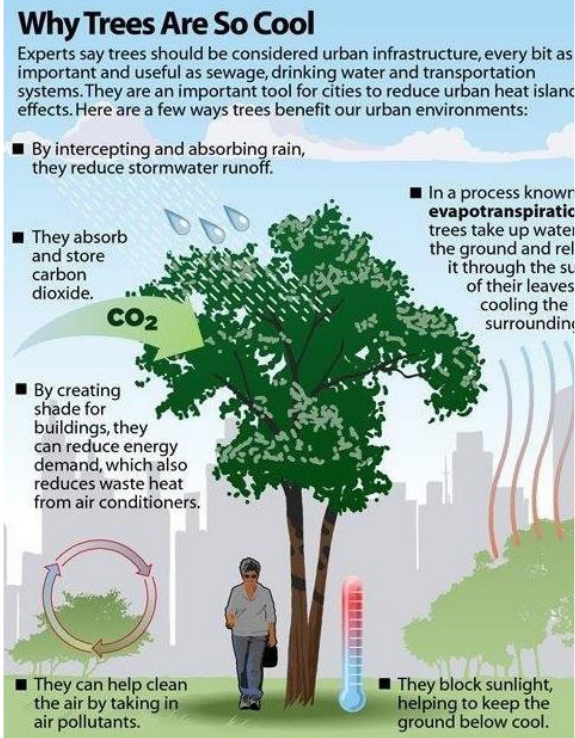
Location: Adelaide Botanic Garden



Location: Thornhill Park, Rockbank, VIC



Source: Meander Valley Council



SOURCES: EPA; North Carolina State University; U.S. Forest Service PAUL HORN / InsideClim 16

10

WATER BALANCE: FOLLOWING IWM PLAN

WATER BALANCE

Based on the proposed opportunities, an updated water balance has been modelled.

Implementation of the proposed IWM measures resulted in:

- Increased infiltration
- Decreased volume of water discharging to Russells Creek
- Decreased main water usage
- Increased vegetation, and
- Increased urban cooling across the park

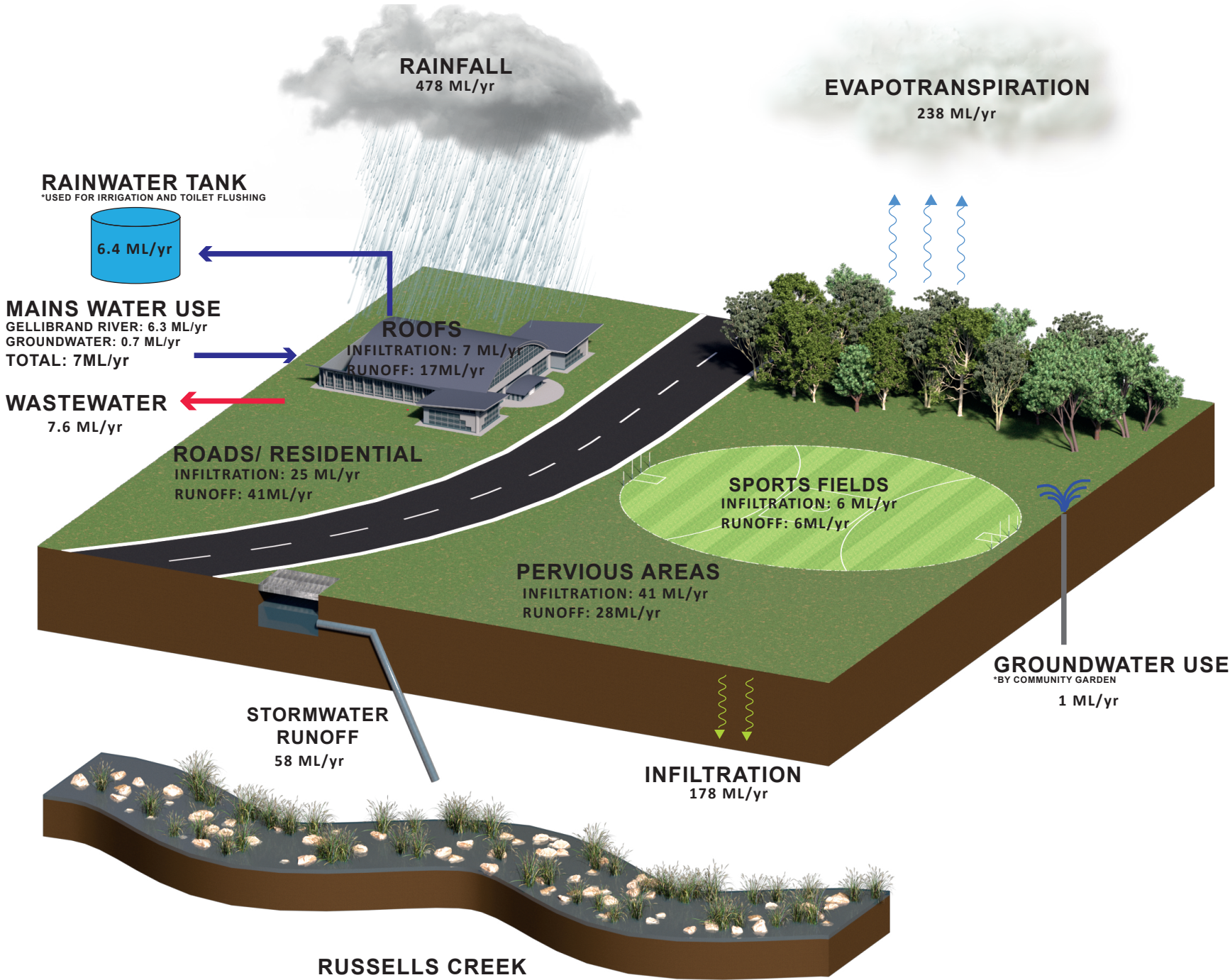
Refer to Figure 3 for the proposed water balance.

POLLUTANT LOAD REDUCTION

Pollutant loads from Albert Park were modelled for existing and proposed conditions. The below table shows the percent reduction of each pollutant in the proposed conditions.

POLLUTANT	ORIGINAL LOAD	RESIDUAL LOAD	% REDUCTION
Total Suspended Solids (kg/yr)	46500	32700	30
Total Phosphorus (kg/yr)	92	69	25
Total Nitrogen (kg/yr)	582	473	19

FIGURE 3: PROPOSED WATER BALANCE FOR ALBERT PARK



*Modelled as if all proposed opportunities are adopted (excluding Japan St catchment)

11

IWM IN PLANNING AND POLICY

ALBERT PARK IWM POLICY

The purpose of this policy is to ensure that the principles of Integrated Water Management is considered within any planning permit or development at Albert Park. The intention of this IWM Plan and future works associated with this policy will allow for Albert Park to be a leader in community led IWM.

Albert Park's IWM approach to planning will promote and consider the water cycle. The collaborative planning and management of water, land and related services will maximise economic and social wellbeing within the Park, while preserving the sustainability of the local ecosystem.

This approach encompasses all development within the Park and should consider the entire water cycle including water supply, sewage management, drainage and flood management, waterways and ecosystems, urban amenity, education and considers the local cultural and community values in the development.

A key outcome of this IWM Policy will be the development of IWM Plans with each planning permit to facilitate a more holistic approach to water management that enables development, while also protecting environmental, cultural and community values and building resilience to climate change.

INTEGRATED WATER MANAGEMENT CONSIDERATIONS

Any development or works within Albert Park should consider the following within the development:

- Consideration of implementing rainwater tanks on buildings, if it doesn't already exist. The rainwater tanks should be connected to internal facilities, such as toilets.
- Collection, treatment, and infiltration of runoff from hardstand and impervious areas should be considered.
- All elements of water cycle management including water supply, sewerage, drainage, waterways and the urban landscape should be considered.
- Vegetation offsets should be considered within any development that increases the impervious area within the Park.
- A minimum of 5 star Green Star rating should be achieved, in accordance with the Green Building Council Australia.

INTEGRATED WATER MANAGEMENT PLAN

As a requirement for any planning permit for development within Albert Park, an Integrated Water Management Plan should be provided. The Plan will document the proposed IWM measures for assessment by Council. The scale of the development does not change the need to manage the water cycle.



Source: Warrnambool Standard

12

ECONOMIC BENEFITS OF PROPOSED IWM INITIATIVES

BENEFIT	ANNUAL VALUE (\$ PV)	ENTITY ATTRIBUTED TO	RATIONAL	REFERENCE	ASSUMPTIONS
Nitrogen Reduction in Russells Creek	\$724,305	Glenelg Hopkins CMA	Manager of Russells Creek	Melbourne Water	Melbourne Water nitrogen offset value (\$6,645/kg)
Increased Vegetation in Albert Park	\$160,000 (once off)	Warrnambool City Council	Double existing vegetation in Albert Park	Thom 2015 Warrnambool City Council	Thom 2015 estimated the value of doubling street trees within a postcode. Based on this assessment a ratio was applied to the existing 450 trees (approx.) within Albert Park compared to the overall number of street trees in Warrnambool.
Community willingness to pay for removal of any water restrictions	\$15,200	Community Garden/ Sporting Clubs	Reflects broader societal value	Brent et al 2016	
Flood reduction for McConnell Street	\$2,000	Warrnambool City Council	Estimated reduction in damages	Warrnambool Drainage Study Investigation, Water Technology 2018	
Flood reduction for Japan Street	Up to \$200,000	Warrnambool City Council	Estimated reduction in damages	Warrnambool Drainage Study Investigation, Water Technology 2018	Potential annual value based on workings with in the Warrnambool Drainage Study Investigation. A feasibility assessment is recommended to confirm potential annual value.
Incorporation of WSUD in the urban environment	\$216,000 (once off)	Warrnambool City Council	Estimated value of WSUD within the community	Polyakov et al 2015	
Direct water savings to users of Albert Park	\$18,122	Community Garden/ Sporting Clubs	Estimated value of WSUD within the community	Wannon Water	Based on water use over five years
Improved community health and wellbeing	\$27,000	Warrnambool City Council	Likelihood of being active when near a green park	Henderson-Wilson et al 2017	Assumed 3,000 users of park per annum, and increase in amenity of 20%
Increase water education and awareness of broader community	\$25,100	Wannon Water	Water savings attributed to college water education program		60% of students take up the water education program (960 students), education program results in achieving target water usage (155L/person/day)
Avoided cost of electricity	\$2,000	Wannon Water	Estimated reduction in electricity	Wannon Water	
Avoided cost of CO ₂ emissions	\$340	Wannon Water	Estimated reduction in CO ₂ emissions	Department of the Environment and Energy	
Delaying water supply augmentation	Not quantified	Wannon Water	Avoided cost		
Avoided Drainage Maintenance and Replacement	Not quantified	Warrnambool City Council	Avoided cost		
Avoided Water Supply Infrastructure Maintenance and Replacement	Not quantified	Wannon Water	Avoided cost		

REFERENCES:

-Brent, D., Gangadharan, L., Leroux, A., and Rashcy P, 2016, Valuing the multiple benefits of local stormwater management. Mimeo, Monash University Department of Economics.

