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DRAFT News and Social Media Policy

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NEWS AND SOCIAL MEDIA POLICY



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NEWS AND SOCIAL MEDIA POLICY



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NEWS AND SOCIAL MEDIA POLICY

1. INTRODUCTION

1.1 Purpose

Online and traditional news services, along with social media, provide opportunities for Council to engage with and inform the community about Council activities, programs, events, services and initiatives. Collectively they play a critical role in facilitating transparency, accountability and public trust.

The purpose of the policy is to provide a consistent, coordinated approach to interacting with news and social media, ensuring Council's communications are accurate and professional.

Councillors and staff of Warrnambool City Council are expected to demonstrate standards of conduct and behaviour that are consistent with relevant legislation, regulations and policies. This policy and the associated procedures provide guidance for Councillors, staff, contractors and volunteers on the use of news and social media for the purposes of informing and engaging with the community about Council activities, responding to media enquiries and the personal use of social media where Warrnambool City Council is a topic of online discussion. This policy should be read in conjunction with the Councillor and staff codes of conduct.

1.2 Scope

The policy applies to all Council services, Councillors, employees, contractors (third party agents), volunteers and committees (including Council advisory committees) when representing Council in the media. This policy applies to all verbal and written comments in the media, public speaking engagements, media releases and the use of social media.

1.3 Definitions

Term	Definition
Council	Warrnambool City Council
Community	People who live, work in or visit Warrnambool
Social media	Internet-based tools that facilitate online conversations.
Community engagement	The processes and interactions that occur between the Council, the general community and community groups.
Consultation	A two-way relationship with Council providing information to the community and community groups, accepting and considering feedback and providing information on outcomes.



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Political matters	Matters pertaining to the political direction of Council. This includes but is not limited to a decision of Council, an impending decision of Council, issues on which Council is campaigning or advocating for in the political arena and any matters on which Council is being asked to state a philosophical or ideological position.
Operational matters	Matters pertaining to the day-to-day operations of Council. This includes but is not limited to program delivery, Council services and programs, Council initiatives, and matters relating to staff.
News media	Radio stations, newspapers, television and websites that provide news coverage.

1.4 References

Relevant legislation/standards	<ul style="list-style-type: none"> • Australian Human Rights Commission Act 1986 (Comm) • Age Discrimination Act 2004 (Comm) • Copyright Act 1968 (Comm) • Crimes Act 1958 (Vic) • Defamation Act 2005 (Vic) • Disability Discrimination Act 1991 (Comm) • Fair Trading Act 1999 (Vic) • Fair Work Act 2009 (Comm) • Freedom of Information Act 1982 (Vic) • Local Government Act 1989 (Vic) • Equal Opportunity Act 2010 (Vic) • Racial and Religious Tolerance Act 2001 (Vic) • Racial Discrimination Act 1975 • Privacy and Data Protection Act 2014 • Public Records Act 1973 (Vic) • Spam Act 2003 (Comm) • Sex Discrimination Act 1984 (Comm) • Wrongs Act 1958 (Vic) • Gender Equality Act (2021) • Child Safe Standards (2022)
Council & organisational policies	<ul style="list-style-type: none"> • Councillor Code of Conduct • Staff Code of Conduct • Community Engagement Policy • Privacy Policy • Governance Rules • Caretaker (Elections) Policy • Councillors IT Equipment – Conditions of Use Policy



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	<ul style="list-style-type: none">• Risk Management Policy• Equal Opportunity Policy• Bullying and Harassment Policy• Acceptable Computer Use Policy• Sponsorship Policy• Records Management Policy
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2. POLICY

2.1 Policy statement

In applying scrutiny to and coverage of Council activities, news media supports Council's efforts to maintain strong relationships with our community, therefore, a functional relationship between Council and a fair and balanced news media is highly desirable.

The Policy describes the way in which Council will communicate decisions, policies, programs, services and activities to the community via news media and social media. It also describes how Council will respond to requests for information from news media.

The Policy is aligned with Council's Community Engagement Policy which outlines Council's commitment to informing the community and, where appropriate, involving the community in decision-making.

2.2 Policy objectives

- Ensure news media receives accurate, useful and relevant information in a timely manner, taking into account the availability of staff, existing work commitments of staff and the urgency of the news item.
- Ensure that there are clear processes in place in interacting with the news media to communicate key Council decisions and messages.
- Detail the roles and responsibilities of councillors/staff in terms of media management, authorised spokespersons and the responsibility for pro-active promotion of Council services, events and activities.
- Provide guidelines for councillors and staff in the use of social media.

2.3 Policy principles and procedures

The following guiding principles set out how as Council and the organisation we will engage and interact with the community through news and social media platforms.

2.3.1 News media enquiries

Warrnambool City Council will endeavour to provide timely, accurate information to the news media to maintain the reputation and integrity of Council and to ensure openness and accountability.

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In responding to enquiries from news media, Warrnambool City Council expects media coverage that is fair, balanced, relevant and in the public interest.

News media enquiries will be addressed within reasonable timeframes which are influenced by Council resources including the availability of staff. Enquiries will be directed through the Communications Unit to ensure a co-ordinated, organisation-wide approach.

2.3.2 Reporting on Council decisions

All media releases on Council decisions will be coordinated through Council's Communications Unit.

Once a decision is made by Council, media releases should reflect the decision of Council, not the personal interpretations of Councillors or officers.

2.3.3 Authorised media spokespersons

The Mayor is the official spokesperson on behalf of Council on matters where the Council has an official position, the matter relates to a Council decision or policy adopted by Council, matters affecting local government and local issues that impact the community.

The mayor may designate other Councillors as spokespersons. Examples of where this may be appropriate could include:

- a Councillor discussing matters pertaining to an advisory committee on which they serve;
- allocation of Councillors to a particular portfolio where a Councillor has a particular interest or level of expertise.

The Chief Executive Officer is the official spokesperson for all operational matters relating to the organisation including staffing and the structure of the organisation and on issues relating to service provision or day-to-day business of Council. Where appropriate the Chief Executive Officer will authorise relevant Council staff to speak on operational matters.

The Chief Executive Officer can provide ongoing authorisation to a Council business unit that allows for the promotion of that business through the media.

2.3.4 Councillors in the media

Councillors can express their own independent views through the media, however they must make it clear any comment is their personal view and does not represent the position of Council. In making representations through the media, Councillors should abide by the Councillor Code of Conduct.



NEWS AND SOCIAL MEDIA POLICY

2.3.5 Chief Executive Officer in the media

The Chief Executive Officer's role in the media will be focused on operational matters.

2.3.6 Media support

The role of Council's Communications Unit is to help promote the programs, initiatives, services and strategic policy decisions of Council and to support the Mayor and Chief Executive as official spokespersons.

Communications Unit support is reserved for actual Council decisions and activities and does not extend to promoting or explaining matters raised by Councillors through the media, unless they have been considered and a majority Council decision has been made.

2.3.7 Council social media accounts/sites

A number of Council operations and enterprises use social media as a promotional and general communications tool.

Social media platforms and apps not approved for use on devices owned by the Victorian and Australian governments are not to be used on Council devices.

Those posting content on Council social media sites should be mindful of the prohibited content described in item 2.3.7 of this policy.

Social media posts should relate directly to the operation for which the social media account was established.

Approval for establishing official Council social media sites is authorised through the Communications Manager on behalf of the Chief Executive.

Statements or announcements posted by staff on Council social media sites must:

- disclose only publicly available information; and
- comply with all relevant Council policies.

Staff using social media to disseminate information may consider sharing posts from community organisations or project partners, providing the post meets the objectives of a relevant Council plan, program or project.

Staff should be mindful of Australian competition laws and refrain from relaying, repeating or sharing social media messages issued by private businesses as to do so may promote one business over another, or involve Council in matters outside the scope of local government activity.



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2.3.8 Prohibited content

The following are not permitted under any circumstances when Councillors or Council staff on behalf of Council engage with the community via the news and or social media:

- abusive or profane language;
- content which is false or misleading;
- confidential information about Council or third parties;
- copyright or trademark protected materials;
- discriminatory material in relation to a person or group based on age, cultural background, disability, gender, nationality, marital or parental status, political opinion/affiliation, race, religious belief or sexual orientation;
- material that would offend contemporary standards of taste or decency;
- material that would bring the Council into disrepute;
- material that would breach applicable laws eg privacy, copyright, trade practices, etc;
- materials that could compromise a Council employee or systems safety;
- spam, meaning the distribution of unsolicited bulk electronic messages;
- statements that may be considered to be bullying or harassment; and,
- personal details or references to elected members, Council employees or third parties, which may be inconsistent with Council's Privacy Policy.

2.3.9 Child safety, gender diversity and equality

Those producing media content, print and online, should ensure the content reflects the diversity that exists in the Warrnambool community taking into account gender, age and cultural background.

Content should also be mindful of the 11 Victorian Child Safe Standards as defined by the Commission for Children and Young People.

2.3.10 Personal use of social media

Warrnambool City Council recognises that Councillors and Council staff use social media in their personal lives. This policy does not intend to discourage nor unduly limit personal expression or online activities. However, there is the potential for damage to be caused (either directly or indirectly) to the Council in certain circumstances via personal use of social media when users can be identified with Council.



NEWS AND SOCIAL MEDIA POLICY

Councillors and Council staff should be aware that content published on social media is, or may become publicly available, even from personal social media accounts.

Councillors and staff must ensure, they:

- are mindful that their behaviour is bound by the Councillor/Staff Codes of Conduct and therefore any views expressed should be clearly identified as their own and not those of Council;
- don't use a work email address to register personal social media accounts;
- don't make comments that are obscene, defamatory, threatening, harassing, discriminatory or hateful to, or about work, colleagues, peers or Council.

Councillors and staff must not post comments or images that are, or could be perceived to be:

- made on behalf of City Council;
- so harsh or extreme in criticism that they raise questions about the capacity to work professionally or impartially as a Councillor or employee (such comments would not have to relate directly to their area of work);
- compromising the capacity to fulfil duties as a Councillor or staff member in an impartial and unbiased manner. This applies particularly where comment is made about Council policies and programs;
- so strong in criticism of Council that it could seriously disrupt the workplace. (Councillor/staff members should resolve concerns via internal dispute resolution mechanisms);
- unreasonable criticism of Council clients or other stakeholders; and/or
- compromising public confidence in Council.

2.3.11 Moderation of online content

Council officers responsible for social media content will either report, remove or block posts or users that:

- abuse, harass or threaten others;
- racially or religiously vilify others;
- incite, induce or aid violence, discriminate, harass, victimise or provoke hatred towards others, or are likely to offend, insult or humiliate others, particularly on the basis of their race, colour, descent, national origin, religion, ethnicity, gender, age, sexual orientation or any disability;
- make defamatory or libellous comments;
- use insulting, provocative or hateful language or images;
- use obscene or offensive language or images;
- use material that infringes the intellectual property rights of others;
- are multiple versions of the same view in a discussion;

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- promote commercial interests;
- are unrelated to the topic of a post;
- link to external non-government websites;
- promote personal and professional interests;
- are overtly party political (e.g. reference to candidates, fundraisers, support for political parties);
or,
- incite, encourage or make reference to conduct that may constitute a criminal or civil offence.

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3. ROLES AND RESPONSIBILITIES

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Role	Responsibilities
All Users	<p>When using Council media platforms:</p> <ul style="list-style-type: none"> • adhere to Warrnambool's City Council's Codes of Conduct, policies and procedures; • comply with relevant laws and regulations; • seek authorisation/assistance from the Communications Unit; • behave with caution, honesty and respect; • have sound reasons for using social media for work; • use correct spelling and grammar; and, • reinforce the integrity, reputation and values of Warrnambool City Council.
Staff and contractors	<ul style="list-style-type: none"> • Seek approval from relevant manager for any business strategy that incorporates social media. • Seek advice and authorisation from the Communications Unit about using social media and developing a communications plan to support a business strategy. • Seek approval for council branding of social media and register social media account/tools/site with the Communications Unit. • Seek training and development for using social media. • Understand and comply with the provisions in this policy. • Seek advice from the Communications Unit if unsure about applying the provisions of this policy. • Be familiar with the end user licence agreements of any external social media tools being used.
Managers and Supervisors	<ul style="list-style-type: none"> • Ensure staff and contractors are provided with a copy of this policy. • Ensure staff and contractors under their control comply with actions and procedures detailed in this Policy.
Information Services Unit	<ul style="list-style-type: none"> • Facilitate secure access to support delivery of council business via social media. • Regularly back up and archive internally hosted social media sites.
Communications Unit	<ul style="list-style-type: none"> • Authorise the use of social media tools for conducting council business. • Provide advice and assist with the development of communication plans using social media. • Educate staff and contractors about this policy and their responsibilities when using social media. • Advise appropriate precautions e.g. disclaimers. • Maintain a register of social media being used for conducting council business, including records of the business case for using social media, its strategic imperative, the intended administrator, URL, login, password and audience. • Monitor social media accounts/tools/sites registered for conducting Council business. • Refer matters where appropriate to Council's Governance & Risk Unit where an issue is likely to be contentious or may create legal risk for the Council.

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4. GOVERNANCE

4.1 Owner

The Communication Manager is responsible for monitoring the currency and viability of this policy and updating it when required.

4.2 Review

Manager Communications will review the policy for any necessary amendments four years after its formulation or after the last review.

4.3. 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.

4.4 Enforcement

For Council staff, contractors and volunteers, alleged breaches of this policy may result in a Code of Conduct complaint, disciplinary action, performance management and/or review. Serious breaches may result in suspension or termination of employment or association.

For Councillors, any breach of this policy may result in a Councillor Code of conduct complaint.

Warrnambool City Council reserves the right to remove, where possible, content that violates this policy or any associated policies



WARRNAMBOOL
CITY COUNCIL

Community Group Loan Guarantee Policy

POLICY TYPE: Council

APPROVAL DATE: [MMM YYYY]

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COMMUNITY GROUP LOAN GUARANTEE POLICY



DOCUMENT CONTROL

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COMMUNITY GROUP LOAN GUARANTEE POLICY



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COMMUNITY GROUP LOAN GUARANTEE POLICY

1. INTRODUCTION

1.1. Purpose

The purpose of this policy is to clarify the rules and methodology which Warrnambool City Council ("Council") will apply when considering whether it should act as bank guarantor for loans taken out by community organisations;

1.2. Scope

This policy applies to the evaluation of all requests to Council for it to act as guarantor for loans by community organisations.

1.3. Definitions

Term	Definition
Organisation	An incorporated organisation, community group or sporting club
S&P	Standard and Poor's credit rating agency
Staff	City employees, Councillors, volunteers, or contractors engaged by Council
Significant	Means direct financial (cash or otherwise) support greater than \$50,000, or which may present a high or extreme risk to Council

1.4. References

Nil

2. POLICY

Council is, at times, approached to provide significant support to local community organisations to assist with funding projects. The support requested can be in the form of funding, supply of goods and services, labour and expertise support, or acting as guarantor for a loan facility.

If provided in the form of a loan guarantor, that support may expose Council to risk. If the organisation who applied for the loan defaults on repayment, responsibility for the repayment falls to Council.

A thorough assessment of any proposal is essential to ensure risks to Council are minimised through financial and policy analysis.

All requests for Council loan guarantee support or joint funding arrangements must be completed on the Loan Guarantee Application Form in consultation with Council officers. Any other requests will not be considered.

2.1. Policy Statement

The Loan Guarantee Policy will provide clear direction to management, staff and Council in relation to considering and evaluating the support it provides to community Organisations.

Loan Guarantee principles:

- The organisation must be able to demonstrate that the reason for the loan is to upgrade or enhance facilities or amenities which will provide appropriate benefit to the local community as a whole (not just the organisation who is applying for Council support). Council will not provide support for loans used for operating costs or refinancing activities.

COMMUNITY GROUP LOAN GUARANTEE POLICY



- The community Organisation must be able to demonstrate their financial viability to repay the loan.
- Entering into the Loan Guarantee must not compromise or have negative impact on Council's financial sustainability or ability to borrow funds for its own purposes.

2.2. Policy Criteria

Assistance will only be considered when all the following essential criteria have been met by the applicant:

- a. Where it is demonstrated that the project will provide essential services or a clear benefit to the wider community.
- b. The applicant will be required to demonstrate their capacity to contribute to the capital cost of the project excluding government grants (if applicable).
- c. The guarantee term is within Council's agreed benchmark terms (Section 2.4).
- d. The applicant has completed and agreed to all items in the Loan Guarantee Compliance Statement.
- e. The project asset will be owned by either the applicant or Council.
- f. The Organisation's role (and proposal) is consistent with the Council Plan objectives and values.
- g. The Organisation can demonstrate that social, economic or environmental impacts which may arise from the project have been assessed.
- h. Alternative funding avenues, including where relevant the applicant Organisation's own assets or guarantee options, have been investigated.
- i. The applicant Organisation has a history of timely payments and no current outstanding debt to Council.

Council Limits

A loan guarantee will only be approved by the Council if the risk to Council is minimal.

The following criteria must be taken into account when considering Council's response to the request:

- The maximum amount to be guaranteed by Council in any single instance will not exceed \$1,000,000.
- Council reserves the right to take security over the applicant's equity, including land and buildings. The level of security Council requires will be assessed on each application.
- The guarantee will not exceed fifty percent of the total project cost.
- The maximum period of a loan subject to guarantee should be ten years.
- Council will only agree to act as a guarantor providing all other possible sources of funding for a project have been exhausted.
- The guarantee should be in place before any contract is entered into for construction.
- The application must not result in the total value of loans whereby Council is acting as guarantor to exceed 10% of rates.

Council Records

Any Bank Guarantees are recorded in the Annual Financial Statements as Contingent Liabilities.

The Finance Department shall be responsible for maintaining a record of all guarantees and monitoring compliance with the relevant financial ratios.

Prior to any guarantee being approved Council must be provided with a schedule of current guarantees to determine its risk exposure.

COMMUNITY GROUP LOAN GUARANTEE POLICY



Additional items for consideration:

- Does the applicant have sound governance practice in place?
- What is the percentage of revenue committed to debt repayments (Debt Commitment Ratio)?
- Have appropriate plans and costings been prepared?
- Have ongoing maintenance costs for new assets been factored into forecast budgets provided by the applicant?

2.3. Review Panel

Each application will be assigned to the Director Corporate Strategies (the "Responsible Director"). The Responsible Director is charged with the duty of forming the review panel. The Review Panel shall comprise of a minimum of at least three Council officers being:

- The Responsible Director;
- Manager Financial Services; and
- Director or a Manager (from the Directorate from which the application relates to)
- An independent member of Council's Audit and Risk Committee (for applications over \$500,000)

The assessment of an application will require a considerable amount of professional judgment by Council officers. Should the relevant officers believe they do not have sufficient skills and experience to form an opinion, they should seek third party expert assistance. Before any third party assistance is sought, approval must be first received from the applicant in writing.

2.4. Benchmark terms and documents

The Benchmark Terms in which a Guarantee will be approved by Council are as follows:

Guarantee Amount	Maximum term of guarantee
Up to \$50,000	5 years
\$50,000 - \$500,000	10 years
\$500,000 - \$1,000,000	10 years

- For a Bank Guarantee under \$50,000 the Organisation must provide audited Financial Statements for the past two years, a Business Plan and Projected Cash Flow Statement for the next 5 years.
- For a Bank Guarantee over \$50,000 - \$500,000 the Organisation must provide Financial Statements for the past three years as presented at the Organisation's Annual General Meeting, a Business Plan and Projected Cash Flow Statement for the next 10 years.
- For a Bank Guarantee over \$500,000 to \$1,000,000 the Organisation must provide Financial Statements for the past three years as presented at the Organisation's Annual General Meeting, a Business Plan and Projected Cash Flow Statement for the next 10 years.
- If the particular Organisation utilises Council owned or controlled land or land owned by the Crown and the group has a lease of the land or the buildings thereon, the Organisation must have the written approval of the land owner for the works proposed.
- The loan must be from a recognised financial institution with an S&P long term credit rating greater or equal to BBB+.

If Council deems an application for a loan guarantee over \$1,000,000 as a compelling argument that meets a significant community need, it may refer the application to the review panel for a recommendation. If eventually approved by Council, the same rules that apply to the \$500,000 - \$1,000,000 Loan Guarantee will apply at a minimum, with additional requirements placed on the applicant if deemed necessary.



COMMUNITY GROUP LOAN GUARANTEE POLICY

2.5. Council Report

Applications for Loan Guarantees which meet all the essential requirements of the policy will be referred to Council for approval of the support provided.

2.6. Formalising the relationship (including arrangements in cases of default)

Support given to an Organisation should be evidenced in a formal agreement that clearly identifies the nature of the support provided, the mutual obligations and responsibilities of the parties and the expected governance framework underpinning the support, including risk management, audit and reporting requirements.

A comprehensive agreement shall be enacted between the applicant and Council that adds clarity to the professional relationship and therefore assists in minimising risk and possible misunderstanding between the parties. It is also an effective tool for compliance, monitoring and review.

The agreement will cover the steps and arrangements applicable in the situation where the organisation defaults on payments. This agreement should also note and define review points and an 'end' of the support arrangements.

2.7. Post Support Review / Ongoing Relationship

If support is provided to a community Organisation, the City needs to consider and implement the appropriate monitoring system between parties.

As a guide, the items which should be considered are as follows:

- Evidence that the loan funds have been expended/utilised in accordance with the intent/purpose.
- Future financial records (profit and loss, cash flow and balance sheets) periodically where support is ongoing for a period exceeding six months.
- If support is toward an asset which is to be constructed/installed on Council property, appropriate measures are to be implemented to ensure compliance with OH&S legislations and relevant details are to be provided to the Financial Services and Property Units so that asset registers can be updated.
- Representation on the Organisation's Board.
- Evidence that appropriate risk management, including insurance is in place
- Any other decisions Council may consider pertinent to a particular case

2.8. Fees and Charges on Loan Guarantees

Any fees and charges applicable to a loan guarantee shall be paid by the applicant.



COMMUNITY GROUP LOAN GUARANTEE POLICY

3. GOVERNANCE

3.1. Owner

Manager Financial Services

3.2. Review

The Manager Financial Services will review the policy for any necessary amendments no later than 3 years after its formulation or after the last review.

3.3. Compliance Responsibility

Council - To approve or deny applications in line with this policy.

Director Corporate Strategies - Responsible for applications, forming the review panel and assessing applications.

Manager Financial Services - Member of the review panel and assessing applications, including providing secretariat if required.

Directors/Managers - Member of the review panel if the application relates to their directorate.

3.4. 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). This policy focuses primarily on the financial capacity of the organisations requesting support. Social justice, gender equity and access goals are considered through additional support and is contained in other specific supporting Council policies.

4. APPENDICES

WARRNAMBOOL ART GALLERY



WARRNAMBOOL ART GALLERY Collection Development Policy (July 2023)

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1. Introduction

The Warrnambool Art Gallery has developed a substantial collection of Australian art spanning from European colonisation to contemporary work. The collection comprises significant colonial paintings, works on paper ceramics, sculpture and installations. Warrnambool Art Gallery is also the custodian of Aboriginal and Torres Strait Islander artefacts, contemporary cultural material and works of art.

The collection is a significant cultural asset owned by the Warrnambool City Council and held in trust for the people of Warrnambool and South West Victoria. The Collection Policy is central to Warrnambool Art Gallery's commitment to effectively develop, manage, and conserve the cultural material and works of art in its care, while providing engagement and access opportunities to the public on local, state and national platforms.

2. Purpose

This Policy has been developed to provide guidelines for the management and development of the Warrnambool Art Gallery collection. It identifies the focus of the collection and stipulates the process by which artworks are acquired into the collection and deaccessioned.

3. Scope

The policy relates to the collection owned or held in custodianship by the Warrnambool City Council and housed in the Warrnambool Art Gallery. This policy relates to all items held in the collection regardless of provenance.

It outlines the strategic approach to developing the collection in a measured way that responds to current storage demands, existing strengths and gaps within the collection while taking into consideration future audiences and current trends in contemporary practice.

4. Definitions

Term	Definition
Collection	Works of art and cultural material, in various media, that are the property of Warrnambool Art Gallery and have been formally accessioned.
Acquisition	A work of art or cultural material purchased, donated, commissioned or obtained for the Collection.
Accession	The process which formally acknowledges an item as part of the Collection
Donor	An individual, organisation or group who has made or is proposing to make a gift to Warrnambool Art Gallery
Deed of Gift	A formal, legally binding document that establishes that title of a work of art is given to Warrnambool Art Gallery as a gift by the donor(s). The Deed of Gift also outlines the terms and conditions of the gift and its acceptance.
Acquisition Proposal	Detailed information about a work of art or cultural material proposed for acquisition and outlines considerations in assessing the acquisition. The submission will detail the known provenance of the work and will identify costs and, in the case of works acquired through purchase, the potential funding source. The submission will include a brief report outlining the argument for acquisition and relevance to the collection
Deaccession	The process of removing a work of art or cultural material from the Collection and the recording of the disposal or removal when it is sold, donated, destroyed or lost
Cultural Material	Includes objects of all types and is not limited to: antiquities; material from archaeological excavations; objects of ethnological interest; objects of artistic interest; palaeontological objects; digital born objects and multimedia creations; archives including written, sound, photographic and cinematographic; and specimens of fauna, flora, minerals and anatomy.
Work of art	A diverse range of human activities, creations and methods of expression
Works on paper	Includes works of art drawn, painted or otherwise created on paper using a variety of media e.g. pencil, charcoal, paint, ink, various types of print techniques and collage.

5. Statement of Principles

Warrnambool Art Gallery is committed to developing its collection in-line with the highest ethical standards and legal requirements. Warrnambool Art Gallery operates with transparency in its dealings and is visible to public scrutiny, in order to maintain and build upon its reputation in the sector and the community.

Warrnambool Art Gallery recognises the UNESCO Convention on the Means of Prohibiting and Preventing the Illicit Import, Export and Transfer of Ownership of Cultural Property 1970 (the Convention) and acknowledges that Australia is a signatory to the Convention. Warrnambool Art Gallery also recognises and is bound by the terms of the Protection of Moveable Cultural Heritage Act 1986 and is guided by the International Council of Museums (ICOM) Code of Ethics, Museums Australia Code of Ethics and the Australian Best Practice Guide to Collecting Cultural Material and the National Standards for Australian Museums and Galleries.

The Gender Equality Act 2020 requires that Councils “must consider and promote gender equality; and take necessary and proportionate action towards achieving gender equality.” Accordingly the Gallery acknowledges that historically acquisitions have favoured the collection of male artists and highlights a continued commitment to equity through building a collection that is more equally reflective of Australia’s diverse population.

Where relevant Warrnambool Art Gallery will also refer to the following policies and guidelines:

- *Aboriginal Heritage Act (2006) and Aboriginal Heritage Amendment Act (2016)*
- *Copyright Act 1968*
- *Control of Weapons Act V.072 (1990)*
- *Firearms Act (1996)*
- *Underwater Cultural Heritage Act (2018)*
- *The Historic Shipwrecks Act (1976)*
- *Victorian Heritage Act (1995)*
- Australia Museums and Galleries Association Victoria (AMaGA) – First peoples: a roadmap for enhancing Indigenous engagement in museums and galleries (2019)
- Australia Council for the Arts – Protocols for using First Nations cultural and intellectual property in the arts (2020)
- Australian Government Ministry for the Arts – Australian Best Practice Guide to Collecting Cultural Material (2015)
- Australian Government Cultural - Gifts Program
- National Standards for Australian Museums and Galleries (2023)
- *Charter of Human Rights Act (2007)*
- Warrnambool Art Gallery Storage Management Plan (2018)
- Warrnambool City Council Procurement Policy (2021)
- Warrnambool City Council Staff Code of Conduct (2020)

6. Selection Criteria

Relevance

Works of art or cultural material deemed to fit one or more of the Acquisition Categories as determined by the curatorial team or relevant experts when necessary

Significance and rarity

Works of art or cultural material that has significant historic, aesthetic, scientific or research and/or social or spiritual value. The aesthetic significance of an item may be based on its craftsmanship, style, technical excellence, beauty, skill and quality of design and execution. Works of art must be unique, relatively rare or an excellent example of its type.

Provenance

Warrnambool Art Gallery will not purchase, or accept as a gift, bequest, or loan any work of art or cultural material where provenance is questionable including, but not limited to, theft, sale under duress, or unethical obtainment.

Acknowledging there might be exceptional circumstances in the collection of First Nations cultural material and artefacts Warrnambool Art Gallery will seek expert guidance if provenance is uncertain

Condition

Warrnambool Art Gallery has limited capacity or funding to store or undertake conservation of works of art or cultural material in poor condition. Only in exceptional circumstances, and at the discretion of the Gallery Director, will a work of art requiring conservation be acquired. Generally works of art or cultural material must be suitable for long term-storage and in condition suitable for display.

Interpretive Potential

Works of art or cultural material that has high value through its potential communicative power including its interpretative potential within the context of art historical scholarship must also be considered.

Display and Storage practicalities

Warrnambool Art Gallery has limited storage facilities. Practicalities regarding the storage and movement of works of art or cultural material, including but not limited to, long-term storage concerns and workplace health and safety issues, and associated costs in managing these factors, must play a pivotal role in assessing prospective acquisitions. Potential for regular display and ease of installation must be taken into consideration.

Collection Priorities

Priority will be given to selection of early and mid-career artists demonstrating a committed exhibition history, evidence of consistent and innovative work and excellent aesthetic and conceptual thinking should be acquired. The likelihood of a continued career should be a factor in decision making. Early and mid-career artists

whose works will likely become unattainable in time should be acquired mindful of inherent and calculated risk. The priorities of current collecting are as follows:

- a) Australian artists who are likely to become financially out of reach in 5 to 10 years.
- b) Less established Australian artists, with a strong career trajectory, and who are currently producing affordable, exemplary works of art.
- c) Australian artists who have established practices and are able to fill a gap in contemporary collecting.
- d) Works of art that can be accommodated within current storage limitations.
- e) Works of art by artists who have been traditionally under-represented in the collection including but not limited to, women, First Nations artists, culturally diverse artists and other marginalised groups .
- f) Acquisitions should be considered in relation to the following categories within the collection, with the view to enhance the gallery's ability to tell important, relevant and diverse stories that reflect local, state and national concerns.

6.1 Collection Categories

Works of art and cultural material will be acquired by the Warrnambool Art Gallery based on its relevance to the following defined collection areas and in-line with the gallery's Strategic Plan.

Contemporary Australian Art

Warrnambool Art Gallery aims to develop a selective, but exceptional collection of Contemporary Australian Art. The selection of works of art and cultural material will be informed by gallery's existing areas of focus and should take into account relationships to existing works and/or key themes already in the collection, as well as current storage limitations.

Warrnambool Art Gallery seeks to collect works of art by artists who are actively contributing to dialogues in Australian art, have a record of creating innovative work, and produced works that will be of public interest and importance in the long term. Works that best represent the practice of artist and fit the following criteria will be sought:

- a) Contemporary art by established or early to mid-career Australian artists in a range of media which will contribute to the concerns and ideas inherent in the existing collection.
- b) Contemporary art by established or early to mid-career Australian artists in a range of media, which has a direct relationship to existing work or themes in the collection
- c) Contemporary art made by artists who are from, currently reside, or have a significant connection to Warrnambool, South-West Victoria or surrounding region.

- d) Contemporary art or cultural material that references Warrnambool, South-West Victoria or surrounding regions, including other important geographic and cultural landmarks
- e) Contemporary art made by artists who have traditionally been under-represented in the collection including but not limited to, women, First Nations artists, culturally diverse artists and other marginalised groups

Colonial and Modern Australian Art

The Warrnambool Art Gallery holds an important selection of colonial art and modern art but it is not a comprehensive collection of either period. While it is currently beyond Warrnambool Art Gallery's capacity to develop a comprehensive collection in these areas, they should inform any possible retrospective acquisitions.

Warrnambool Art Gallery will aim to acquire work by artists that have made a significant contribution to Australian art or demonstrate a substantial contribution to current themes within the existing collection. Works that best represent the practice of the artist, and are of public interest and importance in the long term will be sought.

The following areas are of particular focus to collect as they add depth to areas of strength in the existing collection

- a) Works of art by artists working in Australian from c. 1800 to c. 1900, with particular consideration given to pieces depicting aspects of Warrnambool, South-West Victoria and other important geographic and cultural landmarks.
- b) Works of art by Modernist artists working in Melbourne from c.1930 to c.1955 and later 20th century, with particular consideration given to artists connected to the George Bell School or the Angry Penguins
- c) Works of art, of the same time period, made by artists who have traditionally been under-represented in the collection including but not limited to, women, First Nations artists, culturally diverse artists and other marginalised groups.

Australian Printmaking and Works on Paper

The Warrnambool Art Gallery currently holds a significant selection of prints as part of its collection including modern through to contemporary works. New acquisitions in this category would continue to grow an area that is a current strength of the collection.

Warrnambool Art Gallery aims to acquire works by artists that have made a noteworthy contribution to Australian art, demonstrate a history of creating innovative work, and produced works that will be of public interest and importance in the long term. Works that best represent the practice of artist and fit the following criteria will be sought:

- a) Works on paper by established or early to mid-career artists who are underrepresented in the collection
- b) Works on paper made by artists who are from, currently reside, or have a significant connection to Warrnambool, South-West Victoria or surrounding region.

- c) Works on paper that reference Warrnambool, South-West Victoria or surrounding regions, including other important geographic and cultural landmarks
- d) Works on paper made by artists who have traditionally been under-represented in the collection including but not limited to, women, First Nations artists, culturally diverse artists and other marginalised groups

Exceptional Art of Merit – International Art

From time to time, the opportunity to acquire an exceptional artwork of merit will arise. This is essential in leveraging the gallery's existing collection and could be a one-off situation. For an artwork to be collected under this category, the artist must be an established or mid-career artist who has made a major contribution to their field, have an established reputation for consistently creating innovative work, and produced works that will be of public interest and importance in the long term. The work should be an excellent example of their practice.

7.0 Acquisitions

Warrnambool Art Gallery acquires works of art and cultural material through donation, bequest, purchase, transfer or commission.

Conditional donations of either funds for acquisition, or works of art, will generally not be accepted, except under exceptional circumstances, at the discretion of the Gallery Director.

7.1. Acquisition Process

Acquisitions will be considered by the Warrnambool Art Gallery curatorial team including the Gallery Director, at dedicated meetings to determine the proposed acquisition against the Acquisition Categories, Acquisition Criteria and Collection Priorities. Consultation with community and industry experts will occur as appropriate.

Once the curatorial team has met and approved an acquisition, an Acquisition Proposal will be prepared for approval by Manager Recreation & Culture and will be procured

in accordance with Council's Procurement Policy. On approval of the Acquisition Proposal, relevant transfer of title documentation, such as Deed of Gift or Purchase Agreement must be completed.

On finalisation of transfer of title and receipt of the material it should be accessioned and catalogued in accordance with the Accessioning and Cataloguing Procedures (2023).

A summary of all works of art and cultural material acquired each financial year will be submitted to Manager Recreation & Culture.

7.2. Consultation with community groups and experts

Where necessary, should an item fall outside the expertise of the curatorial team, advice will be sought from recognised, knowledgeable experts in the field.

Should this apply to the acquisition of First Nations works of art, cultural material or artefacts associated with South West Victoria, Warrnambool Art Gallery will consult with acknowledged First Nations leaders as identified by Warrnambool City Council, as well as consult internally with the Aboriginal Liaison Officer and any identified First Nations positions within Warrnambool Art Gallery as necessary.

7.3 Funds for Acquisitions

Warrnambool City Council provides a core funding for the acquisition of new works of art or cultural material by Warrnambool Art Gallery, as part of their yearly operating budget.

Acquisitions beyond the capacity of this budget are supplemented by application to various philanthropic foundations, programs and individuals including the Warrnambool Art Gallery Foundation.

8. Management of Collection and Record Keeping

The Warrnambool Art Gallery collection will be managed, documented and catalogued by appropriately qualified staff with industry specific experience as outlined in the Accessioning and Cataloguing Procedure (2023).

In accordance with the National Standards for Australian Museums and Galleries, Warrnambool Art Gallery aims to achieve best practice in the documentation, storage, conservation and display for works of art, in line with the Collection Care Policy (2023) as well as upholding those standards for the maintenance of exhibition and storage areas as outlined in Warrnambool Art Gallery's Collection Storage Management Plan (2017).

9. Access

The collection is accessible to the public through regular exhibitions displayed in the gallery, during scheduled opening hours, 7 days a week. Regular curator talks, artist talks, education programs, digital and printed publications and in-house video and audio are produced in relation to the collection.

Collection records and images are accessible for research purposes by appointment or through general enquiry. Due to excessive demands currently placed on storage areas, easy and safe access to works of art or cultural material in these areas is limited. All access is at the discretion of staff and must be facilitated by a staff member. A genuine effort to facilitate access where possible will be made.

A selection of the collection is currently available through the Warrnambool Art Gallery website, with the aim of this being increased yearly.

10. First Nations Collection

The Warrnambool Art Gallery acknowledges the Aboriginal Heritage Act 2006, in recognising, protecting and conserving the collection of First Nations artefacts currently held

by the gallery, in ways that are based on respect for the knowledge and cultural traditional practices of First Nations peoples.

Warrnambool Art Gallery will continue to research and build on current knowledge of its collection of First Nations artefacts and to recognise the broader political and social importance of the gallery's collection for First Nation's culture.

Where possible, Warrnambool Art Gallery will provide First Nation's people with access to the collection, related documents, and research. Any contribution to knowledge will be recorded with permissions.

Access to First Nations artefacts and cultural material within the collection by non-Indigenous people, such as researchers and artists, should be undertaken in consultation with and permission of relevant Aboriginal and Torres Strait Islander advisory bodies or authorities. An agreement in writing that outlines the details of the access and outcomes including payments, sales, publications and acknowledgements should be recorded.

The gallery will endeavour to form dialogue and agreements with Traditional Owners regarding the future management of these artefacts, including repatriation, displays, education, joint-management, partnerships and custodianship where applicable. Warrnambool Art Gallery will also seek to work with Traditional Owners to ensure that cultural standards and requirements are upheld in storage of collections.

Warrnambool Art Gallery will give serious consideration to requests relating to cultural items where current industry benchmarks may not be practicable, for example, requests for use of objects for ceremonial purposes.

Warrnambool Art Gallery is committed to following AMaGA's First Peoples: A Roadmap for Enhancing Indigenous Engagement with Museums and Galleries.

11. Loans

The loan of works of art to or from Warrnambool Art Gallery will be considered in-line with the Warrnambool Art Gallery's Strategic Plan (2023), and Collection Care Policy (2023).

Extended or long-term loans (over 6 months) will be considered by the Gallery Director on a case-by-case basis with consideration given to risk, importance to the community of South-West Victoria, conservation concerns and budget limitations.

Loan agreements must be signed by an authorised representative of both organisations. The agreement must outline the purpose, conditions and period of the loan. All communication and documentation regarding the loan will be recorded. Documentation regarding loans will be kept on the Master Schedule of Loans document and where relevant, on Council's insurance schedule.

12. Deaccessioning

12.1 Criteria for Deaccessioning

Works of art and cultural material in the collection may be deaccessioned for a variety of reasons including, but not limited to:

- Item falls outside the Acquisition Categories outlined in this policy
- Of negligible historical, social or aesthetic merit
- It lacks any supporting information to enable proper identification or to establish its relevance to the collection

- The item is of lesser quality than other works of the same type or by the same artist, either already in the collection, or about to be acquired
- Damaged beyond repair or conservation work is beyond the means of Warrnambool Art Gallery's budget
- The storage of a work is currently unsafe for either staff or the work, is at risk of significant damage or the provision of safe, accessible storage is beyond the means of the Warrnambool Art Gallery
- Stolen or otherwise missing beyond hope of recovery
- Subject to a repatriation claim
- The authenticity, attribution or genuineness of the item is questionable or determined to be false or fraudulent
- The work of art was acquired unethically

Trends and popular taste must not be a criterion for deaccessioning works.

Works which fall outside of the major collection areas, but are of highly significant historical, aesthetic or educational value, and are widely known to be part of the Warrnambool Art Gallery collection, should not be deaccessioned.

Items proposed for deaccession, or disposal should be assessed against the criteria for Acquisition and Deaccession by the curatorial team including the Gallery Director. A report recommending deaccessioning of items as agreed by the curatorial team will be submitted to the Manager Recreation & Culture for approval.

Proposed deaccessioned items will be subject to a cooling off period of 12 months and timed in such a way as to not adversely affect Warrnambool Art Gallery's capacity to attract future donations of artworks or financial assistance towards acquisitions of artworks.

Deaccessioning will not be actioned as a means of augmenting Gallery revenue.

When a work of art or cultural material has been deaccessioned, all details including communication, decision and disposal method, shall be recorded in the file pertaining to the item (both in Vernon CMS and hard copy) and the decision formally recorded in the minutes of the curatorial team meeting.

No member of the Warrnambool Art Gallery Foundation, employee of Warrnambool City Council or those who are associated with Warrnambool Art Gallery which might give them an advantage in acquiring a work is permitted to acquire, directly or indirectly a work deaccessioned by Warrnambool Art Gallery. No member of Warrnambool Art Gallery Foundation or employee of Warrnambool City Council may benefit from the sale or trade of a work of art from Warrnambool Art Gallery's collection.

12.2 Disposal

Works of art or cultural material to be deaccessioned shall be returned to the donor or family. If after a thorough search this is not possible, it should be:

- Transferred to another appropriate institution
- Sold by public auction, where appropriate
- Used as an educative / interpretive tool
- Destroyed or recycled if appropriate

The method of disposal shall be conducted in accordance with:

- Aboriginal Heritage Act 2006 and Aboriginal Heritage Amendment Act 2016

- Works of art acquired through the Australian Government's Cultural Gifts Program should not be returned to the donor, as the donor has previously received the benefit of a tax deduction for the gift. It is preferable that works acquired through the Cultural Gifts Program is not deaccessioned.
- If works of art or cultural material that were purchased with funds derived from the Warrnambool Art Gallery Foundation are deaccessioned, any funds raised from that process should be directed to the Foundation and the original donor acknowledged in the records of the Foundation
- If works of art or cultural material that was purchased with funds derived from the Warrnambool City Council are deaccessioned, any funds raised from that process will be directed to the WARRNAMBOOL ART GALLERY acquisition fund
- Any income derived from the disposal of gifts must be used to purchase a work or works in lieu of the original gift. The donor's generosity should be acknowledged in credit lines where possible.
- Any other funds derived from deaccessioning should be used for the care of the collection and/or acquisitions.