-Henderson-Wilson, Claire, Sia, Kah-Ling, Veitch, Jenny, Staiger, Petra K., Davidson, Penny and Nicholls, Peter 2017, Perceived health benefits and willingness to pay for parks by park users: quantitative and qualitative research, International journal of environmental research and public health, vol. 14, no. 5, Article number: 529, pp. 1-18.

-Polyakov, M., Fogarty, J., Zhang, F., Pandit, R and Pannell D., 2015, The value of restoring urban drains to living streams, Working Paper 1512, School of Agricultural and Resource Economics, University of Western Australia, Crawley Australia.






-Thom, J., 2015, An Environmental and Economic Analysis of Ecosystems Service Provision by Street Trees in the City of Monash, Honours Thesis, School of Earth , Atmosphere and Environment, Monash University.

-Department of the Environment and Energy, 20, Repealing the Carbon Tax. Australia. <https://www.environment.gov.au/climate-change/government/repealing-carbon-tax>

12.1

BENEFIT COST COMPARISON- CRAMER STREET

BENEFITS SUMMARY

ALBERT PARK OBJECTIVE	DESCRIPTION	VALUE
 REDUCE DEMAND ON POTABLE SUPPLY	<ul style="list-style-type: none">Rainwater tanks within area will decrease potable water demand in facilitiesAvoided replacement cost on water supply network	\$4,415 per year
 REDUCE STORMWATER DISCHARGE	<ul style="list-style-type: none">Potential Flood mitigation in McConnell StreetReduction in peak flows to Russells CreekAvoided drainage maintenance and replacement costs	\$2,000 per year
 REDUCE STORMWATER/ GROUNDWATER POLLUTION	<ul style="list-style-type: none">Reduction of 7.4kg/year of Nitrogen from local waterways	\$49,305 per year
 IMPROVE COMMUNITY AMENTITIES AND WATERWAY HEALTH	<ul style="list-style-type: none">Increased vegetationIncorporation of WSUD in the urban community	Not Quantified
 SUPPORT BROADER COMMUNITY AWARENESS	<ul style="list-style-type: none">Potential for water education through raingarden and rainwater tanks	Not Quantified

COSTS SUMMARY

ITEM	COST
 Raingarden A (5m²)	\$5,000
 Soak Pit A (1200x1200 infiltration pit)	\$15,000
 Drainage	\$13,000
 Landscape (Soak Pit A)	\$2,000
 Rainwater tanks (7 tanks)	\$65,000
Total Estimated Capital Cost	\$100,000
Estimated Operational Cost (per year)	\$750

NOTE:

- Capital Cost is based on infrastructure costs only. Modelling and design, cultural heritage, geotechnical, and flora and fauna should be considered for all projects.
- The benefits identified above incorporate both cash and non-cash benefits, with non-cash benefits identified in italics.

REFERENCE:

Costing rates based on:






Melbourne Water, 2013, Water sensitive urban design Life cycle costing data.



12.2

BENEFIT COST COMPARISON- COULSTOCK STREET

BENEFITS SUMMARY

ALBERT PARK OBJECTIVE	BENEFITS	VALUE
 REDUCE DEMAND ON POTABLE SUPPLY	<ul style="list-style-type: none">Rainwater tanks within area will decrease potable water demand in facilitiesAvoided replacement cost on water supply network	\$980 per year
 REDUCE STORMWATER DISCHARGE	<ul style="list-style-type: none">Potential Flood mitigation in Japan StreetReduction in peak flows to Russells CreekAvoided drainage maintenance and replacement costs	Up to \$200,000 per year
 REDUCE STORMWATER/ GROUNDWATER POLLUTION	<ul style="list-style-type: none">Reduction of 41.2kg/year of Nitrogen from local waterways	\$273,774 per year
 IMPROVE COMMUNITY AMENTITIES AND WATERWAY HEALTH	<ul style="list-style-type: none">Increased vegetationIncorporation of WSUD in the urban communityIncreased social benefits and attracts wildlife to the park	Not Quantified
 SUPPORT BROADER COMMUNITY AWARENESS	<ul style="list-style-type: none">Potential for water education through raingarden and rainwater tanks	Not Quantified

COSTS SUMMARY

ITEM	COST	
 Wetland A (1100m²)	\$110,000	
 Raingarden B (10m²)	\$10,000	
 Swale for Raingarden B	\$5,000	
 Swale for Wetland A	\$5,000	
 Rainwater tank (1 tank)	\$10,000	
 Pump and infrastructure (range)	\$300,000-\$600,000	
Total Estimated Capital Cost		\$740,000
Estimated Operational Cost (per year)		\$3,700

NOTE:

-Capital Cost is based on infrastructure costs only. Modelling and design, cultural heritage, geotechnical, and flora and fauna should be considered for all projects.

-The benefits identified above incorporate both cash and non-cash benefits, with non-cash benefits identified in italics.

REFERENCE:

Costing rates based on:






Melbourne Water, 2013, Water sensitive urban design Life cycle costing data.



12.3

BENEFIT COST COMPARISON- QUARRY

BENEFITS SUMMARY

ALBERT PARK OBJECTIVE	BENEFITS	VALUE
 REDUCE DEMAND ON POTABLE SUPPLY	<ul style="list-style-type: none">Reduction of Potable water use within Warrnambool Community Garden	\$6,000 per year
 REDUCE STORMWATER DISCHARGE	<ul style="list-style-type: none">Reduced stormwater discharge to Russells Creek	Not Quantified
 REDUCE STORMWATER/ GROUNDWATER POLLUTION	<ul style="list-style-type: none">Reduction of 17.7kg/year of Nitrogen from local waterways	\$99,475 per year
 IMPROVE COMMUNITY AMENTITIES AND WATERWAY HEALTH	<ul style="list-style-type: none">Reduction in likelihood of water restrictions affecting operation of Warrnambool Community GardenIncorporation of WSUD in the urban community	Not Quantified
 SUPPORT BROADER COMMUNITY AWARENESS	<ul style="list-style-type: none">Potential for water education through Gellibrand Gully proposal and other water initiatives	Not Quantified

COSTS SUMMARY

ITEM	COST
 Raingarden C (10m²)	\$10,000
 Swale to Raingarden C	\$10,000
 Drainage	\$10,000
 Groundwater bore	\$15,000
 Rainwater tank (1 tank)	\$15,000
Total Estimated Capital Cost	\$60,000
Estimated Operational Cost (per year)	\$1,750

NOTE:

- Capital Cost is based on infrastructure costs only. Modelling and design, cultural heritage, geotechnical, and flora and fauna should be considered for all projects.
- The benefits identified above incorporate both cash and non-cash benefits, with non-cash benefits identified in italics.

REFERENCE:

Costing rates based on:






Melbourne Water, 2013, Water sensitive urban design Life cycle costing data.





12.4

BENEFIT COST COMPARISON- CENTRALISED ROOF WATER HARVESTING

BENEFITS SUMMARY

ALBERT PARK OBJECTIVE	BENEFITS	VALUE
 REDUCE DEMAND ON POTABLE SUPPLY	<ul style="list-style-type: none">Reduction in water required to be pumped from the Gellibrand RiverReduction in electricity and CO₂ emitted due to reduction in pumping	\$2,340 per year
 REDUCE STORMWATER DISCHARGE	<ul style="list-style-type: none">Reduced stormwater discharge to Russells Creek	Not Quantified
 REDUCE STORMWATER/ GROUNDWATER POLLUTION	<ul style="list-style-type: none">Reduction of 31.7kg/year of Nitrogen from local waterways	\$210,647 per year
 IMPROVE COMMUNITY AMENTITIES AND WATERWAY HEALTH	<ul style="list-style-type: none">Reduction in ecological stress on the Gellibrand River	Not Quantified
 SUPPORT BROADER COMMUNITY AWARENESS	<ul style="list-style-type: none">Potential for water education through centralised roof water harvesting system	Not Quantified

COSTS SUMMARY

ITEM	COST
 Drainage	\$218,000
 Rainwater tanks	\$294,000
Total Estimated Capital Cost	\$512,000



NOTE:
-Capital Cost is based on infrastructure costs only. Modelling and design, cultural heritage, geotechnical, and flora and fauna should be considered for all projects.
-The benefits identified above incorporate both cash and non-cash benefits, with non-cash benefits identified in italics.
REFERENCE:
Costing values provided by Wannon Water

13

MONITORING, REVIEW AND REPORTING

To ensure the objectives of this document are being met a monitoring, evaluation, reporting, and improvement (MERI) plan is encouraged to be implemented. This plan will aid in assessing the effectiveness and suitability of the proposed opportunities.