APPENDIX A: SHORTLISTED TENDERERS

Company
2MH Consulting
ACLA Consultants
Architecture Matters
ASK Planning Services
Atma Environmental
Australian Geotechnical Testing
Baudinette and Associates Architects
Baumgart Clark Architects
Beveridge Williams
CMW Geosciences (East Coast) Pty Ltd
Concept Planning Solutions
CT Management Group
Currie Brown
Davies Simpson Pty Ltd
Divergent Planning
DOCK 4 ARCHITECTURE
dwp Australia Pty Ltd
Echelon Planning
Emerge Associates
Engeny Management Pty Ltd
Ethos Urban Pty Ltd
FMG Engineering
Fraser Design Collaborative
Greening Structural Civil
Group GSA Pty Ltd
Guy McLeod Architects
HK Solutions Pty Ltd
iDwala Pty Ltd
Insight Leisure Planning
Insight Planning Consultants Pty Ltd
JJ Ryan Consulting Pty Ltd
JMA Architects Pty Ltd
Lifestyle Town Planning and Services
LR Pardo Associates
Michael Smith and Associates
Miglic Macleod
Mihaly Slocombe

Milward Engineering Management Pty Ltd
Mitchell Brandtman
Mott Macdonald Australia Pty Ltd
MRCagney
Niche Planning Studio
npm Architects
One Mile Grid
Outlines Landscape Architecture
Phil Morris Civil Drafting
Plan2Place Consulting
Planning Logic Pty Ltd
PlanV Planning Services
PM Design Group
RBA Architects and Conservation Consultants
Ricardo Energy Environment & Planning
SITEC
SMEC
Smith Tracey Architects
Solucio
Spaces
Spiire Australia
Stantec Australia
The CSE Group Consulting Engineers
Tonkin Consulting
Tract Consultants
Water Technology



DRAFT Warrnambool Pest Plant and Animal Framework

June 2023





Artwork by Melissa Barton. This piece was commissioned by Alluvium and tells our story of caring for Country, through different forms of waterbodies, from creeklines to coastlines. The artwork depicts people linked by journey lines, sharing stories, understanding and learning to care for country and the waterways within.

This report has been prepared by EcoFutures Consulting Australia Pty Ltd for Warrnambool City Council.

Authors: Abigail Watkins, Steve Charlton-Henderson, Ying Quek, Max Whiteoak, Trish Chadwick, Chrissi Charles.

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Alluvium recognises and acknowledges the unique relationship and deep connection to Country shared by Aboriginal and Torres Strait Islander people, as First Peoples and Traditional Owners of Australia. We pay our respects to their Cultures, Country and Elders past and present.

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ACRONYMS

Acronym	Meaning
GHCMA	Glenelg Hopkins Catchment Management Authority
MCA	Multi-Criteria Analysis
PP&A	Pest Plant and Animal
WCC	Warrnambool City Council
DEECA	Department of Energy, Environment and Climate Action
WESI	Weeds at the Early Stage of Invasion



Middle Island, Warrnambool (Photo:
Warrnambool City Council)

1 Introduction

Scope

This document, the Warrnambool City Council Pest Plant and Animal Framework, considers invasive plants and animals that are, or can be, declared under the *Catchment and Land Protection Act (CaLP Act 1994)*, and that meet the definition of invasive species under the Victorian Invasive Plant and Animal Policy Framework. The definition of an invasive species is:

'Mammals, amphibians, reptiles, birds and both terrestrial and freshwater plants, that are not indigenous to Victoria.'

This framework deals with Pest Plants (weeds) and Animals (PP&A). Other invasive pests such as marine plants, marine algae, marine invertebrates, marine fish, freshwater fish, freshwater invertebrates, and terrestrial invertebrates are outside the scope of this framework and are commonly dealt with at a state government level. Over-abundant native species are managed under the Wildlife Act 1975 and invasive fish species are dealt with under the Fisheries Act 1995. Both are beyond the scope of this document.

1.1 Project Area

The project area includes the entire Warrnambool City Council (WCC) area comprising of a moderately densely populated coastal town and outlying suburbs with a population of around 35,000 people, the balance being rural agricultural. This framework covers rural and urban areas and addresses a range of PP&A issues that occur within the municipality.

The actions in this framework are categorised as per the 'invasion curve' where the stage of invasion determines which actions are most beneficial at the four different stages. These four stages are:

- Prevention and preparedness
- Eradication
- Containment
- Asset Protection

Each stage has been considered independently, with actions developed and prioritised for each. The threats and impacts of pest plants and animals were developed in consultation with key stakeholders. Actions were then developed and compared, and based on outcomes of discussion and workshop, prioritised to assist in PP&A mitigation through the life of this framework.

1.2 Aim

The aim of the project is to produce a community developed and driven framework for the management of pest plants and animals within Warrnambool City Council to secure the municipality's biosecurity into the future.

1.3 Objectives

The objectives of the Warrnambool Pest Plant and Animal Framework are:

- To understand the environmental, Bio-Cultural (refer to Figure 1), social, and economic (including agricultural) values and the threat to these assets by PP&A.
- To develop a list of assets and threats, and accompanying mitigation activities which can inform PP&A management across the municipality over the next 5-10 years.
- To develop a tool to support decision-making concerning where to invest time and money in PP&A activities in the Warrnambool City Council Area.

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- To develop activities to improve collaboration of PP&A activities across stakeholders in Warrnambool and surrounds.
- To understand existing gaps in the monitoring of values and threats.

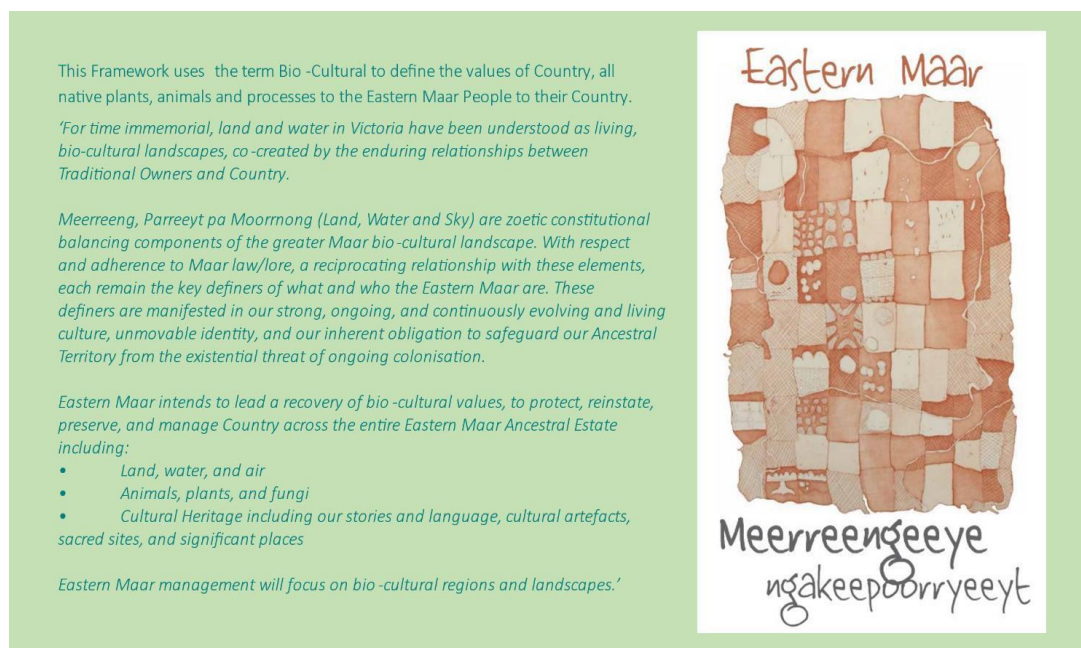


Figure 1 Bio-Cultural definition by the Eastern Maar

The following objectives were contributed by stakeholders at the PP&A stakeholder workshop:

- Stop further spread.
- Educate the community on the primary source of weeds (being gardens and nurseries).
- Engage the Community to raise awareness of introduced plants.
- Identify financial resourcing and collaborative funding sources.
- Coordinate the approach to pest animal control.
- Identify key assets and threats together. Even if there's not yet a plan to control them, they are known.
- Share information across stakeholders for actions and monitoring.
- Make use of people's expertise.

1.3.1 Outcomes

A community driven PP&A Framework and accompanying multi-criteria analysis tool, to guide the effective use of time, people, and resources to deliver meaningful and targeted works.

1.4 Framework Approach

The approach is based on an Adaptive Management Framework with a life of 10 years (Figure 2), including a mid-framework evaluation scheduled for 5 years. Yearly activities should also be assessed and adapted for the following year's activities. Adaptive Management contains the following steps:

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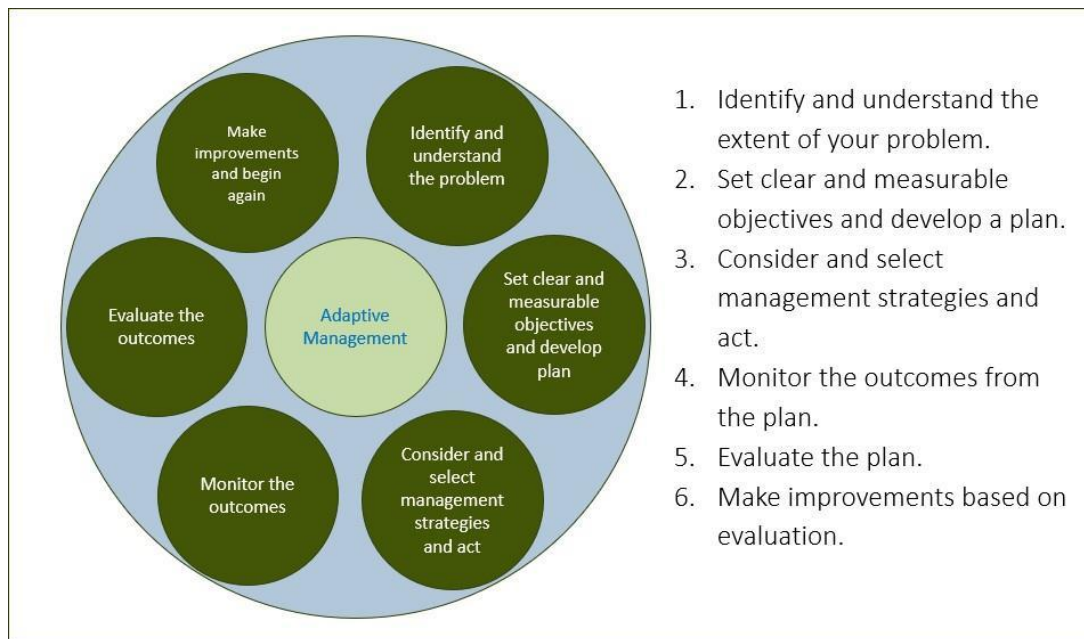


Figure 2 Adaptive management framework.

This framework works through the steps 1, 2 and 3 and provides support for a collaborative approach and monitoring. Evaluation of selected projects should take place yearly, with adaptive management actions planned for the following year. At five years, the overall PP&A Framework can be evaluated and improved, and again at 10 years.

To understand the priority PP&A problems in the Warrnambool City Council Area, we conducted a background review and then interviewed stakeholders identified by WCC. From this we developed a list of assets and their key threats. Stakeholders then provided information about a variety of factors, such as the likelihood of the threat impacting on the asset, the severity of the impact, current control measures, possible control measures along with the effectiveness of the options, and the cost of the action.

We then undertook a multi-criteria analysis (MCA) of the identified threat and asset pairs to compare the cost-benefit of the PP&A Actions across the WCC area. The MCA was used to identify the most cost-effective actions to assist in making decisions on where to invest time and money.

1.5 Management responsibilities and coordination

1.5.1 Existing PP&A frameworks, plans and strategies

Current and relevant frameworks, plans and strategies were identified and are listed below. A brief overview of their intent is provided:

- Australian Pest Animal Strategy 2017-2027: from the Invasive Plants and Animals Committee: the main aims of the Federal Strategy are to prevent the establishment of new pest animal species, minimise the impact of established pest animals and improve coordination for the management of pest animals.
- Australian Weeds Strategy 2017-2027: outlines the roles and responsibilities for various levels of government, natural resource management groups and landholders.

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- Weeds and Pests on Public Land ([Invasive species on public land \(environment.vic.gov.au\)](https://environment.vic.gov.au/invasive-species/public-land)): Provides information and tools for managing PP&A in Victoria.
- Weeds at the Early Stage of Invasion ([Early invader weeds \(environment.vic.gov.au\)](https://environment.vic.gov.au/invasive-species/early-invasion)): Provides information and tools and a manual to manage early invader weeds, including; search and detect, name and notify, assess the risk, delimit the invasion, decide the response and implement eradication.
- WCC Coastal Management Plan 2013: WCC is the Committee of Management (CoM) established under the *Crown Land (Reserves) Act 1978* to manage Warrnambool's coastline. It provides for the future use, development and management of the environmental, cultural and recreational values within the precinct.
- Green Warrnambool 2018: reflects community aspirations from the Warrnambool 2040 Community Plan.
- Warrnambool Coast Vegetation Management Plan 2012: Identifies issues and values including weeds and pest animals. It is based on the Victorian Coastal Strategy (DSE 2008) for natural resource management. Two main invasive plant species identified are Coast Tea-tree (*Leptospermum laevigatum*) and Marram Grass (*Ammophila arenaria*).
- Wild Coast Landscape Master Plan 2021: aims to protect the natural values through restricting development.
- Moyjil Aboriginal Place Point Ritchie Conservation Management Plan 2013: provides clear direction for conservation management to protect and enhance the site.
- Glenelg Hopkins Regional Catchment Strategy: is the overarching plan for integrated catchment management.
- Catchment Management Framework (2022) from the Victorian Catchment Management Council advises the Catchment Management Authorities.
- WCC Asset Management Strategy – Trees (2020): ensuring consistency across the Council for street trees.
- Invasive Plants and Animals Policy Framework (Agriculture Vic): the Victorian Government's approach to the management of existing and potential invasive species.
- Database searches included:
 - Pestsmart (Centre for Invasive Species Solutions): provides a list of those pest animals that have been recorded
 - DCCEEW – Feral Animals in Australia
 - FeralScan
 - Parks Victoria
 - DCCEEW – Protected Matters Search
 - VBA – Victorian Biodiversity Atlas
 - iNaturalist
 - DELWP - Advisory List of Environmental Weeds in Victoria



Feral cat (Photo: Invasive Species Council)

1.5.2 Weed categories and statutory requirements

Weeds of National Significance (WoNS)

The Australian Government maintains a list of Weeds of National Significance, along with threat abatement plans for several groups of weeds. Found here: [Weeds in Australia DCCEEW](#)

Information on managing these weeds can be found at [Weed profiles - Weeds Australia](#)

State Prohibited Weeds

State prohibited weeds are the highest category of declared noxious weeds in Victoria. State prohibited weeds either:

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- do not occur in Victoria, or
- are present in small numbers and can reasonably be expected to be eradicated.

Under the *Catchment and Land Protection Act 1994* (CaLP Act), it is an offence to buy, sell, display, or transport a State prohibited weed within Victoria.

The community, industry, government agencies and universities are important partners in achieving eradication. By looking out for and reporting State prohibited weeds, you can help protect Victoria from these high-risk invasive plants. Information on the current list of State Prohibited Weeds and where to report them can be found at: [State prohibited weeds in Victoria | State prohibited weeds | Weeds | Biosecurity | Agriculture Victoria](#)

Regionally Prohibited Weeds

Regionally prohibited weeds are not widely distributed in a region but can spread further. It is reasonable to expect that they can be eradicated from a region, and they must be managed with that goal.

Landowners, including public authorities responsible for crown land management, must take all reasonable steps to eradicate regionally prohibited weeds on their land.

Regionally Controlled Weeds

These invasive plants are usually widespread in a region. To prevent their spread, ongoing control measures are required.

Landowners, including public authorities responsible for crown land management, have the responsibility to take all reasonable steps to prevent the growth and spread of regionally controlled weeds on their land.

Restricted weeds

This category includes plants that pose an unacceptable risk of spreading in this state and are a serious threat to another state or territory of Australia. Trade in these weeds and their propagules (either as plants, seeds or contaminants in other materials) is prohibited.

See [Consolidated lists of declared noxious weeds and pest animals | Legislation, policy and permits | Protecting Victoria | Biosecurity | Agriculture Victoria](#)

WESI Weeds

WESI weeds are Weeds at the Early Stage of Invasion. Invasive species management, including weed management, is an integral component of any landscape or reserve scale conservation program. The benefits of a preventative and early intervention approach has been used worldwide with great success. The WESI Project was created to promote these benefits and enable Victoria to adopt this approach, with a focus on high risk invasive weeds that are in the early stage of invasion and threaten biodiversity. Project staff work with public land and biodiversity managers anywhere in Victoria. The WESI Project and several other weed management projects are funded by the Victorian Government through the Weeds and Pests on Public Land program

Early Invader tools and a WESI Manual can be found here: [Early invader weeds \(environment.vic.gov.au\)](http://environment.vic.gov.au)

1.5.3 Pest animal categories and statutory requirements

Under the *Catchment and Land Protection Act 1994* (CaLP Act) certain animals are declared as pest animals in Victoria.

These animals are, or have the potential to become, a serious threat to primary production, Crown land, the environment or community health in Victoria.

Under the CaLP Act, animal species can be declared in 1 of 4 categories:

- prohibited pest animals,

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- controlled pest animals,
- regulated pest animals, or
- established pest animals.

Under the CaLP Act, prohibited, controlled, and regulated pest animals are collectively defined as restricted pest animals.

Restricted Pest Animals

These animals are not established in the wild in Victoria.

The importation, keeping, breeding, releasing, and trading of restricted pest animals without a permit is illegal and penalties apply.

Occurrences of restricted pest animals, in the wild or being illegally kept, should be reported to Agriculture Victoria Customer Service Centre on 136 186.

Established Pest Animals

These animals are established in the wild in Victoria and are a serious threat to primary production, Crown land, the environment or community health in Victoria.

Landowners have the responsibility to take all reasonable steps to prevent the spread of — and as far as possible eradicate - established pest animals on their land.

It is not possible to eradicate these pest animals from the state, therefore asset protection is the most effective approach to minimise their impact on high value assets.

1.5.4 The Legal Framework

This Pest Plant and Animal Control Framework is based on the legal requirements of Commonwealth and State legislation. Laws and regulations that are relevant to the development of the WCC PP&A Framework includes at some level, all of the following, as described by Agriculture Victoria:

- *Aboriginal Heritage Act 2006*

The *Aboriginal Heritage Act 2006* Provides protection of areas with sensitive cultural heritage from control and management activities that may cause harm, particularly measures that significantly disturb the soil (such as rabbit warren ripping).

- *Agricultural and Veterinary Chemicals (Control of Use) Act 1992*

This Act describes controls on the use of chemicals and poisons.

- *Biological Control Act 1986*

This Act relates to the release of agent organisms to control target organisms.

- *Catchment and Land Protection Act 1994 and Regulations 2012*

All landowners and occupiers are responsible for managing noxious weeds and established pest animals on their land under this Act and any local laws. This Act is administered by the Victorian Government. The Victorian Catchment Management Council (VCMC) provides statutory and advisory functions, while the Catchment Management Authorities coordinate and implement invasive species activities at a regional level.

- *Conservation, Forests and Lands Act 1987*

This Act provides a framework for land management systems and is concerned with necessary administrative, financial and enforcement provisions.

- *Crown Land (Reserves) Act 1978*



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The *Crown Land (Reserves) Act 1978* describes the management of Crown lands, the appointment of committees of management for the reserves and considers leasing and licensing of reserves.

- *Environment Protection Act 2017*

This Act sets out a duty of care to the environment particularly in relation to use of herbicides, pesticides and baits).

- *Environment Protection and Biodiversity Conservation Act 1999* (Commonwealth)

The *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) provides the legal framework to protect and manage nationally and internationally important flora, fauna, ecological communities, heritage places, etc. This is the key overarching legislation that protects the environment from large scale impacts. The EPBC Act 1999 provides a way for us to protect and manage nationally and internationally important plants, animals, habitats and places.

- *Fences Act 1968*

The *Fences Act 1968* sets out special provisions relating to vermin-proof fencing. Such as heights, materials, etc...

- *Firearms Act 1996*

This Act details the requirements and conditions for use of firearms in the control of invasive animals. Who must have a permit and how to get one?

- *Fisheries Act 1995*

The *Fisheries Act 1995* forms the legislative framework for regulation, management and conservation of Victorian fisheries, including aquatic habitats. Responsible for the management of invasive aquatic species?

- *Flora and Fauna Guarantee Amendment Act 2019*

This Act amends the previous *Flora and Fauna Guarantee Act 1988* (FFGA Act) to provide an updated framework for the protection of Victoria's biodiversity. The FFGA Act provides for the listing of threatened species and communities.

- *Impounding of Livestock Act 1994*

This Act outlines the powers of authorised persons to impound trespassing, wandering or abandoned livestock and should be considered when dealing with established pest animals such as feral pigs and goats.

- *Land Act 1958*

The *Land Act 1958* states that landholders leasing, licenced or permitted on Crown land are responsible for noxious weed and pest animal management on that land. It also outlines rules for property boundaries around some waterways.

- *Local Government Act 1989*

This Act allows local government to develop local laws relating to noxious weed and pest animal management. It details the requirements and responsibilities that fall on local government authorities concerning PP&A management.

- *National Parks Act 1975*

The *National Parks Act 1975* outlines the requirements for declaration and management of National Parks and some other types of parks and the CaLP Act stipulates that the Chief Executive Officer (CEO) of Parks Victoria is responsible for noxious weed and pest animal management in any park listed in Schedule 2 of the NP Act.

- *Parks Victoria Act 2018*

This Act establishes Parks Victoria as a body corporate not representing the Crown whose CEO has the park

- *management responsibilities that include PP&A.*
Planning and Environment Act 1987

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The framework for planning the use, development and protection of land in Victoria, including activities around control works for PP&A.

- *Prevention of Cruelty to Animals Act 1986*

This Act makes it an offence to intentionally administer poison to or lay a bait for animals other than in line with the CaLP Act, *Wildlife Act 1975*, or *Drugs, Poisons and Controlled Substances Act 1982*.

- *Road Management Act 2004*

The Act defines freeways and arterial roads where VicRoads is responsible for noxious weed and pest management.

- *Wildlife Act 1975*

The *Wildlife Act 1975* relates to activities around wildlife including take, destroy, dispose of, or control. Some wildlife can be declared pest animals under the CaLP Act.

1.5.5 Roles of key regional government agencies

Table 1 outlines the key roles and responsibilities of regional government agencies that underpin the development of this Warrnambool PP&A Framework.

Table 1. Key agencies, roles, and key areas of responsibility

Agency	Role	Key Areas
Warrnambool City Council	Coordination of Pest Plant and Animal Framework and Actions across the WCC Council Area	All City owned and managed assets
Eastern Maar Aboriginal Corporation	Protecting Cultural, Bio-Cultural and Physical Cultural heritage from the threats of Pest Plants and Animals.	All public land, natural areas - The Eastern Maar Aboriginal Corporation manages native title rights for the Eastern Maar Peoples which includes the whole of WCC Area
Glenelg Hopkins Catchment Management Authority	Pest Plant and Animal strategy, coordination and response across waterways and catchments within the WCC Area (and beyond). Links of WCC actions to priority actions across the catchment.	Waterways and riparian areas including Hopkins and Merri Rivers, Russell's Creek.
Parks Victoria	Management of Pest Plants and Animals on Parks Victoria managed lands.	Merri Marine Sanctuary (including Middle and Merri Islands), coastal reserves.
Agriculture Victoria	State-wide biosecurity approach to Pest Plants and Animals	All - Current information on weed lists and risk ratings, state-wide taskforces, management guidelines.
Department of Energy, Environment and Climate Action (DEECA)	Pest Plant and Animal strategy for public land and environmental assets	Crown land throughout the municipality

1.5.6 Assets in the Warrnambool City Council Area

The literature review has indicated that, within the Warrnambool City Council limits, there are many places and items of considerable value. The list below has been filtered from the literature and provided a basis for further input during the workshop.

- Cultural Heritage sites
- Beach and estuary mouth habitat for nesting birds

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- Middle Island for Little Penguins
- Urban corridors
- Archaeological and scientific sites
- Aquatic and marine environments, including beaches
- Native vegetation
- Wetlands
- Birds and associated habitats, especially Hooded Plover
- Threatened ecological communities
- Koala's and their habitat
- Endangered species: including Lime Fern, Red-tailed Black Cockatoo, Orange-bellied Parrot, Glenelg Spiny Cray, Variegated Pygmy Perch, Spiny Rice Flower, Austrasian Bittern and more (see Appendix A for VBA lists of threatened plants and animals in the WCC area).
- Remnant vegetation
- Geological formations
- Water birds

1.5.7 Pest Plant and Animal Threats – background review

Many threats to the values identified above are expressed throughout the literature. Some of these include land clearing, loss of habitat in general, lack of connectivity, erosion, inappropriate land use and development, flooding, four wheel driving, littering, fire, stock access to sensitive areas, as well as weeds and pest animals.

The literature review specifically referred to the following PP&A species as posing a threat to some of the values identified above:

- Willows and poplars in waterways,
- Rabbits, and
- Boxthorn in agricultural areas.

Introduced Mammals prey on intertidal animals, and prey on or disturb roosting, feeding and nesting birds and eggs (a problem at Middle and Merri islands, and Point Danger).

Many weed species have been identified within the Warrnambool City Council area. Of the 210 species listed from various sources, a sub-list identified as of 'Very High Risk' by the Victorian Government, Department of Environment, Land, Water and Planning (DELWP 2022) <https://www.environment.vic.gov.au/invasive-plants-and-animals/weed-risk-ratings> of weeds found within the WCC boundary can be found in the Appendices

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Willows are recognised as a national threat to the values of rivers. They are masters at straddling the aquatic and riparian zones and are well documented to impact river systems through their ability to extend their roots into the bed of rivers, changing flow paths, rates and the movement of water. Willow root mats create uniform channel conditions that reduce habitat for fish. Willows use significant amounts of water and reduce the number of invertebrates in the food chain. They affect water quality when they dump a heavy load of nutrients into the river system as they drop their leaves in Autumn. For the rest of the year, willows densely shade waterways, reducing the water temperatures of water, biological activity and habitat values for many native species.

*Several species of willow occur in the region, including the crack willow (*Salix fragilis*) and weeping willow (*Salix babylonica*). Willows spread very easily as they can reproduce from broken stem fragments.*

From the Glenelg Hopkins Catchment Management Authority (GHCMA) Catchment Management Strategy - Willows – a national threat.

Weeds such as Annual Saltmarsh Aster-weed also displace native species in saltmarsh around estuary mouths and coastal wetlands.

1.5.8 Priority Assets in the Warrnambool City Council Area

The priority assets were identified in the council strategies, management plans and during the interviews with Warrnambool stakeholders (see Appendices for stakeholder and workshop attendee lists). This list was then refined during the stakeholder workshop and the priority assets are mapped in Figure 3.

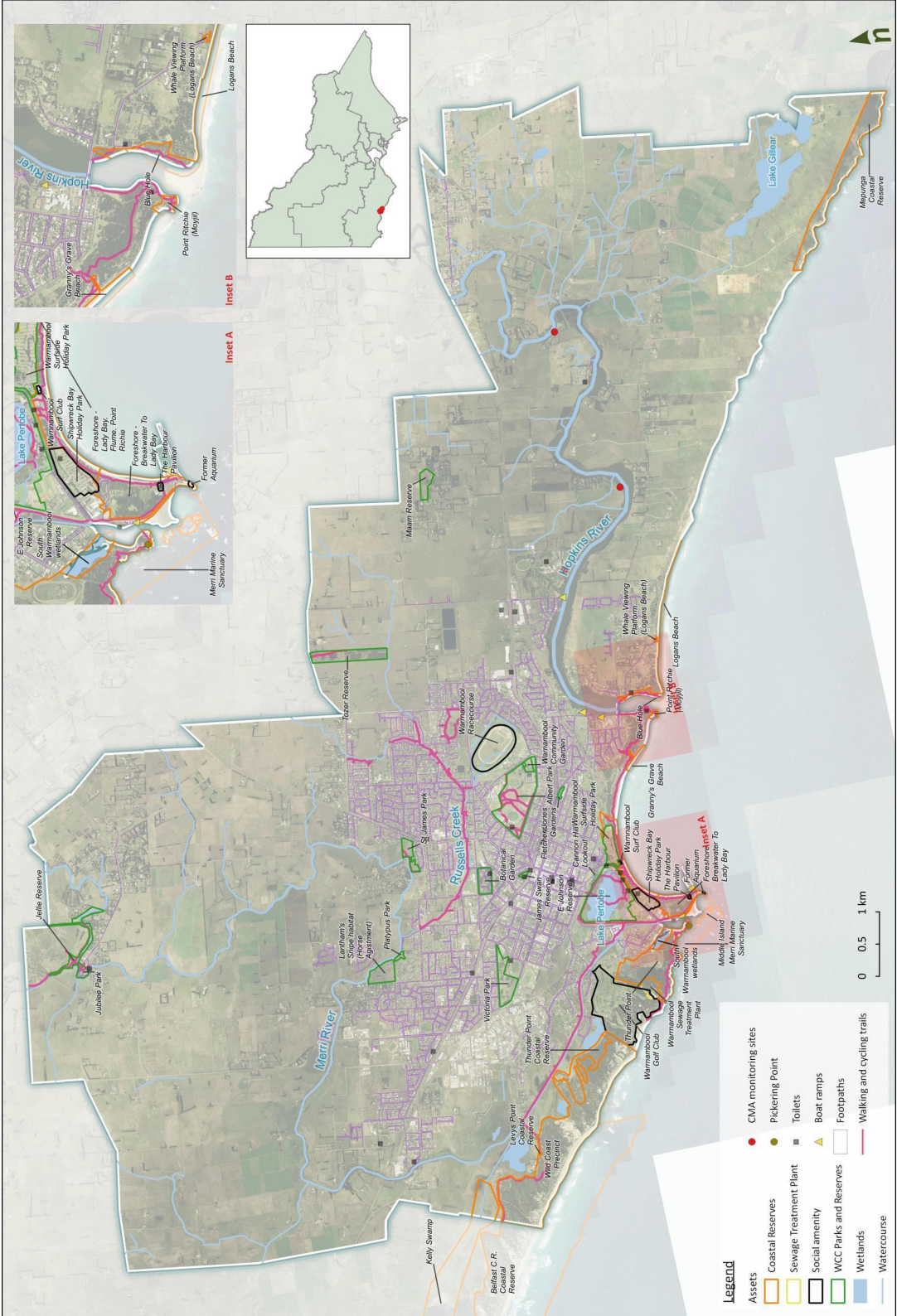


Figure 3. Priority assets in Warrnambool City Council

2 Assessment Approach

WCC engaged EcoFutures Consulting and Natural Capital Economics to produce this PP&A Framework in order to incorporate the community needs into a workable document which can be used as a reference point for future funding and working projects.

The actions in this framework are categorised as per the 'invasion curve' where the stage of invasion determines which actions are most beneficial at the four different stages (Figure 4). From the background review and stakeholder interviews, a table was produced, containing the priority assets with their accompanying threats, and these were categorised by their stage of invasion within the Warrnambool City Council Area. The location of, and stage of invasion within the municipality for the key PP&A threats, is a valuable set of information, which can be used as the baseline for this Pest Plant and Animal Framework. Note that the stage of invasion within the WCC area is unique to the WCC area. For example, although deer are considered an invasive species widespread and abundant across many parts of Victoria, including some areas close to Warrnambool, within the WCC area itself, deer are not present, so are treated in this framework as Emerging Threats, in the Prevention part of the curve.

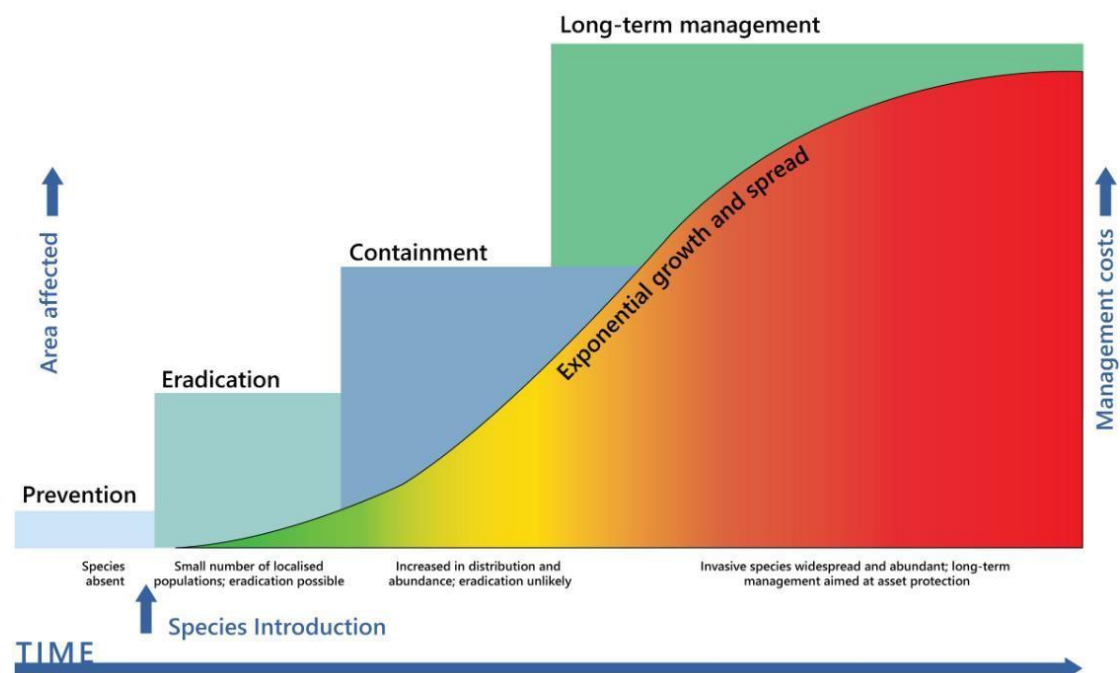


Figure 4: Invasion Curve used in a biosecurity approach to Pest Plants and Animals ([Invasion-Curve - Invasive Species Council](#))

The four categories used to order the PP&A asset/threat pairs were: Priority Weeds, Emerging Weeds, Established Pest Animals and Emerging Pest Animals. For each asset and threat, the community and government agency stakeholders provided information about:

- Stage of Invasion
- Impact rating
- Likelihood of impact occurring

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- Impact type (environmental, Bio-Cultural, Social, Economic, Agricultural)
- Invasion pathway
- Current control measures
- Intensity required to make a measurable difference.
- Objective of control measure
- Control Options
- Effectiveness of Control
- Cost

These threats to asset pairs were then assessed at a workshop to ensure the information was accurate and that nothing was missing.

2.1.1 Emerging Weeds

Agriculture Victoria's list of noxious weeds, using State Prohibited Weeds, was used to develop the list for the workshop. The Regionally Prohibited, Controlled and Restricted weeds are also listed. These lists are managed and updated by Agriculture Victoria and should be referred to when the Framework is next assessed, to ensure the list and status of weeds remains current and informs future management.

2.1.2 Priority Weeds

The list of Priority Weeds developed for the workshop originated from conversations with stakeholders. The current infestations and which assets they are threatening was identified. The stage of invasion of the weed, and the mitigation actions currently being taken were also identified.

2.1.3 Emerging Pest Animals

From discussions with stakeholders and searches of the NatureKit database, it was determined that deer and pigs, whilst present near the WCC, have not yet been recorded within the WCC area. These species have, therefore, been classified as emerging pest animals.

Other emerging pest animals, not yet found in WCC but requiring attention to ensure they do not arrive in the municipality, were taken from Agriculture Victoria's Priority Pest Animal list found here: [Priority pest animals | Pest animals | Biosecurity | Agriculture Victoria](#).

2.1.4 Established Pest Animals

The list of established Pest Animals considered in the workshop were identified as being well established within WCC. We interviewed stakeholders to generate a list of asset-threat pairs which were then explored further in the workshop. These pairs were then compared using the multi-criteria analysis described below.

2.2 Multi-Criteria Analysis (MCA)

A multi-criteria analysis (MCA) framework was developed to help assess and quantitatively compare the interventions and actions required to address PP&A within the boundaries of the WCC. MCA is a decision support tool that was developed as part of a field of study called "operations research", where decision makers attempt to assess multiple options across a range of decision factors (reasons or considerations) that may have different and inconsistent assessment measures. This provides a structure for determining the relative benefits and costs of alternative actions, and to better inform prioritisation of interventions.

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Prior to development of the MCA, identified assets were categorised into key categories (ecological, economic, social and cultural) and measured based on the impacts of doing nothing. These impacts can be summarised below.

- Ecological – loss of fauna and flora
- Economic – impact on productivity
- Social & cultural – impact on amenity, recreation and First Nations interests.

The MCA was then developed to assess interventions and actions, with benefits defined as reduced negative impacts, while costs were considered as financial costs and technical effectiveness and feasibility.

Four key criterion scores were used against each option to provide an overall option score. Each individual criterion score was designated a numerical result of between 0 and 5 in association with the most accurate statement, summarised in Table 2 below.

Table 2. Scoring matrix for criteria

Score	Impact of threat on asset (in absence of control measure)	Likelihood of threat occurring	Effectiveness of control measure	Cost
0	None	None	None	None
1	Very low	Very low	Very low	Very high
2	Low	Low	Low	High
3	Medium	Medium	Medium	Medium
4	High	High	High	Low
5	Very high	Very high	Very high	Very low

As seen in Table 3 below, these criteria were classified into two categories: “risk without management” and “cost-effectiveness of control”. These criterion scores were then scaled based on weightings with respect to their identified impact on the overall score. Table 3 below presents the MCA weightings before and after stakeholder consultation, which was key in determining the relevant weightings.

Table 3. Weightings for MCA criteria

Criteria category	Criteria	Weighting before consultation	Weighting after consultation
Risk without management	Impact of threat on asset (in absence of control measure)	25%	31%
	Likelihood of threat occurring	25%	25%
Cost-effectiveness of control	Effectiveness of control measure	25%	23%
	Cost	25%	21%
Total	100%	100%	100%

Scaled scores were then aggregated for each option to provide a total weighted result, with 0 being the lowest score and 5 being the highest. These weighted MCA scores could then be ranked in order of actions within each threat category, these being priority weeds, emerging weeds, established animals and emerging animals.

2.3 Priority Actions

The input tables for the Multi-Criteria Analysis were developed over the course of the project. First, through phone interviews with stakeholders, then through stakeholder input at the workshop and, finally, through re-calibration of the impacts to assets to reflect their National, State, Regional and Local importance (see Appendices for stakeholder and workshop attendee lists). Once we had the outputs of the MCA from the input tables at the workshop, we realised that an important calibration was missing – the importance of the loss of the asset on a National, State, Regional or Local level, which meant that we applied the impact rating as follows:

- Loss of the asset has National or International implications to the population, species or other value – Impact Rating: Very High
- Loss of the asset has State-wide or Regional implications to the population, species or other value – Impact Rating: High
- Loss of the asset has local implications to the population, species or other value – Impact Rating: Medium

This ensured that assets are ranked more truly in comparison to each other and that Nationally and Internationally important projects, such as the Middle Island penguins and shearwaters and the Maremma guardian dogs made it onto the Top 20 list.

We have presented the results of the Multi-criteria Analysis in the series of tables below

The first table (Table 4) ranks the top twenty asset/threat pairs with their control measures. This allows comparison of Pest Plant and Animal control actions, considering the likelihood and scale of the impact of the threat to the asset, the effectiveness of the control measures and the cost.

Tables 5 - 8 show the top fifteen asset/threat pair actions (or all if less than 15 in that category) within their individual categories, Emerging Weeds, Priority Weeds, Emerging Pest Animals and Established Pest Animals. This provides further information within the categories for a more complete picture of the PP&A situation within the Warrnambool City Council. Further discussion of the nuances of the results are found in each section.

A sensitivity analysis was also conducted, removing the cost of actions from the Multi-criteria Analysis. Further discussion is provided in section 2.4 on what this tells us about the importance of the asset.

2.3.1 Overall Results

The Top Five Actions

1. The top 20 overall results reveal that removing Marram Grass sits at the top of the table. This is because the loss of the asset (beach nesting birds) has National or International significance, and the actions are expected to be relatively low cost.
2. Second on the list is surveillance and prevention to keep feral pigs out of the WCC Area, the impact rating is high, and the cost of the action is very low.
3. Number three is Cape Beach Daisy removal from all high-quality beach nesting bird sites, again due to the significance of the asset and the relatively low cost of the action.
4. Surveillance and prevention of Restricted Pest Animals (not yet established in Victoria) comes in at number four.
5. Targeted fox control at beach nesting bird sites at the critical (nesting) time of year comes in at number five, due again to the National/International importance of the asset. Since fox control is already occurring in areas surrounding Middle Island at a similar time, this could be expanded to include adjacent beach-nesting bird sites.

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Actions 6 - 10

6. Surveillance and detection actions for keeping feral deer out of the WCC area comes in at number six, due to the impact rating and low cost of the action.

7. Action number seven is Calici virus release at all assets threatened by rabbits. The action falls at number seven due to the relatively low cost and high effectiveness of the action and is not at the top due to the amalgamation of all projects, making it a little more costly. However, it is a very worthwhile investment, especially for social amenity sites currently affected by rabbit damage.

8. Integrated fox control at Kelly Swamp is ranked number eight, due to the International significance and critically endangered status of the Australasian Bittern population. Although the cost of the action is high, the impact of the loss of Australasian Bittern at any site may have catastrophic outcomes for the species.

9 & 10 Action number nine is Sea Wheat Grass affecting all high-quality beach nesting bird habitat. This is a relatively inexpensive action protecting a value of national significance (beach-nesting birds), which ranks it highly.

10. Action 10 is removal of Squirting Cucumber reported as localised infestations at Lake Pertobe, with relatively little work to contain the infestations, which ranks the effectiveness as high.

Actions 11 – 15

11. Action 11 is fox control on farms, which has high effectiveness and if integrated with other fox control programs can improve the overall reduction of the population.

12. Action 12 removes Sea Spurge from dune sites using a biological control (fungus), which is lower cost and highly effective.

13 & 14. Action 13 Willow removal on the Merri and Hopkins Rivers protects nationally important plants and animals and is highly effective, the only reason it is lower on the list is the cost. The same is true for Gorse in Upper Russell's Creek and other locations (Action 14).

15. Ranked at 15 is a program with a suite of actions to reduce the impacts of domestic and semi-owned cats on urban and peri-urban wildlife including eliminating supplementary feeding, desexing, registering and containing domestic cats and more (see table).

Actions 16 - 20

16. Ranked at 16 is blackberry removal from rivers and streams, which, like Gorse and Willow have state-wide taskforce groups which can be drawn upon for collaboration of actions across the region.

17. Ranked 17 is the use of Maremma Dogs to protect internationally significant populations of Little Penguins and Short-tailed Shearwaters on Middle Island. Although this project is expensive, the impact of the loss of these species has International significance, not only due to their biodiversity value, but also social and economic values – this project is internationally recognised, both in ecological and research communities as well as by people across the world.

18. Ranked 18 is prevention and eradication of infestations when they occur, of Alligator Weed. The potential impact is high, and the action is low cost and effective.

19. Number 19 is integrated fox control, with a program to involve the private landholders surrounding the reserve, at Maam Reserve. This wetland has high biodiversity and Bio-Cultural value and protects a significant population of White-footed Dunnart. Although the project would be costly, the value of the reserve's fauna has state significance (potentially national).

20. Ranked twenty is the use of guardian dogs and fencing to protect lambs and free-range chickens on Farms. These methods for protecting assets might be more expensive than fox control, but also might be more effective.