The plan will assess the performance of proposed assets/programs and identify opportunities for improvement. The plan could also provide key information and guidance on the direction of future funding.

Recommended monitoring and reporting measures include:

- Annual assessment and reporting on the status and priority of each action within the Implementation Plan.
- Annual monitoring and reporting on the progress towards each objective.
- Establishment of an Implementation Working Group to conduct the above measures.
- Every five years, conduct a strategic review of the implementation plan and consider emerging trends and new policy.

Warrnambool City Council will be responsible for initiating annual review and updates of this IWM Plan with Wannon Water and any other interested stakeholders. Wannon Water and Warrnambool City Council will track and report to each other on actions in the Implementation Plan on an annual basis. The Plan is a live document and will be revised every five years to consider emerging trends and new policy as well as reflect on achievement of objectives and changes to work program priorities.

Unless scheduled otherwise, it is suggested that the review and revision processes should occur immediately before the Warrnambool City Council annual budget cycle so that maximum opportunity can be made of available funding sources and processes in partnership with stakeholder entities.

ALBERT PARK OBJECTIVE		IMPLEMENTATION OF WSUD	INCREASED INFILTRATION AND GROUNDWATER	FLOOD MITIGATION OF LOCAL CATCHMENT	IMPLEMENTATION OF RAINWATER TANKS	DOUBLE VEGETATION IN ALBERT PARK	EDUCATION INITIATIVES THROUGH COMMUNITY AND SCHOOL	IWM POLICY FOR FUTURE DEVELOPMENT
	REDUCE DEMAND ON POTABLE SUPPLY	✓	✓✓✓	✓	✓✓✓		✓✓	✓✓
	REDUCE STORMWATER DISCHARGE	✓✓✓	✓✓✓	✓✓✓	✓✓✓	✓✓	✓✓	✓✓
	REDUCE STORMWATER/ GROUNDWATER POLLUTION	✓✓✓	✓✓✓	✓✓	✓✓	✓✓✓	✓✓	✓✓
	IMPROVE COMMUNITY AMENTITIES AND WATERWAY HEALTH	✓✓	✓✓	✓✓	✓✓	✓✓✓	✓✓	✓✓✓
	SUPPORT BROADER COMMUNITY AWARENESS	✓✓	✓	✓✓	✓✓✓	✓	✓✓✓	✓✓✓
CONTRIBUTION TO ALBERT PARK IWM OBJECTIVES								
✓✓✓ HIGH ✓✓ MEDIUM ✓ LOW								

14

IMPLEMENTATION PLAN

This Implementation Plan was developed for the purpose of establishing actions and associated timeframes for each opportunity. As a part of the monitoring, evaluation, reporting and improvement plan this plan should be reassessed annually.

Council acknowledges the requirement of an investigation on the significance of the site with respect to the tangible and intangible cultural heritage values and will seek opportunities to address it. Additional investigation, including modelling and design, geotechnical, and flora and fauna should also be considered for all projects.

KEY AREA	OPPORTUNITY	ACTION	OWNER	TIME	ESTIMATED INFRASTRUCTURE COST (+/- 50%)
Cramer St	Raingarden A	<ul style="list-style-type: none">Design and construct raingarden	Council	1-3 years	\$5,000
	Soak Pit A	<ul style="list-style-type: none">Divert drainage from Bowls Club to a soak pit and provide additional vegetation	Council	Year 1	\$30,000
		<ul style="list-style-type: none">Divert drainage from Cramer Street to a soak pit	Council	Year 1	
		<ul style="list-style-type: none">Investigate additional catchment options in McConnell Street, including flood mitigation and pumping options (not included in cost)	Council	5+ years	
Coulstock St	Raingarden B	<ul style="list-style-type: none">Design and construct raingarden and swale	Council	1-3 years	\$15,000
	Wetland A	<ul style="list-style-type: none">Design and construct wetland with appropriate amenity considerations, including signage and paths.	Council	3-5 years	\$115,000
		<ul style="list-style-type: none">Investigate options and sizes for a wetland within the existing location, based on diverted and potential additional catchments from Japan Street, including flood mitigation and pump arrangements.	Council	3-5 years	\$50,000
		<ul style="list-style-type: none">Implement pump and appropriate infrastructure after investigation	Council	3-5 years	\$300,000-\$600,000*
Quarry and Warrnambool Community Garden	Raingarden C	<ul style="list-style-type: none">Design and construct raingarden and swale	Community Garden	At time of Quarry Redevelopment	\$30,000
		<ul style="list-style-type: none">Extend existing drainage north of Quarry to outlet into Quarry	Council	At time of Quarry Redevelopment	
		<ul style="list-style-type: none">Divert water from Wannon Water facility for infiltration in the quarry. Investigate additional catchments to divert additional water for infiltration	Wannon Water	At time of Quarry Redevelopment	
	Groundwater bore/ Tank	<ul style="list-style-type: none">Investigate groundwater bore and rainwater tank options for use by Warrnambool Community Garden, including investigation of water quality and appropriate uses.	Community Garden	At time of Quarry Redevelopment	\$30,000
Warrnambool College	Raingarden D	<ul style="list-style-type: none">Investigate options for raingarden catchments from the carpark	Warrnambool College	At time of gym construction	\$10,000
		<ul style="list-style-type: none">Design and construct raingarden	Warrnambool College	At time of gym construction	
	Education	<ul style="list-style-type: none">Develop a Water Education Program to incorporate into School curriculum.	Warrnambool College	1-3 years	To be determined
	Rainwater tanks	<ul style="list-style-type: none">Add rainwater tanks to building in school grounds	Warrnambool College	1-3 years	\$30,000
Whole of park	Development of signage boards	<ul style="list-style-type: none">Implement appropriate signage at timing of WSUD construction, and educational signage following construction	Council/Wannon Water	1-3 years	To be determined
	Vegetation plan	<ul style="list-style-type: none">Increase the existing amount of vegetation within Albert Park, including determining appropriate location and species of native vegetation.	Council to complete plan	1-3 years	To be determined
		<ul style="list-style-type: none">Engage Landscape Consultant to develop vegetation plan			
	Rainwater tanks	<ul style="list-style-type: none">Implement rainwater tanks on all buildings in Albert Park, including ensuring all tanks are pumped into appropriate facilities to maximise water reuse.	Council and Sports Clubs	1-3 years	\$80,000
Northwestern end of park	Centralised Roof Water Harvesting	<ul style="list-style-type: none">Complete business case	Wannon Water	Year 1	\$5,000
		<ul style="list-style-type: none">Design and construct roof water harvesting system		2-5 years	\$512,000
IWM Planning	Development Controls	<ul style="list-style-type: none">Adopt IWM Controls for all development within Albert Park	Council	Year 1	Nil

*Estimated range of infrastructure. To be determined following further assessment.



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ALBURY | BENDIGO | CANBERRA | GEELONG | MELBOURNE | SHEPPARTON

Cr. Gaston returned to the meeting at 6.39pm.

5.13. CYCLING REFERENCE GROUP - TERMS OF REFERENCE

PURPOSE:

This report presents the revised Terms of Reference for the Cycling Reference Group and seek endorsement for the advertising and appointment of community members to the reference group.

EXECUTIVE SUMMARY

- A Cycling Reference Group (CRG) was established in early 2016, with the CRG confirmed as a formal Council reference group at the 28 November 2016 Ordinary Council meeting.
- Membership of the CRG and the Terms of Reference were confirmed and endorsed by Council at the 5 June 2017 Ordinary Council meeting.
- The Terms of Reference were due for review in June 2018.
- The term for the members of the CRG expired on 30 June 2018.
- A revised Terms of Reference has been prepared for the consideration of Council and are now provided as Attachment 1.

MOVED: CR. PETER HULIN
SECONDED: CR. KYLIE GASTON

That Council:

- 1. Endorse the revised Terms of Reference for the Cycling Reference Group.**
- 2. Seek expressions of interest for community representatives to join the Cycling Reference Group.**

CARRIED - 5:0

BACKGROUND

The Cycling Reference Group (CRG) was established informally in early 2016 as a consultative mechanism to address issues around infrastructure, amenity and opportunity related to cycling in Warrnambool.

Council invited community members to register their interest in forming the CRG in March 2016, at which time 17 responses were received.

At the 28 November 2016 Ordinary Council Meeting, the CRG was confirmed as a formal Council reference group, and Cr Hulin was appointed as Council's representative. Cr Hulin has remained the appointed Council representative each year the CRG has operated.

At the 5 June 2017 Ordinary Council Meeting Council resolved to endorse eight (8) members as the community representatives on the CRG. It was also at this meeting the Council endorsed the Terms of Reference.

The resolution made at this meeting identified the term for the CRG representatives would expire on 30 June 2018.

The Terms of Reference also identified the review of this document should occur in June 2018, or as part of the Active Warrnambool Strategy.

ISSUES

The Terms of Reference were reviewed and distributed for comment and feedback to the CRG at the last meeting, held 4 September 2019. At the close of the feedback period, being 30 September 2019, Council received one (1) response which offered no concern with the draft content.

In addition to the need to update the terms of reference, the review highlighted that the adopted term of the community representatives has passed. Accordingly, Council will need to undertake a process to invite community members to lodge their interest in joining the CRG once it has adopted revised Terms of Reference.

The appointment, term arrangements and representation parameters are addressed within the revised Terms of Reference.

FINANCIAL IMPACT

There will be no direct financial cost to Council, however there is a commitment of officer resources for the duration of the CRG.