Table 4: Top 20 Pest Plant and Animal Actions

Category	Threat	Asset/Site	Stage of invasion	Control measure	Weighted score
Priority weeds	Marram Grass <i>Calamagrostis arenaria</i>	All high-quality beach nesting bird sites	Asset-based Protection	Hand removal (must remove rhizomous mats), herbicide spot spraying	4.6
Emerging animal	Feral Pig	Riparian vegetation and wetlands, Small native animals, eggs, invertebrates	Prevention and Eradication when infestations occur	Surveillance and prevention	4.1 - 4.6
Priority weeds	Cape Beach Daisy <i>Arctotheca populifolia</i>	All high-quality beach nesting bird sites (e.g., Levy's and Shelly beach)	Containment	Hand removal, herbicide spot spraying	4.4
Emerging animal	Other emerging animals	NA_NA	Prevention and Eradication when infestations occur	Surveillance and prevention. Keep abreast of the current threats on this list and their invasion status.	4.4
Established animal	European Fox	All high-quality beach nesting bird sites. Mouth of Hopkins, Granny's grave, whale platform. Levy's beach shelly beach. 3-4 breeding pairs of hooded.	Asset-based Protection	Targeted poison baiting, targeted poison ejectors, targeted trapping of problem fox(es), other methods in development.	4.3
Emerging animal	Deer	Native vegetation structure, competition with native herbivore	Prevention and Eradication when infestations occur	Surveillance and prevention	4.3
Established animal	European Rabbit	All locations	Asset-based Protection	Calici Virus. Integrated approach with Parks, DEECA, Moynes	4.2
Established animal	European Fox	Kelly Swamp – including Australasian Bittern (Critically Endangered)	Asset-based Protection	Reduce fox numbers during vulnerable life stages (e.g., breeding) Poison baiting or ejectors, trapping. Work with Moynes Shire and PV, Rail Trail, and Private Landholders to coordinate. Coordinating and participating. Depends on getting landholders on-board.	4.1
Priority weeds	Sea Wheat Grass <i>Thinopyrum junceaeforme</i>	All high-quality beach nesting bird sites	Containment	Hand removal, herbicide spot spraying	4.1
Priority weeds	Squirting Cucumber <i>Echallium elaterium</i>	Localised infestations reported by public (Lake Pertobe)	Containment	Hand pulling and surveillance. Community education could increase efficacy of surveillance	4.1
Established animal	European Fox	Farms	Asset-based Protection	Guardian dogs or alpacas, fox drives (shooting), poison baiting, poison ejectors	4.1
Priority weeds	Sea Spurge <i>Euphorbia paralias</i>	Dune sites (e.g., Logan Beach and Blue Hole)	Containment	Fungus release	4.1
Priority weeds	Willow <i>Salix spp.</i>	Merri and Hopkins Rivers (e.g., St James Park on Merri)	Containment	herbicide, mulching, biological control, and surveillance	4.0

Category	Threat	Asset/Site	Stage of invasion	Control measure	Weighted score
Priority weeds	Gorse <i>Ulex europaeus</i>	Upper Russells Creek, Rowas Lane, Merri riverbanks, roadsides, paddocks.	Containment	Best to use sustained, multi-pronged approach including mulching, grubbing and mechanical removal, cultivation/rotary hoeing, and chemical control.	4.0
Established animal	Feral Cat/Unowned domestic cats	Across the municipality	Asset-based Protection	Eliminate supplementary feeding, desex and register domestic cats, contain domestic cats, enhanced adoption of kittens, trapping and ethical euthanasia of excess cats, effective monitoring	4.0
Priority weeds	Blackberry <i>Rubus anglocandicans</i>	Rivers (e.g., upstream along the Merri), creeks, native bush, ditches, agricultural land	Asset-based Protection	Hand pulling, herbicide, mulching, biological control and surveillance	4.0
Established animal	European Fox	Middle Island	Asset-based Protection	Guardian dogs during nest season, targeted fox control (baiting, den fumigation, pest ejectors (when available)) in surrounding areas to reduce predation on birds landing on land (or on the island when guardian dogs not present)	4.0
Emerging Weeds	Alligator Weed	Waterways	Containment	Prevention and eradication when infestations occur	3.9
Established animal	European Fox	Maam Reserve (including White-footed Dunnart population) and other locations in the WCC	Asset-based Protection	Fox proof fences, Guardian animals, high intensity poison baits or ejectors (not possible in urban settings), trapping. Need to get the neighbours on-board - involve private landholders. Precinct-wide control.	3.9
Established animal	European Fox	Farms	Asset-based Protection	Maremma Dogs, fox proof fencing	3.8



Alligator Weed (*Alternanthera philoxeroides*) (Photo GHCM)



Black willow (*Salix nigra*)
(Photo: Tanya Doody/CSIRO)

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2.3.2 Emerging Weed Actions

The list of Emerging Weeds was derived from Victoria's Noxious Weeds List, which includes State Prohibited Weeds and Regionally Prohibited, Restricted and Controlled Weeds. We used their status in the Glenelg-Hopkins Catchment to rate their potential impact and likelihood, rating the effectiveness of the action of Prevention and Surveillance as very high and the cost as low. The list of emerging weeds is always evolving, and therefore up to dating the list of weeds and their invasion status in the WCC and surrounds is important. Very good information on weeds can be found at: [Weeds | Biosecurity | Agriculture Victoria](#) including invasion pathways, updated lists, and methods to reduce risks.

Table 5: Top 15 actions in the emerging weeds category.

Category	Threat	Asset/Site	Stage of invasion	Control measure	Weighted score
Emerging weeds	Alligator weed	Waterways	Prevention and Eradication when infestations occur	Surveillance and early detection	3.9
Emerging weeds	Horsetail	Wetlands and waterways	Prevention and Eradication when infestations occur	Surveillance and early detection	3.7
Emerging weeds	Giant knotweed	Riverbanks and disturbed sites	Prevention and Eradication when infestations occur	Surveillance and early detection	3.7
Emerging weeds	Blackberry	0.0	Prevention and Eradication when infestations occur	Surveillance and early detection	3.7
Emerging weeds	Willows	0.0	Prevention and Eradication when infestations occur	Surveillance and early detection	3.7
Emerging weeds	Bear-skin fescue	0.0	Prevention and Eradication when infestations occur	Surveillance and early detection	3.7
Emerging weeds	<i>Lagarosiphon</i>	Lakes, dams, wetlands	Prevention and Eradication when infestations occur	Surveillance and early detection	3.6
Emerging weeds	Water hyacinth	Warm, slow moving nutrient rich waterways	Prevention and Eradication when infestations occur	Surveillance and early detection	3.5
Emerging weeds	Japanese knotweed hybrid	Riverbanks and disturbed sites	Prevention and Eradication when infestations occur	Surveillance and early detection	3.5
Emerging weeds	Poverty weed	Agriculture and environment	Prevention and Eradication when infestations occur	Surveillance and early detection	3.5
Emerging weeds	African Daisy	0.0	Prevention and Eradication when infestations occur	Surveillance and early detection	3.5

Category	Threat	Asset/Site	Stage of invasion	Control measure	Weighted score
Emerging weeds	African Feather Grass	0.0	Prevention and Eradication when infestations occur	Surveillance and early detection	3.5
Emerging weeds	Bathurst burr	0.0	Prevention and Eradication when infestations occur	Surveillance and early detection	3.5
Emerging weeds	Boneseed/Bitou Bush	0.0	Prevention and Eradication when infestations occur	Surveillance and early detection	3.5
Emerging weeds	Bridal Creeper	0.0	Prevention and Eradication when infestations occur	Surveillance and early detection	3.5

2.3.3 Priority Weed Actions

The list of Priority Weeds was developed through phone interviews with stakeholders and the likelihood and intensity of impact, and the effectiveness and cost of measures calibrated. Again, to calibrate the impact of the threat, we rated the importance of the loss of the asset on a National, State, Regional or Local level, which meant that we applied the impact rating as follows:

- 1. Loss of the asset has National or International implications to the population, species, or other value – Impact Rating: Very High
- 2. Loss of the asset has State-wide or Regional implications to the population, species, or other value – Impact Rating: High
- 3. Loss of the asset has local implications to the population, species, or other value – Impact Rating: Medium

The top action is removal of Marram Grass at all high-quality beach nesting bird sites to provide space to nest (this was also the top overall action). The effectiveness of this action is not completely known but was estimated as high; however, the action rates highly as the asset is of National/International significance and the action would be relatively low cost (using volunteers).

Other important Priority Weed actions involve removing or limiting small infestations to protect key assets. This list can support the WCC and community in choosing and collaborating on weed projects and can form the basis for works in the next few years.

This list of Priority Weed actions was developed by the selected stakeholders and does not include the full list of important weeds in the Warrnambool City Council area. The aim here was to reduce the list to a workable number of projects within the framework. There will be other weeds which will become a priority in the Warrnambool City Council Area over the coming years. Many of these weeds appear in the input tables (in a spreadsheet that accompanies this Framework) for this MCA but did not make it into the top 15 actions. Others are listed in Appendix A1.1. Agriculture Victoria keeps updated lists on weeds across Victoria at [Weeds | Biosecurity | Agriculture Victoria](#).

Table 6: Top 15 actions in the priority weeds category

Category	Threat	Asset/Site	Stage of invasion	Control measure	Weighted score
Priority weeds	Marram Grass <i>Calamagrostis arenaria</i>	All high-quality beach nesting bird sites	Asset-based Protection	Hand removal (must remove rhizomous mats), herbicide spot spraying	4.6
Priority weeds	Cape Beach Daisy <i>Arctotheca populifolia</i>	All high-quality beach nesting bird sites (e.g., Levy's and Shelly beach)	Containment	Hand removal, herbicide spot spraying	4.4
Priority weeds	Sea Wheat Grass <i>Thinopyrum junceiforme</i>	All high-quality beach nesting bird sites	Containment	Hand removal, herbicide spot spraying	4.1
Priority weeds	Squirting Cucumber <i>Ecballium elaterium</i>	Localised infestations reported by public (Lake Pertobe)	Containment	Hand pulling and surveillance. Community education could increase efficacy of surveillance	4.1
Priority weeds	Sea Spurge <i>Euphorbia paralias</i>	All high-quality beach nesting bird sites (e.g., Logan Beach and Blue Hole)	Containment	Fungus release	4.1
Priority weeds	Willow <i>Salix</i> spp.	Merri and Hopkins Rivers (e.g., St James Park on Merri)	Containment	herbicide, mulching, biological control, and surveillance	4.0
Priority weeds	Gorse <i>Ulex europaeus</i>	Upper Russells Creek, Rowas Lane, Merri riverbanks, roadsides, paddocks.	Containment	Best to use sustained, multi-pronged approach including mulching, grubbing and mechanical removal, cultivation/rotary hoeing, and chemical control.	4.0
Priority weeds	Blackberry <i>Rubus anglocandicans</i>	Rivers (e.g., upstream along the Merri), creeks, native bush, ditches, agricultural land	Asset-based Protection	Hand pulling, herbicide, mulching, biological control, and surveillance	4.0
Priority weeds	Chilean Needle Grass <i>Nassella neesiana</i>	Albert Park	Containment	Hand pulling, herbicide and surveillance. Community education could increase efficacy of surveillance	3.8
Priority weeds	Blue periwinkle	0.0	Asset-based Protection	Mechanical	3.8
Priority weeds	Water couch	0.0	Asset-based Protection	Mechanical	3.8
Priority weeds	African Boxthorn <i>Lycium ferocissimum</i>	Rivers (e.g., upstream along the Merri), creeks, native bush, agricultural land	Asset-based Protection	Cutting and dabbing, physical removal, herbicide, mulching, biological control and surveillance	3.8
Priority weeds	English Ivy <i>Hedera Helix</i>	Victoria Park native and other vegetation	Containment	Cut a small gap in stem near base - plants will die. Herbicide spray iv on ground.	3.8
Priority weeds	Italian Buckthorn <i>Rhamnus alaternus</i>	Victoria Park, Hopkins River mouth (east side)	Containment	Hand pulling, herbicide, physical removal	3.8

Category	Threat	Asset/Site	Stage of invasion	Control measure	Weighted score
Priority weeds	Hemlock Conium maculatum	Russells Creek, Merri riverbanks	Asset-based Protection	Hand pulling, herbicide, mulching, biological control for site prep/amenity, and surveillance	3.7

2.3.4 Emerging Pest Animal Actions

Through stakeholder interviews, Feral Pig and Deer were assessed as 'not present' within the WCC Boundary. However, they are present near Warrnambool and therefore surveillance and eradication when incursions occur is an important action in the framework. DEECA's Strategic Management Prospects (NatureKit) has assessed the habitat in the WCC area as suitable for both species, therefore keeping an eye on where deer and pigs occur in the region is important in keeping them out of the WCC.

We merged all Restricted Pest Animals (not yet established in Victoria) into one action of surveillance and prevention. This list can be found at [Priority pest animals | Pest animals | Biosecurity | Agriculture Victoria](#) where further information on the species is available, including their invasion pathways and where to report sightings.

Table 7: There were 6 actions in the emerging pest animal category. These are ranked in priority order in the table below.

Category	Threat	Asset/Site	Stage of invasion	Control measure	Weighted score
Emerging animal	Feral Pig	Riparian vegetation_NA	Prevention and Eradication when infestations occur	Surveillance and prevention	4.6
Emerging animal	Feral Pig	Wetlands_NA	Prevention and Eradication when infestations occur	Surveillance and prevention	4.6
Emerging animal	Other emerging animals	NA_NA	Prevention and Eradication when infestations occur	Surveillance and prevention. Keep abreast of the current threats on this list and their invasion status.	4.4
Emerging animal	Feral Pig	Small native animals, eggs, invertebrates_NA	Prevention and Eradication when infestations occur	Surveillance and prevention	4.4
Emerging animal	Deer	Native vegetation structure, competition with native herbivores_NA	Prevention and Eradication when infestations occur	Surveillance and prevention	4.3
Emerging animal	Feral Pig	Agricultural land_NA	Prevention and Eradication when infestations occur	Surveillance and prevention	4.1

2.3.5 Established Pest Animal Actions

The top 15 actions for established pest animals involve Foxes, Rabbits, and Feral Cats. The top action is asset-based protection, timed and targeted for greatest impact at high quality beach nesting bird sites. This rates highly due to the impact to a Nationally Threatened group of birds. Fox control is already carried out around Middle Island to support the protection of Little Penguins and Shearwaters on the islands and could be expanded to include beach nesting bird sites during nesting season. The Middle Island fox control action rates sixth on the list of priorities in the Established Pest Animal section, due to the cost of all actions involved (Maremma Dog program and associated fox control), however, one of the challenges of the Multi-Criteria Analysis is distinguishing the value of local assets within a national and international context. The Middle Island project may be in a league of its own in the PP&A activities in the WCC area, due to the Nationally/Internationally important Little Penguin and Shearwater colony, the international reputation and success of the project and the associated Bio-Cultural, social, and economic benefits of this world-class, asset-based protection project.



Rabbit (*Oryctolagus cuniculus*)
(Photo: Agriculture Victoria)



Controlling rabbits using Calici virus across all rabbit infested sites rates second on the list, due to the combination of the impacts and the low cost and high effectiveness of the action.

Activities around reducing the impacts of domestic, semi-owned and feral cats across the municipality is listed relatively highly. This may include education of the public around supplementary feeding of wild cats, by-laws enforcing the containment of domestic cats and other measures to reduce the amount of domestic and semi-wild cats across the landscape.

Other activities include fox control programs to protect and array of assets, including Australasian Bitterns at Kelly's Swamp, on Farms, Middle Island, Maam Reserve and wetlands, marshes, and estuaries. Since foxes threaten a wide variety of assets across Warrnambool, a multi-stakeholder, cross-tenure program could be considered which would combine actions where possible.

Other pest animals may become problematic over time, and it is worth staying abreast of Victoria's Priority Pest Animals at [Priority pest animals | Pest animals | Biosecurity | Agriculture Victoria](#).

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Table 8: Top 15 actions in the established animal category.

Category	Threat	Asset/Site	Stage of invasion	Control measure	Weighted score
Established animal	European Fox	All high-quality beach nesting bird sites. Mouth of Hopkins, Granny's grave, whale platform. Levy's beach shelly beach. 3-4 breeding pairs of hooded.	Asset-based Protection	Targeted poison baiting, targeted poison ejectors, targeted trapping of problem fox(es), Trials of dog urine being tested as fox deterrent by Birdlife Australia (attracted not deterred). Soft-jaw trapping? Shooting? Blood trails to bring foxes in to be shot.	4.3
Established animal	European Rabbit	All locations	Asset-based Protection	Calici Virus. Integrated approach with Parks, DEECA, Moyne.	4.2
Established animal	European Fox	Kelly's Swamp (Australasian Bittern)	Asset-based Protection	Reduce fox numbers during vulnerable life stages (e.g., breeding) Poison baiting or ejectors, trapping. Work with Moyne Shire and PV, Rail Trail and Private Landholders to coordinate. Coordinating and participating. Depends on getting landholders on-board.	4.1
Established animal	European Fox	Farms	Asset-based Protection	Guardian dogs or alpacas, fox drives (shooting), poison baiting, poison ejectors	4.1
Established animal	Feral Cat/Unowned domestic cats	Across the municipality	Asset-based Protection	Eliminate supplementary feeding, desex and register domestic cats, contain domestic cats, enhanced adoption of kittens, trapping and ethical euthanasia of excess cats, effective monitoring	4.0
Established animal	European Fox	Middle Island	Asset-based Protection	Guardian dogs during nest season, targeted fox control (baiting, den fumigation, pest ejectors (when available)) in surrounding areas to reduce predation on birds landing on land (or on the island when guardian dogs not present)	4.0
Established animal	European Fox	Maam Reserve and other locations in WCC	Asset-based Protection	Fox proof fences, Guardian animals, high intensity poison baits or ejectors (not possible in urban settings), trapping. Need to get the neighbours on-board - involve private landholders. Precinct-wide control.	3.9
Established animal	European Fox	Farms	Asset-based Protection	Maremma Dogs, fox proof fencing	3.8
Established animal	European Fox	Wetlands, marshes, estuaries	Asset-based Protection	Reduce fox numbers during vulnerable life stages (e.g., breeding) Poison baiting or ejectors. Identify dens and fumigate. Difficult to find dens in high density vegetation. Need landscape-wide fox control	3.7
Established animal	European Fox	All native vegetation sites, especially where woodland EVCs are present	Asset-based Protection	Reduce fox numbers during vulnerable life stages (e.g., breeding) Poison baiting or ejectors	3.7

Category	Threat	Asset/Site	Stage of invasion	Control measure	Weighted score
Established animal	Feral Cat/Unowned domestic cats	Native vegetation, parks, backyards, riparian, coastal dunes. Especially Levi's Point	Asset-based Protection	Cage trapping, Felixer (ejector under development) public land. Containing domestic cats - change to by-laws.	3.7
Established animal	Feral Cat/Unowned domestic cats	Anywhere where fires occur	Asset-based Protection	Cage trapping, Felixer (ejector under development)	3.6

2.4 Sensitivity analysis

To test how sensitive the priority actions were to the weighting of each criterion, the weightings were revised to remove the cost criterion and equally reallocate the weighting for cost to the remaining three criteria. This essentially shows how results would be prioritised if cost was not a concern.

The table below shows the top 10 actions that would be prioritised if cost was not considered. Marram grass control remains the highest priority. Fox control and emerging weeds moving up the priority order, as well as some established weeds such as willow. If new, cheaper control measures are identified, action on these threats could be reconsidered.

Table 9: Sensitivity Analysis - Top ten actions with Cost removed.

Category	Threat	Asset/Site	Stage of invasion	Control measure
Priority weeds	Marram Grass Calamagrostis arenaria	All high-quality beach nesting bird sites	Asset-based Protection	Hand removal (must remove rhizomous mats), herbicide spot spraying
Established animal	European Fox	All high-quality beach nesting bird sites. Mouth of Hopkins, Granny's grave, whale platform. Levy's beach shelly beach. 3-4 breeding pairs of hooded.	Asset-based Protection	Targeted poison baiting, targeted poison ejectors, targeted trapping of problem fox(es). Soft-jaw trapping? Shooting? Blood trails to bring foxes in to be shot.
Emerging weeds	Alligator weed	Waterways	Prevention and Eradication when infestations occur	Surveillance and early detection
Established animal	European Fox	Middle Island	Asset-based Protection	Guardian dogs during nest season, targeted fox control (baiting, den fumigation, pest ejectors (when available)) in surrounding areas to reduce predation on birds landing on land (or on the island when guardian dogs not present)

Category	Threat	Asset/Site	Stage of invasion	Control measure
Established animal	European Fox	Kelly's Swamp	Asset-based Protection	Reduce fox numbers during vulnerable life stages (e.g., breeding) Poison baiting or ejectors, trapping. Work with Moyne Shire and PV, Rail Trail, and Private Landholders to coordinate. Coordinating and participating. Depends on getting landholders on-board.
Priority weeds	Cape Beach Daisy <i>Arctotheca populifolia</i>	All high-quality beach nesting bird sites (e.g., Levy's and Shelly beach)	Containment	Hand removal, herbicide spot spraying
Priority weeds	Willow <i>Salix</i> spp.	Merri and Hopkins Rivers (e.g., St James Park on Merri)	Containment	herbicide, mulching, biological control and surveillance
Emerging weeds	Horsetail	Wetlands and waterways	Prevention and Eradication when infestations occur	Surveillance and early detection
Emerging weeds	Giant knotweed	Riverbanks and disturbed sites	Prevention and Eradication when infestations occur	Surveillance and early detection
Emerging weeds	Blackberry	0	Prevention and Eradication when infestations occur	Surveillance and early detection



Blackberry leaves and fruit
(Photo: Weeds Australia)



Giant Knotweed (*Fallopia japonica*)
(Photo Agriculture Victoria)

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3 Collaboration

Collaboration and effective partnerships are key to the success of the PP&A management framework. Collaboration is increasingly necessary to resolve and tackle issues. In the context of Warrnambool PP&A management, it is an important practice to engage with other key government agencies, community, and volunteer groups to achieve specific outcomes for Warrnambool City Council. Effective collaboration leverages on the capacity, agility, and strong networks of people to support solutions and promote innovative ideas. Figure 5 highlights the types of collaboration and partnerships available. The degree of difficulty and scale of impact or outcome increases when stakeholders or key players are empowered to implement decision making.

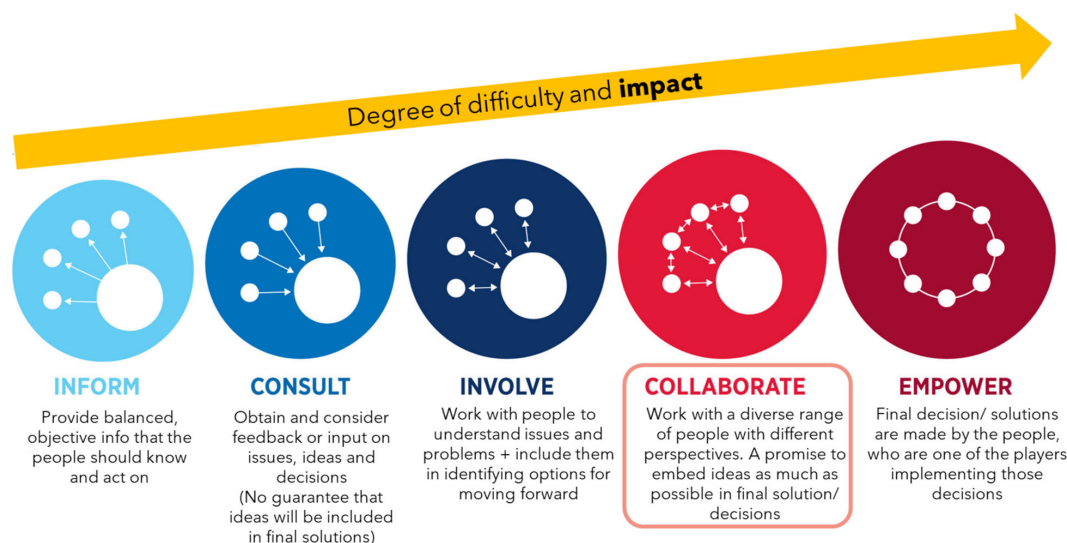


Figure 5. Level of difficulty and impact based on increasing levels of collaboration.

Some examples of current partnerships that operate well within the WCC are, as highlighted in the stakeholder workshop:

- Collaboration between BirdLife Australia and WCC environmental officers to communicate about events and issues,
- Strong communication with most Landcare groups, facilitations and other agencies, e.g., community consultations, responsiveness, and
- National Tree Day with Warrnambool Coastcare Landcare Network to benefit common goals.

The workshop highlighted several opportunities to facilitate effective collaboration in PP&A control across WCC. These are described below in Table 10.

Table 10 Pathways for effective partnerships with WCC

Pathways for effective partnerships	Description
Providing opportunities for collaboration	<ul style="list-style-type: none"> • Identify appropriate level of collaboration (Figure 5) • Identify stakeholder / set up working group. • Identify regular collaboration opportunities through projects and consultations with stakeholders. • Establish collaboration pathways

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Pathways for effective partnerships	Description
Community understanding	<ul style="list-style-type: none"> • Agreed understanding of the aims and objectives of PP&A management • Agreed roles and responsibilities. • Identify champions in each stakeholder group to drive the process. • Agreed communication pathways
Regular communication	<ul style="list-style-type: none"> • Organise a routine stakeholder / working group meeting. • Discuss common issues, projects and goals. • Discuss and coordinate ongoing collaboration. • Adaptive manage collaboration needs
Data sharing	<ul style="list-style-type: none"> • Consolidate knowledge and data into a system for sharing. • GIS mapping database

3.1.1 Community understanding of regional PP&A management.

The stakeholder workshop highlighted the need for a common understanding of the aims and objectives of PP&A management and the role and responsibilities in which each stakeholder group can partake. This can be achieved through setting up a strong structure that clearly outlines the roles and responsibilities of Council and other stakeholders, conducting community and stakeholder forums to discuss common issues, projects and goals, and regular communication. Other actions might include:

1. Using the Snap, Send, Solve app, an app used by WCC to provide community members with a way to report issues, more broadly across PP&A monitoring and activities.
2. Identifying the key weed spread pathways and conducting PP&A information sessions with the community (e.g., working with nursery owners to educate the public on garden plants which are also invasive weeds),
3. Collaborating with the GHCMa on regional programs, such as willow management along the rivers, and
4. Coordinating community involvement across the various Landcare groups, Field Naturalists and others.

3.1.2 Effective partnerships for coordinated PP&A management

Effective partnerships and regular communication to ensure there is ongoing collaboration across the groups through a routine stakeholder meeting. Stakeholders at the workshop proposed the forming of a PP&A group, which would meet on a regular basis to collaborate on planning shared programs, monitoring key assets and threats, delivering pest plant and animal works, and more.

An issue highlighted at the workshop was the governance around continued responsibility of weed management after revegetation planting. The three-year commitment was thought to preclude small community groups from undertaking revegetation projects. On the other hand, if plants are planted and not cared for, then the survival rate is low, which leads to failure of the planting project. It was concluded that the WCC should re-evaluate the policy, looking for ways to both ensure plantings are successful and that it is possible for volunteer groups to undertake revegetation projects.

4 Monitoring

Monitoring of pest plant and animal activities is important for a variety of reasons including:

1. Measuring success, for example:
 - Condition of asset or health of population you are protecting,
 - Prevalence and location of threats,
 - Area under effective management, and/or
 - People involved in pest plant and animal works.
2. Triggering management actions, for example, notification from member of the public of an emerging weed.
3. Reporting on programs and grants and applying for funding.

An array of monitoring is occurring in Warrnambool City Council Area, as outlined in Table 11.

Workshop attendees identified collaborative monitoring across the WCC and stakeholders as a priority. There are several tools available to facilitate this. A combination of current apps and actions can help to facilitate monitoring of some of the assets and threats. These include but may not be limited to:

1. WCC's Snap, Send, Solve App – already in use but could be expanded.
2. PestSmart's [FeralScan](#) – a community pest animal recording and reporting tool.
3. VBA Go – record native species directly to the Victorian Biodiversity Atlas and NatureKit.
4. iNaturalist ([A Community for Naturalists · iNaturalist](#)) to record native and non-native species and crowd-source the identification of them.
5. Report an unusual or unknown weed online at Agriculture Victoria or by calling 1 800 084 881.
6. Birdlife Australia's Birddata and programs (e.g., Beach Nesting Birds and others) and/or Ebird.

Other specialist monitoring may be required to supplement the monitoring already occurring, such as fox scat monitoring by Canidae Development, camera monitoring and others.

The development of a Monitoring Plan could be part of a collaborative PP&A group across the municipality.



Hooded Plovers – beach nesting birds
(Photo: Parks Victoria)

Table 11: Monitoring activities including aims, effectiveness and needs not currently being met, contributed by workshop attendees held in April 2023

Name	Organisation	Threat	Threat description	Asset	Asset description	What is the aim of your monitoring program	How effective has the monitoring program been?	Any monitoring needs that are currently not met
	Warrnambool City Council	Weed	Emerging weeds (Squirting cucumber, Sicilian sea lavender)			To reduce the spread of emerging weed species and eliminate them from localised presence	Because of localised small outbreaks for both squirting cucumber and Sicilian sea lavender, we can monitor the spread + containment easily as locations are easily accessible	We have not surveyed for other outbreaks beyond the sites we are aware of. Perhaps a widespread survey could be conducted to assess breakout presences of these weeds across the municipality
	Warrnambool City Council	Weed and pest animals	Protecting penguin colony from predations	Yes	Protecting all built and natural asset classes	To reduce fox population and impact on penguin colony and shearwaters. Removal of noxious weeds to minimise habitat for rabbits and the like, prevent spread through municipality. Rabbit control works to prevent population increase + damage to natural areas and assets	Fox population has been to stabilise current numbers. Rabbit population is hard to determine, but it would only be keeping numbers from growing significantly. Weed eradication is random other than high profile areas depending on resources	Fox population eradication has not been as effective as expected. Rabbit eradication is only holding numbers as not effective reducing numbers. Weed eradication is stable.
	Warrnambool City Council	Weed	Weeds (mainly woody), foxes			Understanding occurrence, density, success of removal etc. Developing mapping app for weeds, engage with Canidae for foxes	Mapping app is still in early stages of use, there isn't a full understanding of how it works and how to use the information. Information collected hasn't been placed onto council's mapping system yet. Work from Canidae gives us a great understanding of fox activity in study area	Would be great to have an understanding of what flora and fauna we have. In particular, rare and threatened species. Would be great to have a connection with other stakeholders' data

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Name	Organisation	Threat	Threat description	Asset	Asset description	What is the aim of your monitoring program	How effective has the monitoring program been?	Any monitoring needs that are currently not met
	Warrnambool Field Naturalists Club	Weed	Introduced weeds	Yes	Grassland Reserve in Albert Park, Warrnambool	Only just begun end of 2022 to weed the small, fenced area and members (particularly Shirley Duffield) has monitored and listed weeds present in the reserve prior to weeding	Will be known over time. Many/most of a list of grasses and weeds were removed but effect on numbers will be seen in Spring 2023. Monitoring has included native species within the reserve, e.g., orchids, lilies (report to Justin H). Previous butterfly survey was also undertaken	Wider scale monitoring of Albert Park for remnant native vegetation and distribution of the range of weeds likely to impact on the Grassland Reserve
	Warrnambool City Council	Weed and pest animals	Rabbits/Weed control	Yes	Holiday Parks	Control the rabbit population and deadly nightshade	Prior to summer, we baited and bombed burrows with moderate success but numbers have bounced back plus! Eradicate by extraction	Cannot bait rabbit in summer due to high patronage. Continued vigilance to limit the spread and educate staff re: control
	Canidae development	Fox	Fox			1. To monitor fox activity over the course of baiting program. 2. To determine high activity area prior to baiting program	Bait take has increased over the years. Survey demonstrated reduce(d) activity over baiting period	1. Cost prohibits scat analysis for DNA and diet analysis. 2. Ongoing monitoring would give clear changes to behaviour through season and years
	Warrnambool Field Naturalists Club	Weeds	Weeds (Chilean needle grass, St John's wort, Cocksfoot, wild sage)	Yes	Small grass reserve (Albert Park)	To eradicate listed weeds from small reserve area	Not very - in early stages as yet	Yes, Effects of herbicide on wild sage - difficult liaising with sprayer to know when action taken). More dedication to this matter!

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Name	Organisation	Threat	Threat description	Asset	Asset description	What is the aim of your monitoring program	How effective has the monitoring program been?	Any monitoring needs that are currently not met
	GHCMA	Weed and pest animals	Waterways - flora and fauna	Yes	Weeds, urban expansion, domestic stock	To reduce threats associated with degrading environmental condition. Monitoring includes: 1) Stock access to waterways 2) Pest plants i.e., willows across rivers 3) native flora and fauna monitoring 4) fish, macroinvertebrates, eDNA, social 5) Branching into expanded scope i.e., long term visions, nutrients etc *Other CMA projects exist other than my own e.g., estuary watch, IWM, instream habitat etc	Continued projects + monitoring Increase in stock exclusion fencing/limiting stock access Merri River 6-7 years, Brucknell's Creek 2-3 years, Hopkins continued. Wildly effective across 100s of kms/properties Increase in fish numbers and conditions	Opportunity for more nutrients and stormwater monitoring. Collaborating GIS and weed layers, eDNA emerging
	Warrnambool Coastcare Landcare network	Fox	Fox threat - middle island (in conjunction with WCC)			To reduce threat of foxes on little penguin population	Successful over a number of years, but interrupted recently through lack of access to island	Access to island for volunteers, program expected to resume soon
	Friends of Victoria Park	Weeds	English Ivy and Mediterranean Buckthorn	Yes	Victoria Park	To enable pest species to be removed	Some reduction in spread of these two weeds	

5 Limitations

This Framework was developed through a collaborative process involving key stakeholders across the Warrnambool City Council Area. It is as complete as possible, however, there are likely to be other stakeholders who were unintentionally not consulted in this round.

The tools used to generate the lists of pest plants and animals can be incomplete and out-dated. These tools are also often aimed at the whole state, are generated using modelled data, and can therefore not be completely aligned with the on-ground situation.

The calibration of the Multi-Criteria Analysis was thoughtfully completed, however, there may be other ways to weight the categories that would fine tune the outcomes. To address this as best as possible, weightings were determined collectively at the stakeholder workshop. Regardless, the MCA output is meant to guide decision-making, not to determine it, and there may be other factors which are more important in choosing which actions to engage in that were not included in the analysis.

Some of the threat/asset rows in the input tables (which were drawn into the MCA) were not complete. We either did not have enough information to complete them, or they were added in the final stages and not addressed at the workshop. We thought it important to include them for completeness. More complete calibration of these rows may change their ranking in the MCA, and this could be considered in the next round of this Framework.



Photo: Warrnambool City Council

Appendices

Appendix A

Outputs from VBA Introduced Species Report for WCC Area



A.1. Output from VBA Introduced Species Report for WCC Area

Table 12: VBA Extract - Threatened Plants WCC Area

Scientific Name	Common Name	FFG Act	VICADV List	First Year Observed	Last Year Observed	Record Number	EPBC Act Status
<i>Pultenaea canaliculata</i>	Coast Bush-pea	Endangered	Rare	1893	1904	7	
<i>Amphibromus sinuatus</i>	Wavy Swamp Wallaby-grass	Endangered	Vulnerable	2010	2010	1	
<i>Scaevola calendulacea</i>	Dune Fan-flower	Endangered	Vulnerable	1895	1895	1	
<i>Dianella callicarpa</i>	Swamp Flax-lily	Endangered	Rare	2012	2014	4	
<i>Poa billardiarei</i>	Coast Fescue	Endangered	Rare	1900	1998	6	
<i>Prasophyllum viretrum</i>	Basalt Leek-orchid	Critically Endangered	Endangered	2019	2019	2	
<i>Roepera billardiarei</i>	Coast Twin-leaf	Endangered	Rare	2000	2000	2	
<i>Adriana quadripartita</i>	Coast Bitter-bush	Endangered	Vulnerable	1902	1940	2	
<i>Lepidium hyssopifolium</i> s.s.	Basalt Peppercress	Endangered	Endangered	1872	1872	2	Endangered
<i>Senecio glomeratus</i> subsp. <i>longifructus</i>	Annual Fireweed	Vulnerable	Rare	2010	2010	1	
<i>Exocarpos syrticola</i>	Coast Ballart	Endangered	Rare	2008	2008	1	
<i>Caladenia brachyscapa</i>	Short Spider-orchid	Extinct	Presumed extinct	1959	1959	1	Extinct
<i>Lachnagrostis robusta</i>	Salt Blown-grass	Endangered	Rare	1997	1997	1	
<i>Dianella longifolia</i> var. <i>grandis</i> s.l.	Glaucous Flax-lily	Critically Endangered		2000	2000	1	
<i>Melaleuca armillaris</i> subsp. <i>armillaris</i>	Giant Honey-myrtle	Endangered	Rare	2018	2018	1	

Table 13: VBA Extract Threatened Animals in WCC Area

Scientific Name	Common Name	FFG Act	VICADV List	EPBC Act	First Year Observed	Last Year Observed	Record Number
<i>Thinornis cucullatus</i>	Hooded Plover	Vulnerable		Vulnerable	2017	2019	211
<i>Lissolopis coventryi</i>	Swamp Skink	Endangered			1965	2018	10
<i>Lissolopis coventryi</i>	Swamp Skink	Endangered		Endangered	1965	2018	10
<i>Engaeus sericatus</i>	Hairy Burrowing Crayfish	Vulnerable			2008	2008	5
<i>Biziura lobata</i>	Musk Duck	Vulnerable	Vulnerable		1951	2019	48
<i>Spatula rhynchotis</i>	Australasian Shoveler	Vulnerable	Vulnerable		1951	2019	52
<i>Ornithorhynchus anatinus</i>	Platypus	Vulnerable	Vulnerable		1962	2022	26
<i>Eubalaena australis</i>	Southern Right Whale	Endangered	Critically endangered		1971	2021	912
<i>Anseranas semipalmata</i>	Magpie Goose	Vulnerable	Near threatened		1960	2019	63
<i>Thinornis cucullatus</i>	Hooded Plover	Vulnerable	Vulnerable		1978	2020	90
<i>Hydroprogne caspia</i>	Caspian Tern	Vulnerable	Near threatened		1977	2000	15
<i>Lewinia pectoralis</i>	Lewin's Rail	Vulnerable	Vulnerable		1970	1999	6
<i>Oxyura australis</i>	Blue-billed Duck	Vulnerable	Endangered		1951	2018	7
<i>Megaptera novaeangliae australis</i>	Southern Humpback Whale	Critically Endangered	Vulnerable		1985	2020	17
<i>Tringa nebularia</i>	Common Greenshank	Endangered	Vulnerable		1960	2006	42
<i>Egretta garzetta</i>	Little Egret	Endangered	Endangered		1978	2018	4
<i>Miniopterus orianae bassanii</i>	Southern Bent-winged Bat (southern ssp.)	Critically Endangered	Critically endangered		2002	2021	10
<i>Aythya australis</i>	Hardhead	Vulnerable	Vulnerable		1951	2019	36
<i>Arctophoca forsteri</i>	Long-nosed Fur Seal	Vulnerable	Vulnerable		2016	2020	4
<i>Hieraaetus morphnoides</i>	Little Eagle	Vulnerable	Vulnerable		1951	2005	7
<i>Stictonetta naevosa</i>	Freckled Duck	Endangered	Endangered		1951	2018	8
<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	Vulnerable	Vulnerable		1963	2022	12

Appendices | Outputs from VBA Introduced Species Report for WCC Area | 37

Scientific Name	Common Name	FFG Act	VICADV / List	EPBC Act	First Year Observed	Last Year Observed	Record Number
<i>Calidris ferruginea</i>	Curlew Sandpiper	Critically Endangered	Endangered		1992	1992	2
<i>Arenaria interpres</i>	Ruddy Turnstone	Endangered	Vulnerable		1971	2000	6
<i>Hirundapus caudacutus</i>	White-throated Needletail	Vulnerable	Vulnerable		1960	1960	1
<i>Ardea alba modesta</i>	Eastern Great Egret	Vulnerable	Vulnerable		2017	2019	18
<i>Sternula nereis</i>	Fairy Tern	Critically Endangered	Endangered		2017	2017	1
<i>Balaenoptera musculus</i>	Blue Whale	Endangered	Critically endangered		1887	2011	5
<i>Dermochelys coriacea</i>	Leathery Turtle	Critically Endangered	Critically endangered		2004	2004	1
<i>Botaurus poiciloptilus</i>	Australasian Bittern	Critically Endangered	Endangered		1951	2019	10
<i>Actitis hypoleucos</i>	Common Sandpiper	Vulnerable	Vulnerable		1978	2018	8
<i>Tringa stagnatilis</i>	Marsh Sandpiper	Endangered	Vulnerable		1985	1994	3
<i>Thalassarche cauta</i>	Shy Albatross	Endangered	Vulnerable		1953	2000	2
<i>Ixobrychus dubius</i>	Australian Little Bittern	Endangered	Endangered		1995	1995	2
<i>Pluvialis fulva</i>	Pacific Golden Plover	Vulnerable	Vulnerable		1960	1960	1
<i>Euasacus armatus</i>	Murray Spiny Crayfish	Threatened	Near threatened		2014	2014	1
<i>Accipiter novaehollandiae</i>	Grey Goshawk	Endangered	Vulnerable		1960	2018	6
<i>Macronectes giganteus</i>	Southern Giant-Petrel	Endangered	Vulnerable		1987	1987	1
<i>Dasyurus viverrinus</i>	Eastern Quoll	Endangered (Extinct in Victoria)	Regionally extinct		1900	1900	1
<i>Numenius phaeopus</i>	Whimbrel	Endangered	Vulnerable		1960	1960	1
<i>Neophoca cinerea</i>	Sea-lion	Endangered			1997	2007	2
<i>Rostratula australis</i>	Australian Painted-snipe	Critically Endangered	Critically endangered		1995	1995	1

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Scientific Name	Common Name	FFG Act	VICADV List	EPBC Act	First Year Observed	Last Year Observed	Record Number
<i>Litoria raniformis</i>	Growing Grass Frog	Vulnerable	Endangered		1961	1972	11
<i>Ninox connivens</i>	Barking Owl	Critically Endangered	Endangered		1960	1960	1
<i>Falco subniger</i>	Black Falcon	Critically Endangered	Vulnerable		1951	1951	1
<i>Neophema chrysogaster</i>	Orange-bellied Parrot	Critically Endangered	Critically endangered		1979	2005	3
<i>Limosa lapponica</i>	Bar-tailed Godwit	Vulnerable			1991	1999	3
<i>Limosa limosa</i>	Black-tailed Godwit	Critically Endangered	Vulnerable		1999	1999	1
<i>Ardeotis australis</i>	Australian Bustard	Critically Endangered	Critically endangered		1878	1878	1
<i>Nannoperca obscura</i>	Yarra Pygmy Perch	Vulnerable	Vulnerable		2007	2017	9
<i>Thalassarche chrysostoma</i>	Grey-headed Albatross	Endangered	Vulnerable		1957	1957	1
<i>Tringa glareola</i>	Wood Sandpiper	Endangered	Vulnerable		2019	2019	1
<i>Ardea intermedia plumifera</i>	Plumed Egret	Critically Endangered	Endangered		1990	1999	2
<i>Haliaeetus leucogaster</i>	White-bellied Sea-Eagle	Endangered	Vulnerable		2000	2000	1
<i>Sternula albifrons</i>	Little Tern	Critically Endangered	Vulnerable		2017	2017	1