LEGISLATION / POLICY / COUNCIL PLAN CONTEXT

This report responds to the following Council Plan initiatives:

1 Sustain, enhance and protect the natural environment

1.5 Educate and partner with the community on Council's sustainability initiatives

2 Foster a healthy welcoming City that is socially and culturally rich

2.1 Promote healthy lifestyles

2.2 Increase participation, connection, equity, access and inclusion

2.3 Increase community health and social connections.

2.4 Encourage and support participation in sport, recreation and physical activity.

3 Maintain and improve the physical places and visual appeal of the City

3.1 Enhance movement in and around the city including better connections for cyclists and pedestrians

3.3 Build Infrastructure that best meets current and future community needs.

3.4 Maintain and enhance existing Council infrastructure

5 Practice good governance through openness and accountability while balancing aspirations with sound financial management

5.1 Provision of opportunities for the community to actively participate in Council's decision-making through effective promotion, communication and engagement

TIMING

It is expected the process for appointing new community representatives to the CRG could take approximately three (3) months, however Council would aim to have the new committee appointment back to Council for endorsement by March 2020.

COMMUNITY IMPACT / CONSULTATION

Council has sought feedback from the committee representatives and broader mailing list for the terms of reference. The feedback period closed 30 September 2019, with one (1) response being received. It is not intended to seek further community feedback on the Terms of Reference.

Council will seek nominations from the community for appointment to the Cycling Reference Group, which will be done via a public notice in the local media.

LEGAL RISK / IMPACT

There is minimum risk to Council if the CRG continues to operate however the governance arrangements should be reestablished as it is a formal reference group of Council.

OFFICERS' DECLARATION OF INTEREST

No officer declared an interest in the Cycling Reference Group.

CONCLUSION

To enable the Cycling Reference Group to operate in a correct manner that is recognised as a formal reference group of Council, the governance arrangements need to be reestablished through the appointment of new representatives to the committee and endorsement of the Terms of Reference.

ATTACHMENTS

1. DRAFT - Terms of Reference - Cycling Reference Group [5.13.1 - 2 pages]

Warrnambool City Council - Cycling Reference Group**Terms of Reference****Purpose of the Reference Group:**

To act on behalf of the broader cycling community in providing feedback, comments and user needs to Council during the development and review of Council policy and practice regarding cycling in Warrnambool.

Terms of Reference:

Members of the Cycling Reference Group:

- Provide feedback to Council on proposed actions and initiatives related to cycling.
- Assist Council in responding to the needs of cyclists.
- Engage with Council on new and emerging issues involving cycling.

Objectives:

The specific objectives include:

- To provide a forum where experience, specialist knowledge and skills in the area of cycling can be utilised.
- To consider, in conjunction with the concerns of other stakeholders and road users, any issues related to cycling.
- Identify and support external funding opportunities (grants) that benefit cycling in Warrnambool.
- Assist in the development of Policies, Strategies and Plans, through active engagement during the development and preparation of such documents.

Advisory Committee Structure:

The Reference Group shall be made up of Council Officers and members of the Community.

- Council Officers:
 - Councillor (1)
 - Manager Recreation and Culture (or their delegate).
 - Manager Infrastructure Services (or their delegate).
 - Other Council officers, as co-opted, depending on the agenda, including but not limited to road safety, design and development, assets, community infrastructure and planning, recreation.
- Community Members
 - Up to 8 members of the community representing the following cycling interests will be considered for the reference group:
 - Road & Racing
 - Community & Recreational
 - Commuter & Schools
 - Mountain bikes

Nominations will be sought via public notice and invites to registered clubs to gain community representation. The selection of committee members will consider overall composition of the committee including gender balance.

If more nominees are received than vacant positions, Council will consider all nominees and make a determination of who will be selected to the Committee.

A quorum will consist of the Chair, one (1) Council Officer and three (3) community members, no later than 10 minutes post the nominated meeting start time, for it to be deemed a formal meeting. If a quorum is not reached within this time, the meeting will be recorded as cancelled.

Appointment of chair:

The Chair will be elected with majority support by the community committee members at the first meeting following formulation of the committee. The tenure of the Chair will be no greater than a 12 month period, with the new chair to be elected by the community committee members.

Meeting frequency:

Up to four (4) times per annum to be held quarterly.

Secretariat:

The Strategic Assets unit of Council will act as the secretariat to the reference group.

Managing conflict of interest:

Members must be aware of and manage their own conflict (and potential conflict) of interest relating to matters discussed by the reference group, bearing in mind that the group is advisory in nature.

Reporting regime:

The minutes, supporting reports and associated records of each meeting will be presented to Council at a Council briefing session.

Term:

Each committee member will run for a two year term, from 1 July through to 30 June. To ensure continuity of the reference group the term period will be staggered, with up to four (4) positions made available for nomination each year.

In the first year (being 1 July 2019 through to 30 June 2020), four (4) positions will be selected randomly and declared available for nomination. The remaining four (4) positions will remain in place until the expiry of their term being 30 June 2021.

5.14. REID OVAL REDEVELOPMENT - PHASE 1 COMPLETION REPORT

Cr. Neoh declared an interest and left the meeting at 6.43pm.

PURPOSE:

To seek Council endorsement for the scope of works associated with the Reid Oval Redevelopment Project.

EXECUTIVE SUMMARY

- A contract was awarded to Brand Architects (Contract 2020002) for the delivery of design services required for the Reid Oval Redevelopment project.
- Works under this contract started in mid-September 2019 on Phase I, which involved the completion of concept design and scope determination.
- Phase I was completed, with the completion report and recommendations presented to the Project Control Group on 4 November 2019.
- The Project Control Group endorsed the recommendations which included the sports oval turf construction and pavilion.
- Endorsement from Council is required to formally adopt the preferred pavilion concept as it does vary from the scope outlined in the business case.
- The three (3) design concepts that were prepared for Reid Oval contained in Attachment 1 to this report.
- The procurement process is underway to secure the supply of field of play turf in line with recommendations by the field of play consultants - SportENG.

MOVED: CR. PETER HULIN
SECONDED: CR. SUE CASSIDY

That Council endorse and approve the pavilion design for Concept 2.

CARRIED - 4:0

BACKGROUND

Council has commenced the Reid Oval Redevelopment project and is currently undertaking the design component. Brand Architects, who were appointed by Council in September 2019, are leading the design team to deliver the project requirements being:

- Upgraded playing surface that meets regional standards for AFL and cricket
- Upgraded lighting to 200 lux to allow night AFL fixtures to be played
- Modern player and umpire facilities that cater equally for males and females and meet regional AFL standards
- Improved spectator amenities
- Better cricket training facilities
- Offices and administration space for regional sports organisations to create a sporting hub

ISSUES

The pavilion design concept needs to be endorsed and approved to ensure the project proceeds along the scheduled timelines.

FINANCIAL IMPACT

The approved project budget for the Reid Oval Redevelopment is \$11 million dollars. The current cost estimate for the extent of works is \$11.531 million however the Project Control Group is working closely with the design team to manage project scope to bring it back within the available funding allocation.

LEGISLATION / POLICY / COUNCIL PLAN CONTEXT

This report responds to the following Council Plan initiatives:

2 Foster a healthy welcoming City that is socially and culturally rich

2.2 Increase participation, connection, equity, access and inclusion

2.3 Increase community health and social connections.

2.4 Encourage and support participation in sport, recreation and physical activity.

3 Maintain and improve the physical places and visual appeal of the City

3.3 Build Infrastructure that best meets current and future community needs.

3.4 Maintain and enhance existing Council infrastructure

4 Develop a smarter economy with diverse and sustainable employment

4.4 Advocate for and improve infrastructure including transport, services and digital infrastructure.

5 Practice good governance through openness and accountability while balancing aspirations with sound financial management

5.3 Ensure financial sustainability through effective use of Council's resources and assets and prudent management of risk

TIMING

The project timelines for the design phase are scheduled to be completed by mid 2020.

COMMUNITY IMPACT / CONSULTATION

The Reid Oval Communications Plan was endorsed by the PCG on 4 November 2019 and all consultation and community engagement will be completed in line with this plan.

The key stakeholders of the project have been consulted with at various stages throughout Phase I to obtain feedback and inform the concept design and field of play requirements.

Design workshops were held on 23 and 24 September 2019 with stakeholders including AFL Western District, South West Sport, Hampden Football Netball League, Warrnambool Football Netball Club, East Warrnambool Football Netball Club, Nestles Cricket Club and Warrnambool District Umpires Association. The purpose of these initial workshops was to identify current and potential tenants/users wants and needs and inform the early concepts.

In addition to the group workshops completed with the user groups, officers also conducted individual user group meetings to present initial concept plans for feedback throughout mid-October. The one on one meetings were held to ensure user groups could provide honest feedback with respect to their user needs relating to each of the concepts presented. All groups apart from one indicating Concept 2 as their preferred concept.

Brand Architects and SportENG (Field of Play consultants) attended a further workshop with stakeholders on 4 November 2019 to provide information on recommended field of play scope of works and obtain further feedback and functional requirements for the Pavilion design.

LEGAL RISK / IMPACT

There is no foreseen legal risk or impact associated with the endorsement and approval of Concept 2 for the pavilion at Reid Oval.