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A.1.1. Weed list WCC Area

Table 14: VBA Extract - Weed List WCC Area

VBA Taxon ID	Scientific Name	Common Name
502966	<i>Acetosella vulgaris</i>	Sheep Sorrel
500139	<i>Agave americana</i>	Century Plant
500153	<i>Agrostis capillaris</i>	Brown-top Bent
500160	<i>Agrostis stolonifera</i>	Creeping Bent
500164	<i>Aira caryophyllea</i> subsp. <i>caryophyllea</i>	Silvery Hair-grass
500165	<i>Aira cupaniana</i>	Quicksilver Grass
500167	<i>Aira praecox</i>	Early Hair-grass
501399	<i>Aizoon pubescens</i>	Galenia
902095	<i>Allium sphaerocephalon</i>	Round-headed Leek
505165	<i>Alternanthera philoxeroides</i>	Alligator Weed
500236	<i>Anthoxanthum</i>	Sweet Vernal-grass
500255	<i>Arctotheca calendula</i>	Cape Weed
503718	<i>Arctotheca populifolia</i>	Beach Daisy
500274	<i>Asparagus</i>	Bridal Creeper
500318	<i>Atriplex prostrata</i>	Hastate Orache
500341	<i>Avena fatua</i>	Wild Oat
508098	<i>Avena</i> spp.	Oat
502420	<i>Bellardia latifolia</i>	Red Bartsia
500384	<i>Bellis perennis</i>	English Daisy
500388	<i>Berkheya rigida</i>	African Thistle
508148	<i>Brassica</i> spp.	Turnip
500496	<i>Briza minor</i>	Lesser Quaking-grass
500498	<i>Bromus catharticus</i>	Prairie Grass
500500	<i>Bromus diandrus</i>	Great Brome
500501	<i>Bromus hordeaceus</i>	Soft Brome
502022	<i>Buglossoides arvensis</i>	Corn Gromwell
500520	<i>Cakile edentula</i>	American Sea Rocket
500521	<i>Cakile maritima</i> subsp. <i>maritima</i>	Sea Rocket
500205	<i>Calamagrostis arenaria</i>	Marram Grass
500574	<i>Callitriche stagnalis</i>	Common Water- starwort
500620	<i>Carduus</i>	Slender Thistle
500687	<i>Catapodium rigidum</i>	Fern Grass
502451	<i>Cenchrus clandestinus</i>	Kikuyu
502453	<i>Cenchrus longisetus</i>	Feathertop
502450	<i>Cenchrus</i>	Swamp Foxtail-grass
500702	<i>Centaurium erythraea</i>	Common Centaury
500705	<i>Centaurium tenuiflorum</i>	Slender Centaury
500710	<i>Centranthus ruber</i>	Red Valerian
500719	<i>Cerastium glomeratum</i> s.l.	Common Mouse-ear Chickweed
500721	<i>Cerastium</i>	Mouse-ear Chickweed
500736	<i>Chenopodium album</i>	Fat Hen
500746	<i>Chenopodium murale</i>	Sowbane

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VBA Taxon ID	Scientific Name	Common Name
500776	<i>Cicendia filiformis</i>	Slender Cicendia
500781	<i>Cirsium arvense</i> var. <i>arvense</i>	Perennial Thistle
508238	<i>Cirsium</i> spp.	Thistle
500782	<i>Cirsium vulgare</i>	Spear Thistle
500803	<i>Conium maculatum</i>	Hemlock
500823	<i>Coprosma repens</i>	Mirror Bush
500825	<i>Cortaderia selloana</i> subsp. <i>selloana</i>	Pampas Grass
500848	<i>Cotula coronopifolia</i>	Water Buttons
505186	<i>Crassula multicava</i> subsp. <i>multicava</i>	Shade Crassula
500867	<i>Crataegus monogyna</i>	Hawthorn
504554	<i>Cynodon dactylon</i> var. <i>dactylon</i>	Couch
500918	<i>Cyperus eragrostis</i>	Drain Flat-sedge
500948	<i>Dactylis glomerata</i>	Cocksfoot
503148	<i>Danthonia decumbens</i>	Heath Grass
500986	<i>Datura stramonium</i>	Common Thorn-apple
501065	<i>Diploxys muralis</i>	Wall Rocket
501066	<i>Diploxys tenuifolia</i>	Sand Rocket
501070	<i>Dipsacus fullonum</i>	Wild Teasel
505483	<i>Disa bracteata</i>	South African Orchid
503696	<i>Drosanthemum</i>	Rodondo Creeper
501123	<i>Echium plantagineum</i>	Paterson's Curse
501128	<i>Ehrharta erecta</i>	Panic Veldt-grass
501129	<i>Ehrharta longiflora</i>	Annual Veldt-grass
500812	<i>Erigeron bonariensis</i>	Flaxleaf Fleabane
501329	<i>Euphorbia helioscopia</i>	Sun Spurge
501332	<i>Euphorbia peplus</i>	Petty Spurge
507711	<i>Festuca gautieri</i>	Bear-skin Fescue
501370	<i>Foeniculum vulgare</i>	Fennel
508446	<i>Freesia</i> spp.	Freesia
501380	<i>Fumaria capreolata</i>	White Fumitory
501412	<i>Galium murale</i>	Small Goosegrass
501417	<i>Gaudinia fragilis</i>	Fragile Oat
501422	<i>Genista</i>	Montpellier Broom
501426	<i>Geranium dissectum</i>	Cut-leaf Crane's-bill
501599	<i>Hedera helix</i> s.l.	English Ivy
501636	<i>Heliotropium</i>	Common Heliotrope
502511	<i>Helminthotheca</i>	Ox-tongue
501692	<i>Holcus lanatus</i>	Yorkshire Fog
515430	<i>Hordeum marinum</i>	Sea Barley-grass
501744	<i>Hypericum perforatum</i> subsp. <i>veronense</i>	St John's Wort
501748	<i>Hypochaeris radicata</i>	Flatweed
500936	<i>Isolepis levynsiana</i>	Tiny Flat-sedge
501802	<i>Juncus acutus</i> subsp. <i>acutus</i>	Spiny Rush
501806	<i>Juncus articulatus</i>	Jointed Rush
501864	<i>Lagurus ovatus</i>	Hare's-tail Grass

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VBA Taxon ID	Scientific Name	Common Name
508643	<i>Lavandula</i> spp.	Lavender
501895	<i>Leontodon saxatilis</i> subsp. <i>saxatilis</i>	Hairy Hawkbit
502013	<i>Linaria vulgaris</i>	Common Toad-flax
502028	<i>Lobularia maritima</i>	Sweet Alyssum
502036	<i>Lolium perenne</i>	Perennial Rye-grass
502060	<i>Lotus subbiflorus</i>	Hairy Bird's-foot Trefoil
502061	<i>Lotus uliginosus</i>	Greater Bird's-foot Trefoil
502078	<i>Lycium ferocissimum</i>	African Box-thorn
500223	<i>Lysimachia arvensis</i>	Pimpernel
505170	<i>Lysimachia arvensis</i> var. <i>arvensis</i>	Scarlet Pimpernel
502118	<i>Malus pumila</i>	Apple
502121	<i>Malva nicaeensis</i>	Mallow of Nice
502122	<i>Malva parviflora</i>	Small-flower Mallow
503858	<i>Malva sylvestris</i>	Tall Mallow
502123	<i>Marrubium vulgare</i>	Horehound
502140	<i>Medicago polymorpha</i>	Burr Medic
502161	<i>Melilotus indicus</i>	Sweet Melilot
502171	<i>Mentha spicata</i>	Spearmint
501695	<i>Moraea flaccida</i>	One-leaf Cape-tulip
502252	<i>Myriophyllum</i>	Parrot's Feather
503282	<i>Nassella neesiana</i>	Chilean Needle-grass
502948	<i>Nasturtium officinale</i>	Watercress
502336	<i>Onopordum acanthium</i> subsp. <i>acanthium</i>	Scotch Thistle
502387	<i>Oxalis pes-caprae</i>	Soursob
502418	<i>Parapholis incurva</i>	Coast Barb-grass
502423	<i>Parietaria judaica</i>	Wall Pellitory
502430	<i>Paspalum dilatatum</i>	Paspalum
502431	<i>Paspalum distichum</i>	Water Couch
502476	<i>Phalaris aquatica</i>	Toowoomba Canary- grass
502496	<i>Phleum pratense</i>	Timothy Grass
502539	<i>Pinus radiata</i>	Radiata Pine
502372	<i>Piptatherum miliaceum</i>	Rice Millet
505830	<i>Pisum sativum</i>	Garden Pea
502553	<i>Plantago coronopus</i>	Buck's-horn Plantain
502561	<i>Plantago lanceolata</i>	Ribwort
502562	<i>Plantago major</i>	Greater Plantain
502580	<i>Poa annua</i> s.l.	Annual Meadow-grass
502606	<i>Poa pratensis</i>	Kentucky Blue-grass
502622	<i>Polycarpon</i>	Four-leaved Allseed
502624	<i>Polygala myrtifolia</i>	Myrtle-leaf Milkwort
503954	<i>Polygonum arenastrum</i>	Wireweed
502639	<i>Polypogon maritimus</i> var. <i>subspathaceus</i>	Coast Beard-grass
502640	<i>Polypogon</i>	Annual Beard-grass
508918	<i>Polypogon</i> spp.	Beard Grass
502757	<i>Prunella vulgaris</i>	Self-heal

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VBA Taxon ID	Scientific Name	Common Name
508936	<i>Prunus spp.</i>	Prunus
502917	<i>Raphanus</i>	Wild Radish
502932	<i>Rhamnus alaternus</i>	Italian Buckthorn
508994	<i>Romulea spp.</i>	Onion Grass
502950	<i>Rosa rubiginosa</i>	Sweet Briar
502952	<i>Rubus fruticosus spp. agg.</i>	Blackberry
502969	<i>Rumex conglomeratus</i>	Clustered Dock
502970	<i>Rumex crispus</i>	Curled Dock
502974	<i>Rumex pulcher subsp. pulcher</i>	Fiddle Dock
502992	<i>Salpichroa oranifolia</i>	Pampas Lily-of-the- Valley
503027	<i>Schinus molle</i>	Pepper Tree
503105	<i>Senecio elegans</i>	Purple Groundsel
503113	<i>Senecio jacobaea</i>	Ragwort
503132	<i>Senecio vulgaris</i>	Common Groundsel
503138	<i>Sherardia arvensis</i>	Field Madder
503156	<i>Silybum marianum</i>	Variegated Thistle
503163	<i>Sisyrinchium</i>	Striped Rush-leaf
503178	<i>Solanum linnaeanum</i>	Apple of Sodom
503183	<i>Solanum nigrum s.l.</i>	Black Nightshade
503203	<i>Sonchus asper s.l.</i>	Rough Sow-thistle
503204	<i>Sonchus oleraceus</i>	Common Sow-thistle
503208	<i>Sparaxis bulbifera</i>	Harlequin Flower
503211	<i>Sparganium erectum subsp. stoloniferum</i>	Branching Bur-reed
503226	<i>Sporobolus africanus</i>	Rat-tail Grass
503253	<i>Stellaria pallida</i>	Lesser Chickweed
503260	<i>Stenotaphrum</i>	Buffalo Grass
500297	<i>Symphyotrichum</i>	Aster-weed
528546	<i>Tinca tinca</i>	Tench
503417	<i>Tragopogon porifolius subsp. porifolius</i>	Salsify
503424	<i>Trifolium arvense var. arvense</i>	Hare's-foot Clover
503427	<i>Trifolium dubium</i>	Suckling Clover
503428	<i>Trifolium fragiferum var. fragiferum</i>	Strawberry Clover
503429	<i>Trifolium glomeratum</i>	Cluster Clover
504012	<i>Trifolium resupinatum var. resupinatum</i>	Shaftal Clover
509161	<i>Trifolium spp.</i>	Clover
503442	<i>Trifolium tomentosum var. tomentosum</i>	Woolly Clover
504006	<i>Tropaeolum majus</i>	Nasturtium
503471	<i>Ulex europaeus</i>	Gorse
503494	<i>Verbascum thapsus subsp. thapsus</i>	Great Mullein
503502	<i>Veronica arvensis</i>	Wall Speedwell
503511	<i>Veronica persica</i>	Persian Speedwell
503518	<i>Vicia sativa</i>	Common Vetch
509217	<i>Vicia spp.</i>	Vetch
503544	<i>Vulpia bromoides</i>	Squirrel-tail Fescue
509223	<i>Vulpia spp.</i>	Fescue

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VBA Taxon ID	Scientific Name	Common Name
500140	<i>X Agropogon littoralis</i>	Perennial Beard-grass

Appendix B

Stakeholders and Workshop Attendees



Stakeholders

Warrnambool City Council provided a list of stakeholders, who were consulted over the course of the development of the framework. In the first round of consultation, phone interviews identified assets and threats. In the second round, these assets and threats, as well as effectiveness and cost control actions were generated, discussed and calibrated. Collaboration and monitoring were also discussed by the stakeholders at the workshop. The list of stakeholders and workshop attendees is provided here.

B.1. Stakeholders consulted in the development of this framework

Stakeholder	Stakeholder Type
[REDACTED]	WCC Working Group - Acting Coordinator Sustainability & Natural Environment
[REDACTED]	WCC Manager Sustainability and Compliance
[REDACTED]	WCC Working Group - Manager Strategy & Development
[REDACTED]	WCC Working Group - Manager Infrastructure Services
[REDACTED]	WCC Working Group - Coordinator Municipal Operations
[REDACTED]	WCC Working Group - Supervisor Environment Playgrounds & Coastal Maintenance
[REDACTED]	WCC Working Group - Team Leader Parks, Gardens & Environment
[REDACTED]	WCC Manager of Recreation and Culture
[REDACTED]	WCC Service Manager, Visitor Economy
[REDACTED]	Glenelg Hopkins Catchment Management Authority
[REDACTED]	External - Eastern Maar Aboriginal Corporation
[REDACTED]	External – Eastern Maar Aboriginal Corporation
[REDACTED]	Parks Victoria - Area Chief Ranger
[REDACTED]	Birdlife Australia - Coastal Birds Project Officer
[REDACTED]	Canidae Development - Managing Director
[REDACTED]	Bligh Vegetation Management - Owner Manager
[REDACTED]	External - Basalt to Bay Landcare Network - Network Facilitator
[REDACTED]	Community - Warrnambool Coastcare Landcare Network - President
[REDACTED]	Friends of Victoria Park
[REDACTED]	Friends of Victoria Park

Appendices | Stakeholders and Workshop Attendees | 46

Stakeholder	Stakeholder Type
[REDACTED]	Russells Creek Landcare
[REDACTED]	Friends of Harris on Merri
[REDACTED]	Australian Plants Society, Warrnambool & District - President
[REDACTED]	Local Citizen Scientist - Author of Environmental Weeds of Warrnambool
[REDACTED]	Making a Difference (MAD) for the Merri
[REDACTED]	Warrnambool Field Naturalists Club
[REDACTED]	Network Facilitator, Warrnambool Coastcare Landcare Network



B.2. Workshop Attendees

Name	Organisation	Role
[REDACTED]	WCC	Natural Environment Officer, Natural Environment & Sustainability
[REDACTED]	WCC	Working Group - Coordinator Municipal Operations
[REDACTED]	WCC	Supervisor Environment, Playgrounds & Coastal Maintenance
[REDACTED]	WCC	Service Manager, Visitor Economy
[REDACTED]	EcoFutures	Senior Ecologist
[REDACTED]	EcoFutures	Environmental Scientist
[REDACTED]	NCEconomics	Natural Capital Economist
[REDACTED]	Glenelg Hopkins Catchment Management Authority	Senior Waterways Officer
[REDACTED]	Eastern Maar Aboriginal Corporation	Healthy Country Manager
[REDACTED]	Eastern Maar Aboriginal Corporation	Traditional Owner
[REDACTED]	Birdlife Australia	Coastal Birds Project Officer
[REDACTED]	Warrnambool Coastcare Landcare Network	Network Facilitator
[REDACTED]	Author of Environmental Weeds of Warrnambool	Naturalist and Author
[REDACTED]	Friends of Victoria Park	Member
[REDACTED]	Warrnambool Field Naturalists Club	Member
[REDACTED]	Warrnambool Field Naturalists Club	Member
[REDACTED]	Canidae Development	Owner/Manager
[REDACTED]	Parks Victoria	Area Chief Ranger



WARRNAMBOOL ECONOMIC DEVELOPMENT STRATEGY

DRAFT REPORT

WARRNAMBOOL CITY COUNCIL | JULY 2023



www.urbanenterprise.com.au

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ACKNOWLEDGEMENT OF COUNTRY

Urban Enterprise is located on Wurundjeri Woi-Wurrung Country. We pay our respects to elders past, present and emerging and also acknowledge all Traditional Owners of Country on which we work.



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ACRONYMS

AAGR	Annual Average Growth Rate
ABR	Australian Business Register
EDS	Economic Development Strategy
GORRT	Great Ocean Road Regional Tourism
LGA	Local Government Area
PA	Per Annum
SA2	Statistical Area Level 2
SEIFA	Socio-Economic Index for Areas
SME	Small to Medium Enterprise
TRA	Tourism Research Australia

GLOSSARY OF TERMS

Economic Output	Represents the gross revenue generated by businesses in each of the industry sectors in a defined region. Gross revenue is also referred to as total sales or total income.
Regional Exports	Represents the value of goods and services exported outside of the defined region that have been generated by businesses / organisations in each of the industry sectors within the region.
Employment	Employment data represents the number of people employed by businesses/organisations in each of the industry sectors in a defined region. Employment data presented in this report is destination of work data. That is, no inference is made as to where people in a defined region reside.

Daytrip Visitor	Those who travel for a round trip distance of at least 50 kilometres, are away from home for at least 4 hours, and who do not spend a night away from home as part of their travel. Same day travel as part of overnight travel is excluded.
Overnight Visitor	People aged 15 years and over who undertake an overnight trip of one night or more and at least 40 kilometres away from home are referred to as overnight visitors. Only those trips where the respondent is away from home for less than 12 months are in scope of the NVS.
International Visitor	A person is defined as an international visitor to Australia if they are currently a resident overseas, have been in Australia for less than one year and are aged 15 years or over.
SEIFA	Developed by the ABS, this measures the relative level of socio-economic advantage and disadvantage for a defined area. The index score is based on a weighted combination of census variables that reflect disadvantage (e.g. income, education, employment, etc.), which is then standardised around the national average score of 1,000. Therefore, a score above 1,000 indicates a lower level of disadvantage relative to the national average, while a score below 1,000 indicates a higher level of disadvantage relative to the national average.
Small to Medium Enterprise	The ABS defines a business entity employing less than 20 employees as a Small to Medium Enterprise
Non-Employing Business	A type of that does not have employees. This may include a range of entity types, such as non-employing sole traders or any other businesses without employees
Statistical Area Level 2 (SA2)	SA2s are medium-sized, general-purpose, geographical areas. Their purpose is to represent a community that interacts together socially and economically. Data from the ABS is available at an SA2 level, noting that the SA2 is the smallest area for the release of data.

EXECUTIVE SUMMARY

OVERVIEW

The Warrnambool Economic Development Strategy 2023-2028 (Strategy or EDS) guides economic growth priorities and actions for Warrnambool City Council (Council) over the next five years.

The information in this Strategy is informed by independent research and analysis, as well as consultation with industry representatives, residents, local businesses, Council and Government stakeholders.

CITY OF WARRNAMBOOL DEMOGRAPHIC AND ECONOMIC TRENDS

Warrnambool is the designated Regional City for south-west Victoria (and located at the western-most point of the Great Ocean Road), providing a hub for retail, services and industry. It is the region's primary location for employment (18,518 jobs) and businesses (2,916) and provides key amenity and services that cater to surrounding residents, workers and visitors.

With a local population of over 35,000 residents, and a broader regional population catchment of over 100,000 residents in surrounding municipalities, the future growth of Warrnambool will have significant implications across the region.

The profile of the Warrnambool economy highlights that there are a number of industries that are driving employment in the local economy. These include:

- **Knowledge & Public Sector Industries** – Health and Education;
- **Primary Industries and Trade** – Manufacturing, Construction, Utilities; and
- **Population and Tourism Services** – Retail Trade, Accommodation & Food Services, Personal Services.

These sectors, which provide important amenity to residents, generate local consumption and also represent key pillars of Warrnambool's visitor economy offering.

STRATEGIC CONSIDERATIONS

The Strategy responds to the strengths and challenges for the local economy and identifies relevant economic opportunities for Council and other external stakeholders to achieve economic development. These are summarised below (and explored in greater detail in the report).

- ✓ Advocate for major public infrastructure investment (transport, community, digital, etc.) to service the residents, employees, visitors and businesses within the broader regional catchment.
- ✓ Support more efficient commercial and residential land use to support business expansion and attract business investment.
- ✓ Increase housing diversity and supply to accommodate residents and workers.
- ✓ Support business diversity and sustainability to create a more viable economy and expand the jobs base.
- ✓ Investment in renewable energy, including research and development, ensuring Warrnambool is a key regional contributor to this sector.
- ✓ Development and activation of key economic areas, activity centres and the foreshore, for the purposes of promoting investment and consumption.
- ✓ Attracting large scale tourism events, as well as tourism product and infrastructure development, to maintain growth in the visitor economy.
- ✓ Improve destination branding and increase destination awareness as a key visitor attraction within the Great Ocean Road.
- ✓ Workforce pathways for key growth industries, such as food and fibre, supporting business needs for skilled workers.
- ✓ Investment in population services and amenity to support worker attraction and retention, as well as catering to the broader regional catchment.
- ✓ Build regional collaborations and partnerships across Council, industry and government to achieve economic development outcomes.

ECONOMIC DEVELOPMENT FRAMEWORK

The following outlines the strategic framework for Warrnambool City Council to guide economic development and sustainable growth.

Vision

The vision for economic development in Warrnambool is informed by the Warrnambool 2040 Community Vision and Council Plan and considers Warrnambool’s role in the broader region.