OFFICERS' DECLARATION OF INTEREST

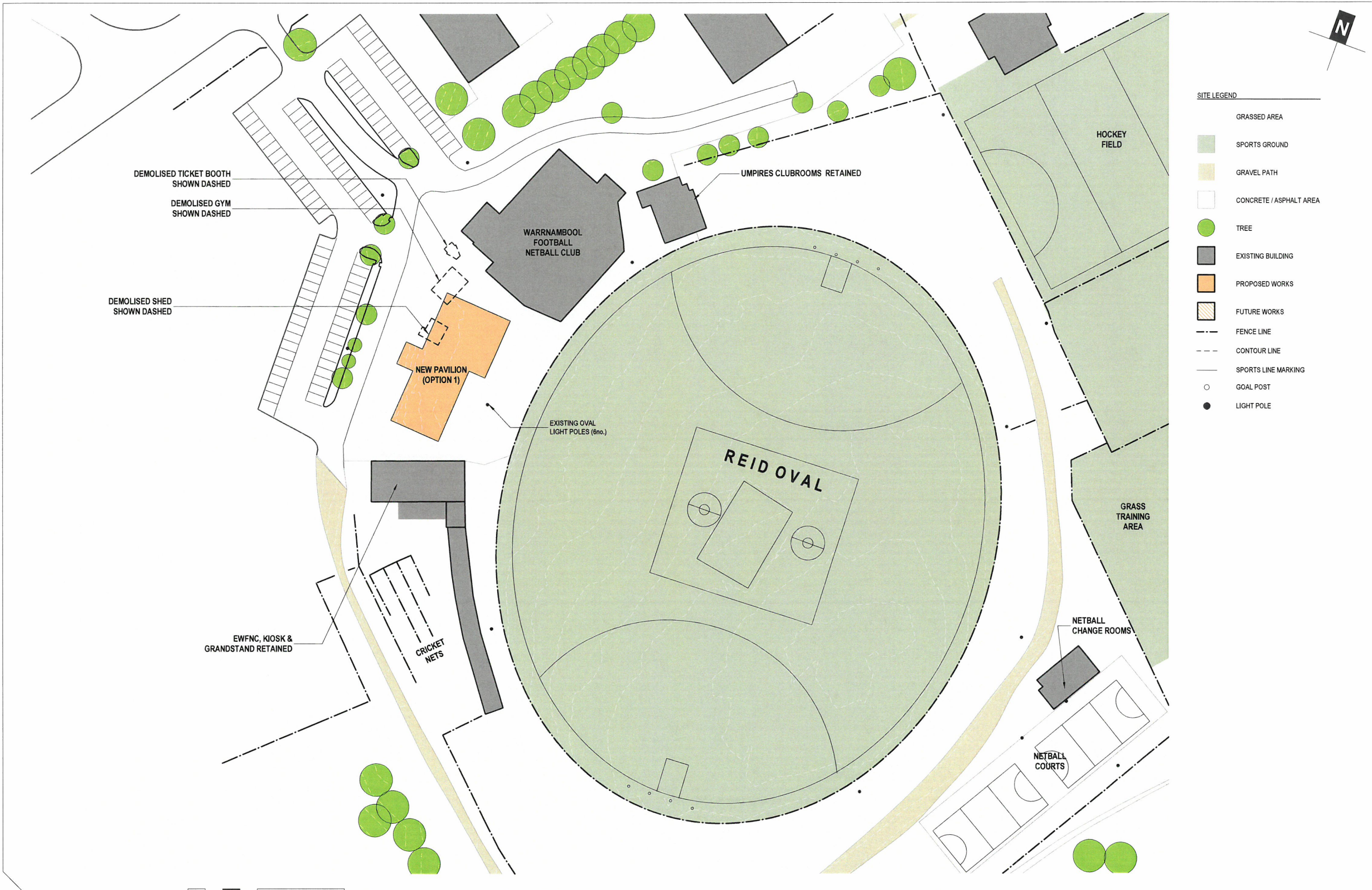
There is no declaration of interests by officers involved in this project.

CONCLUSION

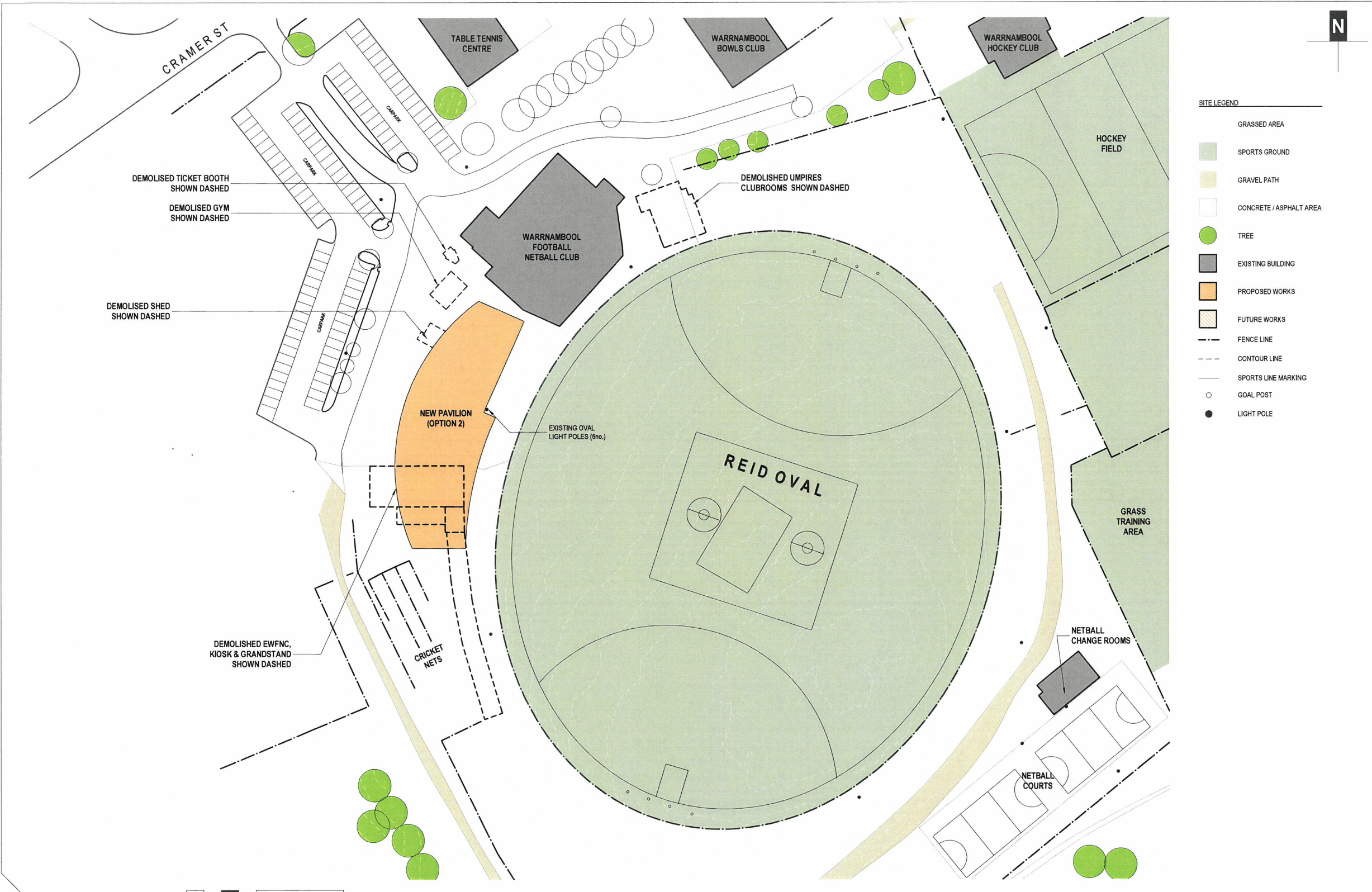
The preferred concept plan for the pavilion provides an inclusive, modern and inclusive community asset that will ensure a compliant and complimentary pavilion to meet the needs of the Reid Oval precinct now and into the future.

ATTACHMENTS

1. Reid Oval - Pavilion Concept Options [5.14.1 - 7 pages]







Brand Architects

Level 9, 176 Wellington Parade,
East Melbourne, Victoria, 3002
T: 03 9419 3500 F: 03 9419 3544
brandarc@brandarchitects.com.au

01000 5000 10000 mm

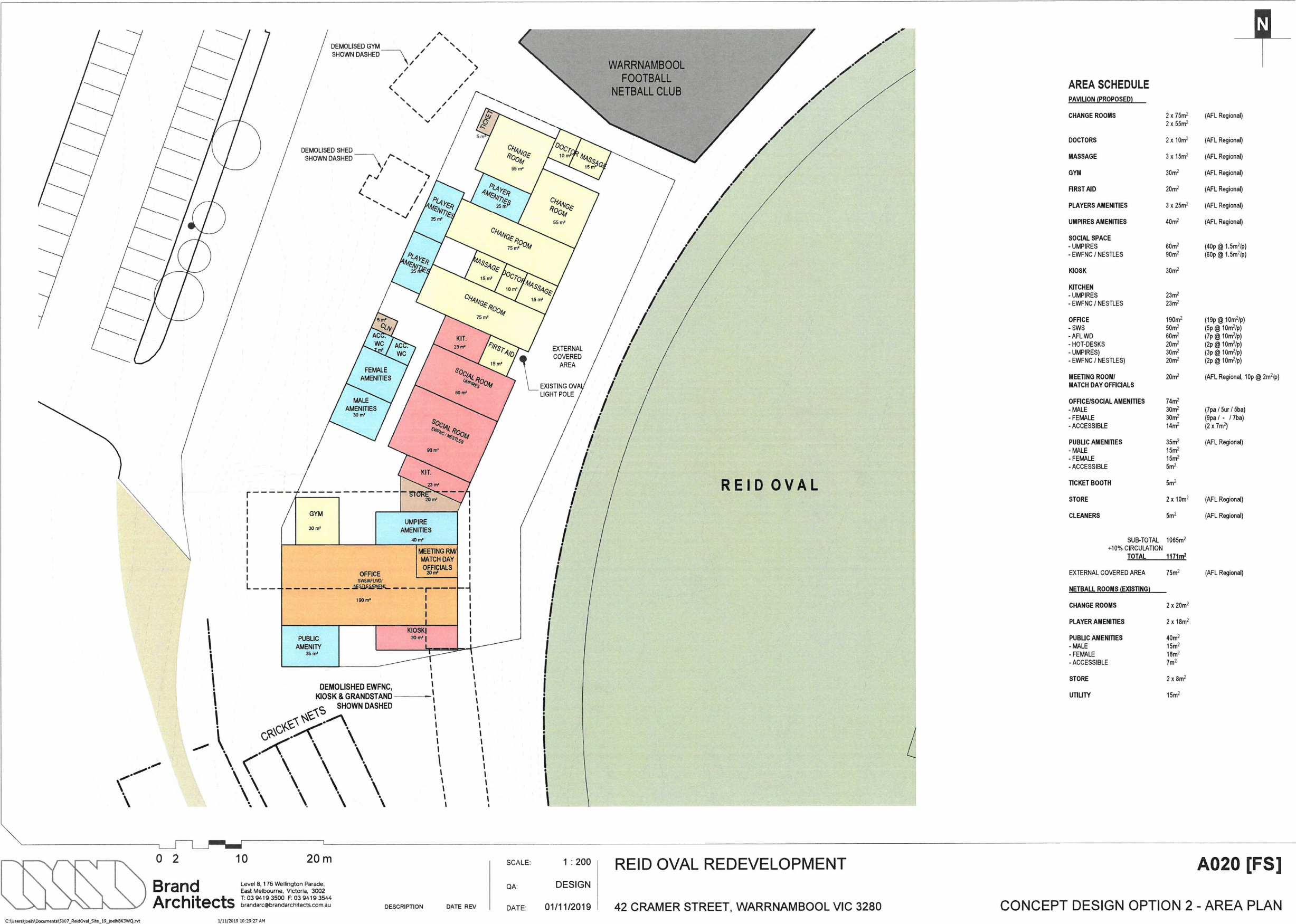
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DATE: 01/11/2019

REID OVAL REDEVELOPMENT

42 CRAMER STREET, WARRNAMBOOL VIC 3280

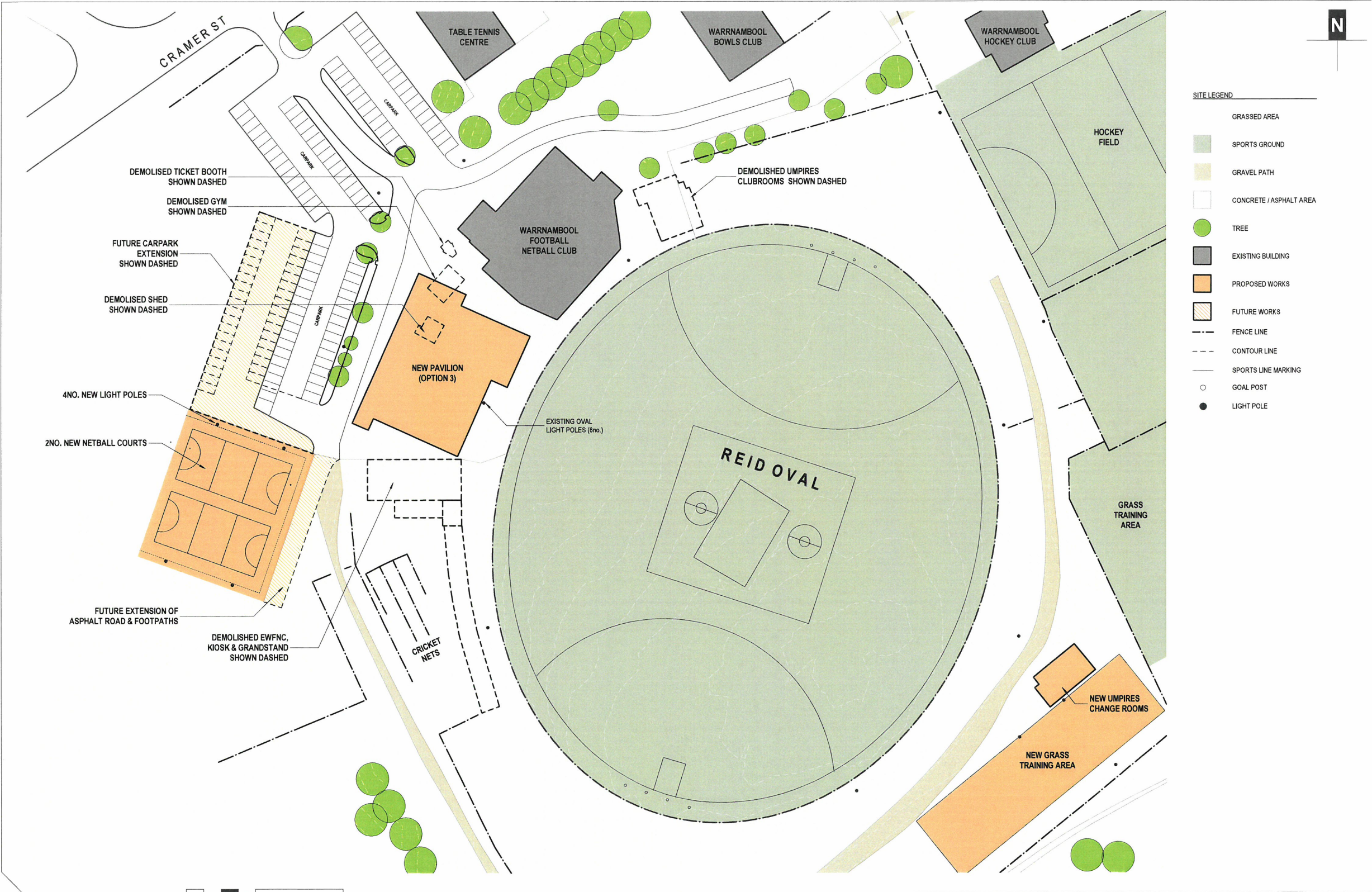
A022 [FS]

CONCEPT DESIGN OPTION 2 - SITE PLAN





AREA SCHEDULE		
PAVILION (PROPOSED)		
CHANGE ROOMS	2 x 75m ² 2 x 55m ²	(AFL Regional)
DOCTORS	2 x 10m ²	(AFL Regional)
MASSAGE	3 x 15m ²	(AFL Regional)
GYM	30m ²	(AFL Regional)
FIRST AID	20m ²	(AFL Regional)
PLAYERS AMENITIES	3 x 25m ²	(AFL Regional)
UMPIRES AMENITIES	40m ²	(AFL Regional)
SOCIAL SPACE		
- UMPIRES	60m ²	(40p @ 1.5m ² /p)
- EWFNC / NESTLES	90m ²	(60p @ 1.5m ² /p)
KIOSK	30m ²	
KITCHEN		
- UMPIRES	23m ²	
- EWFNC / NESTLES	23m ²	
OFFICE		
- SWS	190m ²	(19p @ 10m ² /p)
- AFL WD	50m ²	(5p @ 10m ² /p)
- HOT-DESKS	60m ²	(7p @ 10m ² /p)
- UMPIRES	20m ²	(2p @ 10m ² /p)
- EWFNC / NESTLES	30m ²	(3p @ 10m ² /p)
- EWFNC / NESTLES	20m ²	(2p @ 10m ² /p)
MEETING ROOM/	20m ²	(AFL Regional, 10p @ 2m ² /p)
MATCH DAY OFFICIALS		
OFFICE/SOCIAL AMENITIES		
- MALE	74m ²	
- FEMALE	30m ²	(7pa / 5ur / 5ba)
- ACCESSIBLE	30m ²	(9pa / - / 7ba)
	14m ²	(2 x 7m ²)
PUBLIC AMENITIES		(AFL Regional)
- MALE	35m ²	
- FEMALE	15m ²	
- ACCESSIBLE	15m ²	
TICKET BOOTH	5m ²	
STORE	2 x 10m ²	(AFL Regional)
CLEANERS	5m ²	(AFL Regional)
SUB-TOTAL 1065m ²		
+10% CIRCULATION		
TOTAL 1171m ²		
EXTERNAL COVERED AREA	75m ²	(AFL Regional)
NETBALL ROOMS (EXISTING)		
CHANGE ROOMS	2 x 20m ²	
PLAYER AMENITIES	2 x 18m ²	
PUBLIC AMENITIES		
- MALE	40m ²	
- FEMALE	15m ²	
- ACCESSIBLE	18m ²	
STORE	2 x 8m ²	
UTILITY	15m ²	



Brand Architects
Level 8, 176 Wellington Parade,
East Melbourne, Victoria, 3002
T: 03 9419 3500 F: 03 9419 3544
brandarc@brandarchitects.com.au

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DESCRIPTION DATE REV

SCALE: As indicated
QA: DESIGN
DATE: 01/11/2019

REID OVAL REDEVELOPMENT

42 CRAMER STREET, WARRNAMBOOL VIC 3280

A031 [FS]

CONCEPT DESIGN OPTION 3 - SITE PLAN



Cr. Neoh returned to the meeting at 6.46pm.

5.15. ADVISORY COMMITTEE REPORTS

PURPOSE

This report contains the record of one Advisory Committee meeting.

REPORT

- 1. Australia Day Advisory Committee**
Wednesday 20 November 2019 – refer **Attachment 1**

ATTACHMENTS

1. Minutes - Australia Day Awards Committee meeting November 20 2019 [**5.15.1** - 1 page]

MOVED: CR. MICHAEL NEOH

SECONDED: CR. SUE CASSIDY

That the record of the Australia Day Advisory Committee meeting held on 20 November 2019, be received.

CARRIED - 5:0

Australia Day Awards Advisory Committee

MEETING MINUTES

Date	Wednesday, November 20, 2019	Time: Midday	Finish: 1pm	Location: Committee Room 1
Meeting Objective	Produce list of recommended recipients of Australia Day awards			
Attendees	Bronwen Levett, Rachel Furnell, Lisbeth Cheah, Andrew Suggett, Nick Higgins			
Apologies	Cr Michael Neoh, Peter Utri			

Item	Item	Responsible officers	Expected completion	Comments/To Do
1.	Welcome, summary of nominations			
2.	Consider Citizen of the Year category			Nominations in each category were reviewed against the award criteria by the committee and a list of award recommendations was decided on. This list will be provided to Council for consideration at a confidential meeting before a public announcement in January 2020.
3.	Consider Young Citizen of the Year category			
4.	Consider Local Achiever category			
5.	Consider Community Event of the Year category			
6.				
7.				

At Warrnambool City Council we value:



ACCOUNTABILITY:



COLLABORATION:



RESPECTFULNESS:



PROGRESSIVENESS:



WELLBEING:

5.16. ASSEMBLY OF COUNCILLORS REPORTS

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:-

- Monday 16 September 2019 – Refer **Attachment 1**
- Monday 14 October 2019 – refer **Attachment 2**
- Monday 18 November 2019 – refer **Attachment 3**
- Monday 25 November 2019 – refer **Attachment 4**

ATTACHMENTS

1. Assembly of Councillors Record 16 Sept 2019 [**5.16.1** - 1 page]
2. Assembly of Councillors Record 14 October 2019 [**5.16.2** - 1 page]
3. Assembly of Councillors Record 18 November 2019 [**5.16.3** - 2 pages]
4. Assembly of Councillors Record 25 November 2019 [**5.16.4** - 2 pages]

MOVED: CR. MICHAEL NEOH

SECONDED: CR. PETER HULIN

That the record of the Assembly of Councillors held on 16 September, 14 October, 18 and 25 November 2019, be received, subject to changes to the various times contained in the record of 16 September 2019 and the correct date of the meeting for the record of 25 November 2019 and the inclusion of “Human Rights Issues with China”.

CARRIED - 5:0

Assembly of Councillors Record

Written record in accordance with Section 80A(l) Local Government Act 1989

Name of Committee or Group (if applicable):	Assembly of Councillors	
Date of Meeting:	16 September 2019	
Time Meeting Commenced:	4.20pm	
Councillors in Attendance:	Cr. T. Herbert, Mayor/Chairperson Cr. R Anderson Cr. S. Cassidy Cr. P. Hulin Cr. K. Gaston (until 4.22pm) Cr. M. Neoh (until 4.43pm)	
Council Officers in Attendance:	Peter Schneider, Chief Executive Officer (until 4.35pm) Scott Cavanagh, Director City Infrastructure (until 4.40pm)	
Other persons present:	-	
Apologies		
Matters Considered:	<ul style="list-style-type: none">▪ Princes Highway West Project▪ Great Victorian Bike Ride – Limestone Coast to the Great Ocean Road▪ Economic Development of our City.▪ Governance Officer.	
Councillor Conflicts of interest Disclosures:		
Councillor's Name	Type of Interest	Councillor Left Assembly while matter being discussed (Yes/No)
Meeting close time:	4.45pm	
Record Completed by:	Peter Schneider, Chief Executive Officer	

Assembly of Councillors Record

Written record in accordance with Section 80A(l) Local Government Act 1989

Name of Committee or Group (if applicable):	Councillor Briefing	
Date of Meeting:	14 October 2019	
Time Meeting Commenced:	4.00pm	
Councillors in Attendance:	Cr. T. Herbert, Mayor/Chairperson Cr. R Anderson Cr. S. Cassidy Cr. K. Gaston Cr. P. Hulin Cr. M. Neoh Cr. D. Owen	
Council Officers in Attendance:	Peter Schneider, Chief Executive Officer David Harrington, Manager Financial Services Scott Cavanagh, Director City Infrastructure Vikki King, Director Community Development Andrew Paton, Director City Growth	
Other persons present:	Rob Wallis – Middle Island Project Anne Wallis – Middle Island Project	
Apologies		
Matters Considered:	<ul style="list-style-type: none">▪ Middle Island Little Penguin Project▪ Wiggs Lane Construction▪ Smoking in the CBD▪ McGennans view reinstatement▪ Mortlake Road trees▪ Art on NBN boxes▪ Disability parking bays in CBD▪ Reid oval update▪ Carparking strategy update▪ Employment Agreement (EA) update▪ Learning Centre update	
Councillor Conflicts of interest Disclosures:		
<ul style="list-style-type: none">• Reid Oval Update		
Councillor's Name	Type of Interest	Councillor Left Assembly while matter being discussed (Yes/No)
Cr. M. Neoh	Reid Oval – Direct work association	Yes
Meeting close time:	6:15pm	
Record Completed by:	David Harrington Manager, Financial Services	

Assembly of Councillors Record

Written record in accordance with Section 80A(I) Local Government Act 1989

Name of Committee or Group (if applicable):	Councillor Briefing	
Date of Meeting:	18 November 2019	
Time Meeting Commenced:	2.00pm	
Councillors in Attendance:	Cr. T. Herbert, Mayor/Chairperson Cr. R Anderson Cr. S. Cassidy Cr. K. Gaston Cr. P. Hulin (until 3:15pm) Cr. M. Neoh Cr. D. Owen	
Council Officers in Attendance:	Peter Schneider, Chief Executive Officer David Harrington, Acting Director Corporate Strategies Andrew Paton, Director City Growth Scott Cavanagh, Director City Infrastructure Vikki King, Director Community Development Phil Hoggan, Senior Economic Development Officer	
Other persons present:	Reid Mather, CEO, Rail Freight Alliance Nic Kaiser, CEO, South West Sports Academy Gabby Loughheed, South West Sports Academy Athlete Louis O'Callaghan, South West Sports Academy Athlete Rob Wallis, Chair, Audit & Risk Committee Brad Henderson, Consultant Utilis P/L	
Apologies		
Matters Considered:	<ul style="list-style-type: none"> ▪ Audit & Risk Committee Chairman's Report ▪ Rail Freight Alliance ▪ South West Academy of Sport ▪ North Warrnambool Floodplain – Planning Scheme Amendment ▪ Notice of Intention to Name an Unnamed Road off Otway Road ▪ Outcome of a proposal to rename Fiscalini Drive ▪ Domestic Animal Plan Update ▪ Cycling Reference Group - Terms of Reference ▪ Horses on Beaches - Verbal Update ▪ Public Safety Infrastructure Fund - Artillery Crescent CCTV and Lighting ▪ Industrial Action Update ▪ Organisational Review Update ▪ Lookout VCAT Update ▪ Disability Parking in CBD ▪ Taxi Rank Update 	
	<ul style="list-style-type: none"> ▪ Councillor Conflicts of interest Disclosures: ▪ Notice of Intention to Name an Unnamed Road off Otway Road ▪ South West Academy of Sport ▪ Lookout VCAT Update 	
Councillor's Name	Type of Interest	Item & Councillor Left Assembly while matter being discussed (Yes/No)

Cr Sue Cassidy	Board Member of Lyndoch	Notice of Intention to Name an Unnamed Road off Otway Road – Yes
Andrew Paton	Board Member of Lyndoch	Notice of Intention to Name an Unnamed Road off Otway Road –Yes
Cr Mike Neoh	CEO of South West Sports	South West Academy of Sport – Yes
Cr Sue Cassidy	Committee Member of the Lookout	Lookout VCAT Update - Yes
Meeting close time:	5:50 pm	
Record Completed by:	David Harrington Manager, Financial Services	

Assembly of Councillors Record

Written record in accordance with Section 80A(I) Local Government Act 1989

Name of Committee or Group (if applicable):	Councillor Briefing
Date of Meeting:	25 November 2019
Time Meeting Commenced:	2.30pm
Councillors in Attendance:	Cr. T. Herbert, Mayor/Chairperson Cr. R Anderson Cr. S. Cassidy Cr. K. Gaston arrived at 2:35pm Cr. P. Hulin Cr. M. Neoh
Council Officers in Attendance:	Peter Schneider, Chief Executive Officer Peter Utri, Director Corporate Strategies Andrew Paton, Director City Growth Scott Cavanagh, Director City Infrastructure Vikki King, Director Community Development Ali Kemp, Manager Recreation & Culture Kim White, Senior Recreation Planner Paul McNamara, Manager Holiday Parks Jodie McNamara Manager City Strategy and Development
Other persons present:	Dr Claire Ellis, Claire Ellis Consulting Graham Shiell, Consultant
Apologies	Cr D. Owen
Matters Considered:	<ul style="list-style-type: none"> ▪ Holiday Parks Strategic Plan. ▪ Sports Grounds Review of User Group License agreement and fees & Charges. ▪ Appointment of Council representatives on advisory bodies. ▪ Council meeting dates 2020. ▪ Record f Assembly of Councillors held on 16/9/2019 and 14/10/2019. ▪ Proposed Notice of Motions No. 2156 & 2157. ▪ Small Infrastructure Fund. ▪ Reid Oval Redevelopment. ▪ Dales Road Development Plan. ▪ Capital Projects Report Quarter 1. ▪ Asset management Policy 2019 ▪ Albert Park Integrated Water Management Plan. ▪ Monthly Financial Report October 2019. ▪ Lake Pertobe Project. ▪ Dredging Spoil Disposal Options. ▪ Fresh Markets Licence Agreement. ▪ Cycling Reference Group Minutes of 13/11/2019. ▪ Tender No. 2019064 – Provision of consultancy services engineering. ▪ Waste Strategy update.
Other Matters Considered	<ul style="list-style-type: none"> ▪ Look Out planning matter ▪ Ferguson Street land access issue ▪ Several signage issues ▪ Horses on beaches Racing Club progress to completion of outstanding requirements for beach access ▪ National hydrogen strategy announcements ▪ Parking issues

	<ul style="list-style-type: none">▪ Christmas decoration roll out▪ Human rights issue with China.	
Councillor Conflicts of interest Disclosures:		
Councillor's Name	Type of Interest	Item
Cr Neoh	Direct Work Association	Reid Oval Development Left 5:35pm Return 5:45pm
Cr Cassidy	Direct Association	Look Out Planning Issue Left 5:55pm return 6:00pm
Cr Gaston	Direct Work Association	Albert Park Integrated Water Management Plan Left 6:15pm Return 6:22pm
Meeting close time:	7:52 pm	
Record Completed by:	Peter Utri Director Corporate Strategies	

5.17. MAYORAL & CHIEF EXECUTIVE OFFICER COUNCIL ACTIVITIES - SUMMARY REPORT

PURPOSE

This report summarises Mayoral and Chief Executive Officer Council activities since the last Ordinary Meeting which particularly relate to key social, economic and environmental issues of direct relevance to the Warrnambool community.

REPORT

Date	Location	Function
30 October 2019	Hamilton	Chief Executive Officer – Attended the Southern Grampians Shire Council Year in Review 2018/19 presentation.
1 November 2019	Portland	Cr. Neoh represented the Mayor at the Federation University South West Games Opening.
6 November 2019	Warrnambool	Mayor – Attended the Brauer College Remembrance Day Ceremony.
	Warrnambool	Mayor – Attended the South West Credit Union Annual General Meeting.
11 November 2019	Warrnambool	Mayor & Chief Executive Officer - Attended the Remembrance Day service and laid a wreath on behalf of the City.
16 November 2019	Warrnambool	Mayor - Attended the launch of the Warrnambool Woollen Mill website and celebration of the Mill Community Garden.
19 November 2019	Melbourne	Mayor & Chief Executive Officer – Attended a meeting of Regional Cities Victoria.
20 November 2019	Warrnambool	Mayor – Attended the Warrnambool Clontarf Academy 2019 presentation evening.
21 November 2019	Warrnambool	Mayor & Chief Executive Officer – Attended the South West Healthcare Annual General Meeting.
	Warrnambool	Mayor & Chief Executive Officer – Attended the final Great South Coast speakers series “ <i>An Evening with Susan Alberti AC</i> ”.
23 November 2019	Warrnambool	Mayor – Attended the Rotary Club of Warrnambool 90 th Birthday Celebration.
27 November 2019	Warrnambool	Cr. Kylie Gaston represented the Mayor at the Brauer College Sporting Hall of Fame 2019 Induction of Kathryn Ross for her rowing achievements.

MOVED: CR. PETER HULIN
SECONDED: CR. SUE CASSIDY

That the Mayoral & Chief Executive Officer Council Activities – Summary Report be received.

CARRIED - 5:0

6. NOTICES OF MOTION

6.1. NOTICE OF MOTION NO. 2156

MOVED: CR. SUE CASSIDY
SECONDED: CR ROBERT ANDERSON

That when setting the new Governance Rules required under the Local Government Bill 2019, Council give consideration to introducing General Business to the agenda at ordinary meetings of Council to comply with Council's mantra of openness and transparency with the following recommendations:

- All complaints to continue to go through the proper process of the front desk or snap, send, solve app.
- All topics that a councillor wishes to speak on be emailed to the Mayor by 4.00pm on the day of the Ordinary Meeting.
- A maximum of 3 minutes for all topics to be spoken with no extensions.

CARRIED - 5:0

6.2. NOTICE OF MOTION NO. 2157

Crs. Neoh & Cassidy declared a conflict of interest for Part 1 of Notice of Motion No. 2157.

1. That Council consider the introduction of free parking between 9 December 2020 and the 31 January 2021, into Parkers, Ozone and Crammond and Dickson Car Parks before 10am and after 4pm week days and free parking on weekends, as part of its 2020/2021 budget process.
 - Due to the conflict of interest declarations by Crs. Neoh & Cassidy, which would result in a quorum being unable to be maintained, Part 1 of the Notice of Motion was withdrawn and will lay on the table until the February 2020 Council meeting.

MOVED: CR. PETER HULIN
SECONDED: CR. SUE CASSIDY

2. **When setting the new Governance Rules required under the Local Government Bill 2019, Council give consideration to citizens being given the opportunity at Ordinary Meetings of Council to speak to a given agenda item if it is relevant to them (e.g. planning cases). A maximum of four citizens per agenda item (two in affirmative, two in opposition) with a time limit of 3 minutes each."**

CARRIED – 5:0

7. PUBLIC QUESTION TIME

7.1 QUESTION FROM DAVENA EDWARDS, 12 BAUDIN COURT, WARRNAMBOOL

- “1. What is the cost to ratepayers of the after meeting meal and drinks?*
- 2. How many Council staff attend the meal and drinks?”*

The Chief Executive Officer advised - the number of Council staff that attend the meal is up to 6 officers, the cost to the ratepayers of the after meeting meal and drinks, I will have to check that and come back and will take it on notice.

7.2 QUESTION FROM PETER SYCOPOULIS, 12 JACKMAN AVENUE, WARRNAMBOOL

“Is former WCC Chief Executive, Bruce Anson currently or recently employed by Warrnambool City Council in any capacity, either directly or on a contract or project basis? Answer also in writing please.”

The Chief Executive Officer advised – to my knowledge the answer is no and I will respond to that in writing as requested.

7.3 QUESTION FROM PAT NOLAN, 64 WHITES ROAD, WARRNAMBOOL

“Clarify Page 242, Community impact/construction – All groups apart from one indicating Concept 2 – who is the one?”

Cr. Neoh declared an interest and left the meeting at 7.10pm.

The Director Community Development advised – that would be East Warrnambool.

Cr. Neoh returned to the meeting at 7.11pm.

7.4 QUESTION FROM JIM BURKE, 1 RIVERDALE COURT, WARRNAMBOOL

I understand that the Council has appointed an external auditor to examine the credit card protocols. Can you advise:-

- 1. Who was appointed as external auditor.*
- 2. Have they completed their work.*
- 3. Has the Council received their report, and*
- 4. Will that report be made public?”*

The Chief Executive Officer advised -

1. HLB Mann Judd is the appointed external auditor.
2. They have completed the first part of their work, which is the investigative work to the best of my understanding.
3. Council has not received the report as yet, there is a preliminary report that's been with officers to check and will that report be made public; that will be a decision of Council.

7.5 QUESTION FROM BEN BLAIN, TAIT'S ROAD, WARRNAMBOOL

"As the Mayor had stated at the open meeting on September 2 the VO was currently completing a section 13A inquiry into the matter,

We are just asking in relation to this investigation

- *Has this preliminary investigation (section 13A) been completed or is it still progressing? Has the VO given any indication or started a full inquiry into this matter?"*

I am just following up on the correspondence received from council on the 7th of October about my question from the September public meeting. When can I expect a response from the audit and risk committee on my concerns?

The Chief Executive Officer advised – to the best of my knowledge they have finished their initial investigation and they have indicated that they will be doing some further work but I am not quite sure when that will commence but I am happy to take on notice and get back on that one.

7.6 QUESTION FROM ANGIE PASPALIARIS, 62 KEPLER STREET, WARRNAMBOOL

"Last month, Lava Street residents were formally told that with respect to our 15-month parking matter, we would have to await the findings and decisions of a new CBD Parking Strategy. However, only days later, Council implemented a total of 9 car parks (six regular, two 15 min and one disabled) in Koroit Street near the public toilet block – without waiting for the same CBD Parking Strategy to be completed.

The implementation of carparks along this Koroit Street section required tradespeople to cut into the footpath to allow space for said carparks. Could Council please explain why one part of central Warrnambool has to wait for the updated parking strategy to be completed, while another part of central Warrnambool does not, and why it is deemed reasonable for these differences to exist.

In addition to my first question, could Council also qualify the cutting and narrowing of footpath in the Koroit Street section for the new car parking, which so obviously goes against Councils' plans of widening other CBD footpaths to create more pedestrian-friendly access? As well as why this \$20,000 worth of car parking has been approved to facilitate a greater number of carparks in Koroit Street – given Council has so strongly and consistently promoted their desire to have less cars in the CBD, and to encourage more people to park in off-street carparks and walk.

Why has the Warrnambool City Council been so contradictory in its most recent modifications to the CBD, and will this careless approach continue? May I have the answer verbally and in writing. Thank you."

The Chief Executive Officer advised - it's a very comprehensive question and I think it really deserves a comprehensive response and I will take it on notice.

The Director City Infrastructure advised – happy to write an initial response to that question. The conversion of the former bus bays into car parking spaces was by resolution taken by Council earlier this year so that decision was made some time ago. It is different in a number of ways to the residential demands that are being seen in residential streets around the CBD that we need a wider strategy to ensure we are just not putting the car parking in those areas out further. The car parking in the CBD is obviously about providing car parking in the CBD where the demands are the highest.

8. CLOSURE OF MEETING TO THE PUBLIC TO CONSIDER ITEM OF URGENT BUSINESS

MOVED: CR. MICHAEL NEOH
SECONDED: CR. SUE CASSIDY

That the meeting be closed to the public to enable an urgent staffing matter to be discussed.

CARRIED – 5:0

9. RESOLUTION TO RE-OPEN MEETING TO THE PUBLIC

MOVED: CR. MICHAEL NEOH
SECONDED: CR. KYLIE GASTON

That the Meeting be re-opened to members of the public at 7.37pm.

CARRIED – 5:0

10. CLOSE OF MEETING

The meeting closed at 7.38pm.

CHAIRMAN