“Warrnambool is a thriving and sustainable Regional City that serves as the key population, employment and tourism hub for the region.”

Objectives

The Strategy and vision are supported by the following objectives:



Themes and Strategic Directions

The following economic development framework includes the key themes and focus areas for the Warrnambool Shire economy. This is used to identify the project opportunities – including priority projects – and future actions for Council to achieve desired economic outcomes, which are presented later in this report.

T1. ECONOMIC DEVELOPMENT FRAMEWORK

Theme and Description	
	<p>Theme 1: Planning for Sustainable Regional City Growth</p> <p>Achieve growth through strategic investments and land use planning that enhances Warrnambool’s role as the regional hub for business activity, employment and tourism.</p>
	<p>Theme 2: A Collaborative, Productive and Diverse Industry</p> <p>Develop a resilient and sustainable business community that supports growth in existing industry specialisations and encourages diversity in business investment</p>
	<p>Theme 3: Workforce Attraction and Skills Development</p> <p>Attract a skilled and engaged workforce that contributes to service provision, business activity and a productive economy.</p>
	<p>Theme 4: A Successful and High-Value Visitor Economy</p> <p>Drive visitor growth through destination awareness and support a high-yielding visitor base through high-quality products and experiences.</p>

The role of Council and other stakeholders in the delivery and implementation of this framework and identified project opportunities is detailed in the Action Plan document.

1. INTRODUCTION

1.1. OVERVIEW

The Warrnambool Economic Development Strategy 2023-2028 (Strategy or EDS) guides economic growth priorities and actions for Warrnambool City Council (Council) over the next five years.

The Strategy has been designed to support the needs and aspirations of the community, workers and local businesses, in alignment with the *Warrnambool 2040* Community Vision, as well as the Council Plan.

The information in this document is informed by independent research and analysis, as well as consultation with industry representatives, residents, local businesses, Council and Government stakeholders.



¹ Annual Performance Measures of Local Economic Development in Victoria, Urban Enterprise and EDA, 2016

1.2. LOCAL GOVERNMENT'S ROLE IN ECONOMIC DEVELOPMENT

According to the Victorian Government, the role of local economic development is to:

"Build up the economic capacity of a local area to improve its economic future and the quality of life for all. It is a process by which public, business and non-government sector partners work collectively to create better conditions for economic growth and employment generation (Victorian Government, 2016)"

This is supported by the the following core economic development functions that are typically adopted across Local Government:

1. Supporting the Existing Business Base
2. Attracting New Businesses and Jobs
3. Promoting Liveable and Sustainable Communities
4. Growing the Visitor Economy¹

Economic development requires a holistic, whole of government approach that can be achieved through an overarching Economic Development Strategy with clear objectives and measurable actions that align with community and industry needs.

1.4. LOCAL INSIGHTS

This Strategy was prepared in close consultation with Council, community and industry, to reflect local values and identify the unique challenges and opportunities for Warrnambool. The consultation undertaken to support this Strategy is summarised in Table T2 below.

T2. CONSULTATION SUMMARY

Engagement Activity	Description	Participants
Industry and community survey	An online survey for members of the community and local operators, distributed by Council.	39
Targeted interviews	7 interviews with local businesses, government agencies and community groups.	14
Industry workshops	10 workshops with representatives from: <ul style="list-style-type: none"> Dairy Education Healthcare and Social Assistance Developers and Industrial Estate Construction Retailers Tourism and Hospitality Financial Employment Services 	32
Council	3 workshops with: <ul style="list-style-type: none"> Councillors Executive Management Team Council Officers 	25

1.5. REPORT STRUCTURE

This Strategy includes the following structure to demonstrate the research and analysis undertaken to inform the recommendations for economic development.

Strategic Context	An overview of the key factors influencing Warrnambool's economy, including its locational context, existing infrastructure and investment, supporting policies and external economic trends.
Population and Demographics	A profile of Warrnambool's population, key socio-economic indicators and future trends.
The Warrnambool Economy	A profile of Warrnambool's economy, including key industry specialisations, employment indicators and the local business base.
Strategic Considerations	A summary of the key issues and opportunities for Warrnambool's economy, drawing on background research and stakeholder consultation.
Economic Development Framework	A strategic framework that sets the future directions and recommendations to support economic growth, including a vision, key themes and priority projects for the Warrnambool economy.
Action Plan	A guide for Council and relevant stakeholders to implement the projects and recommendations identified in the Strategy.

2. STRATEGIC CONTEXT

2.1. WARRNAMBOOL

The Warrnambool Local Government Area (LGA) is located 256km south-west of Melbourne along Victoria's coastline. As a Regional City it is strategically positioned to cater to the south-west corner of the state, servicing a specific catchment area that is distinct from surrounding regional cities (including Geelong, Ballarat and Horsham).

Accessibility is provided via major road transport routes, including the Great Ocean Road, Princes and Hamilton Highways, rail transport (freight and passenger) and Warrnambool Airport. In addition, the municipality is proximate to the Port of Portland, making the area highly advantageous for industry and the community.

From a tourism perspective, the western-most point of the Great Ocean Road is located within the municipal boundaries, with Warrnambool serving as the main service centre and visitor hub for the Great Ocean Road Regional Tourism area.

Warrnambool's pristine coastline stretches approximately 13km from Levy's Point Coastal Reserve in the west, to Logan's Beach in the east, acting as a key contributor to resident lifestyle and a major driver of visitation to the City.

The municipality, which has an estimated resident population of 35,406², is supported by a high level of amenity and services, including public open spaces, a central business area, health and education facilities.

These attributes provide economic opportunity for Warrnambool, including business investment, workforce growth and resident attraction.

Warrnambool's strategic location and positioning as the main service centre for the broader regional area is illustrated in Figure F1.

² ABS Census of Population & Housing, 2021

F1. WARRNAMBOOL REGIONAL CONTEXT



Source: Urban Enterprise, 2023

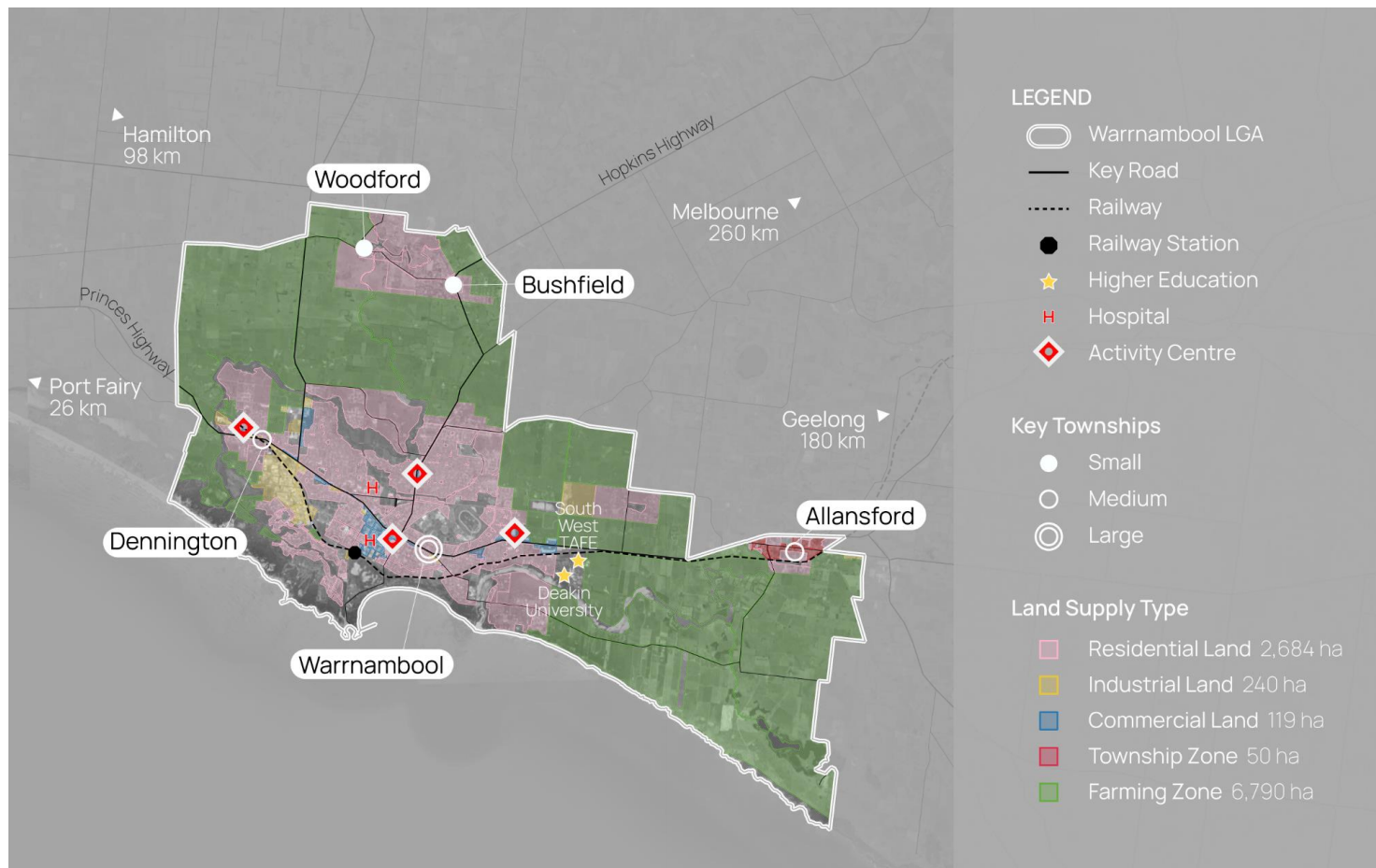
2.1.1. KEY ECONOMIC AND EMPLOYMENT AREAS

The figure overleaf illustrates the key economic and employment areas across the municipality. These areas provide key services and amenity to residents, workers and visitors, as well as supporting business activity, local consumption and economic development opportunities in Warrnambool. This includes:

- **Activity Centres** in the municipality, including Warrnambool City Centre, Eastern Activity Precinct, two Neighbourhood Activity Centres at Northpoint and Dennington, as well as several strip shops. These commercially zoned areas largely support retail and hospitality businesses to service surrounding residents, employees and visitors.
- **Industrial precincts** in Warrnambool, Dennington and Allansford, which supports larger scale business investment, employment and industry activity in the municipality.
- **Farming-zoned land** across the municipality, which supports agriculture and associated uses that can add value to the economy.
- **Township zone land** in Allansford. This is a dynamic and flexible zone that can accommodate both employment and residential uses. However, existing residential character is prioritised over employment uses.
- **Health precincts** surrounding the major hospitals including South-West Healthcare and St John of God Hospital.
- **Education and training precincts** located east of the town centre around the Deakin University and South-West TAFE campuses.
- Key **road and rail transport** nodes to support accessibility and connectivity.



F2. WARRNAMBOOL KEY ECONOMIC AND EMPLOYMENT AREAS



Source: Urban Enterprise, 2023

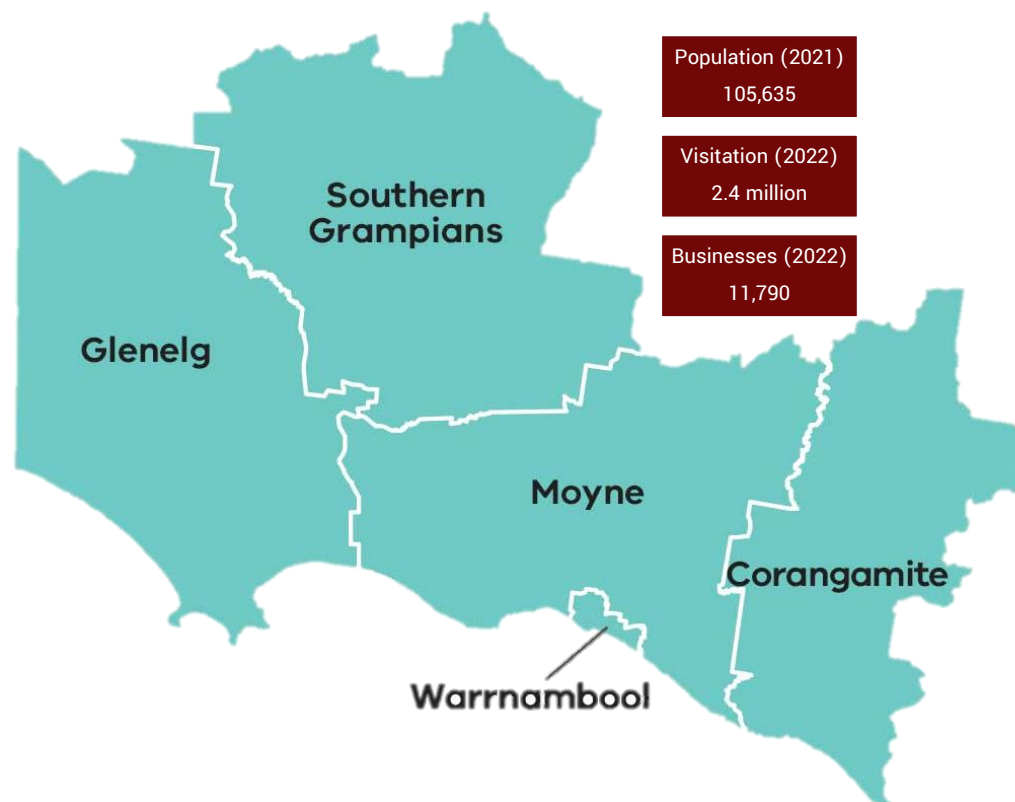
2.2. GREAT SOUTH COAST REGION

Warrnambool is one of five municipalities that forms part of the *Great South Coast regional partnership* (see Figure F3). The partnership is a representative body for the region to support Government policies and strategies to effectively service the region. Overall, the region totals over 100,000 residents and almost 12,000 businesses, as well as attracting around 2.4 million visitors each year.

Warrnambool is the designated Regional City for the Great South Coast, making it the region's primary location for retail, services and employment. This ensures Warrnambool has strong links with surrounding municipalities and plays a major role by providing health, education, retail and business services to the broader region.

The *Great South Coast Regional Growth Plan (2014)* recognises that the ongoing growth of Warrnambool benefits the whole region and increases access to retail, healthcare, education and professional services. For Warrnambool to continue providing effective support to the broader region, it is vital that there is sufficient investment in quality infrastructure, services and amenity.

F3. GREAT SOUTH COAST REGION



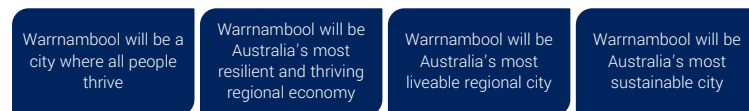
Source: ABS Census of Population and Housing, 2021; Tourism Research Australia (TRA), YE March 2022, Counts of Australian Businesses, June 2022

2.3. POLICY CONTEXT

Economic development in Warrnambool will support the broader policy and strategic environment as outlined in relevant local, regional and state-wide documents. Key documents are summarised below.

Warrnambool 2040 Community Vision

W2040 is a community vision for Warrnambool that was developed through an extensive community engagement process. The vision for Warrnambool in 2040 includes four components as detailed below:



These goals help to establish the areas of focus and strategic priorities for economic development in the City.

Warrnambool City Council Plan (2021-2025)

The Warrnambool City Council Plan is the key strategic document for Council that guides the work Council performs on behalf of the community. The vision for Warrnambool, as outlined in the plan, is as follows:

A thriving city at the heart of coast and country.

Warrnambool is the bright beacon at the western edge of the Great Ocean Road.

Within the Warrnambool municipality are beautiful beaches, parks, buildings and pathways. The city of Warrnambool is the South West's professional, commercial, retail, education, sporting and health capital and our attractive townships of Allansford, Bushfield and Woodford enhance our liveability.

The Council Plan outlines the following four strategic objectives that were developed in response to visions and goals in Warrnambool 2040: **A healthy community, A sustainable environment, A strong economy, A connected, inclusive place.**

This vision and objectives will help to inform the development of Council actions included in this EDS.

Great South Coast Regional Economic Development Strategy (2022)

The Great South Coast Regional Economic Development Strategy is one of nine regional strategies aimed at making regional Victoria a resilient and thriving place to live, work and do business.

This report recognises the city of Warrnambool as the economic hub for employment and service provision in the Great South Coast and identifies the following strategic directions for driving economic growth in Warrnambool and the broader region:

- Add value to and diversify within the agri-food supply chain
- Maximise the potential of the region's energy resources
- Grow and equip the workforce needed to enable future economic opportunities
- Expand existing strengths in cultural and nature-based visitation
- Capture the greater potential of the 'Green Triangle' cross-border economic zone

A range of other state, regional and local documents relevant to economic development were also reviewed and assessed. These help to identify the relevant strategic directions and areas of focus for economic development in the region, as well as capitalise on existing work to achieve growth outcomes.

These documents are listed in Appendix A.

2.4. MACROECONOMIC CONTEXT

The following external economic influences will require Council consideration as it will have significant implications for economic development in Warrnambool.



COVID-19 and business recovery

The COVID-19 pandemic has already had a significant impact on the global and national economy. Industries that are consumer facing and rely on population movements (i.e. retail, food and hospitality) have been more significantly impacted in terms of revenue reductions and job loss. While other industries have had to transition to more innovative business practices in response to shifting consumer trends.



Rise of remote and flexible working arrangements

The rise in remote working (which accelerated with the onset of the pandemic) will provide opportunity for residents to be more flexible in choosing a place of residence.



Workforce shortages in key service sectors

Skills and workforce shortages are being experienced across most industries in regional areas, including primary industries (i.e. manufacturing, agriculture) and service industries (i.e. childcare, aged care, retail and hospitality). This has had a substantial impact on business operations and service provision for residents.



Global economic uncertainty

Global supply side shortages and commodity price volatility have been exacerbated by the external economic and environmental shocks. The trajectory and duration of these events remain unpredictable, leading to global economic uncertainty in the short term, impacting consumer and business confidence.



Rising inflation and cost of living pressures

Price pressures from supply chain issues, as well as rising interest rates have led to an increase in the cost of daily essentials and basic services, which has the potential to affect business activity and local consumption levels in the short term.



Growth of advanced manufacturing

Manufacturing has been a key part of Australia's COVID-19 response, particularly in responding to the global supply chain impacts, and the need to produce goods locally. There is an opportunity for manufacturing businesses to scale up and become more competitive and resilient, through investment in more advanced and emerging manufacturing activities.



Shifting agricultural practices

The industry is experiencing change, with agricultural businesses facing new challenges and opportunities, including increasing global demand for food, adopting more sustainable practices to combat climate change and harnessing innovative technologies to increase productivity.



Climate resilience and environmental sustainability

Given the recent government commitments to reducing emissions, environmental sustainability is playing an increasing role within local government and influencing business and consumer decisions. As a result, there is increased demand for investment in new, clean energy technologies to increase energy efficiency and reduce emissions, as well as transition to more sustainable circular economy practices.



Growing demand for health care

As the population ages, demand for health care will increase and significantly grow healthcare related spending, demand for public health facilities and workforce requirements to meet demand.

3. DEMOGRAPHIC SNAPSHOT

- Warrnambool has a large population base and also services over 100,000 residents across the Great South Coast Region. The population is expected to grow by over 2,300 residents p.a. to 2036, which represents three-quarters of projected growth across the region. To ensure sustainable population growth, it will be critical that investment in services, amenity and infrastructure keeps pace with local growth, and considers the growth of the broader region.
- With a high median age, combined with an ageing population, this reflects a relatively low supply of local labour and will impact demand for health care and aged care services. Therefore, an area of focus should be on attracting working-aged residents and young families to support the local workforce and help sustain the economy.
- House prices in Warrnambool are relatively more expensive than the regional Victorian average, which has affected the ability to attract new residents, particularly in periods of major workforce shortages. Ensuring there is an adequate supply of diverse and affordable housing is a key driver of resident (and worker) attraction.

POPULATION AND DWELLINGS

2021 to 2036



Population

35,419

105,283 Great South Coast



2,360 p.a. growth to 2036

3,164 p.a. Great South Coast



Dwellings

16,025

50,936 Great South Coast



842 p.a. growth to 2036

1,964 p.a. Great South Coast

AGE PROFILE

2021 to 2036



42

Median Age

38 Median Age
in Victoria

	2021		Change to 2036
0 to 9 years	3,190 11%		▼ 430 -11%
10 to 19 years	4,373 12%		▲ 401 +9%
20 to 29 years	4,212 12%		▼ 716 -17%
30 to 39 years	4,368 12%		▲ 1,952 +45%
40 to 49 years	4,297 12%		▲ 45 +1%
50 to 59 years	4,544 13%		▲ 523 +12%
60 to 69 years	4,639 12%		▲ 2,372 +54%
70 to 79 years	3,211 9%		▲ 4,498 +140%
80 years or more	2,063 6%		▲ 902 +44%

PROPERTY MARKET INDICATORS

2021

	Houses	Apartments	Vacant Blocks
Median Property Prices	\$515k \$506k Regional Victoria	\$380k \$380k Regional Victoria	\$190k \$245k Regional Victoria
5-year Growth 2017-2021	+\$185k +11.8%	+\$122k +10.2%	+\$40k +6.1%

Note: The data included in this section has been compiled by Urban Enterprise from a combination of sources, including: Profile REMPLAN, ABS Census data and the Victorian Valuer-General.

4. ECONOMIC SNAPSHOT

- The following represent areas of economic specialisation for Warrnambool. These sectors contribute significantly to output, exports and employment :

- Knowledge & Public Sector Industries** (health and education);
- Primary Industries and Trade** (manufacturing, construction and utilities); and
- Population & Tourism Services** (retail trade, accommodation & food services, personal services).

These represent the existing strengths that can be supported to drive economic and employment outcomes.

- As Warrnambool is the key service centre for the Great South Coast Region and attracts a significant amount of economic activity from outside the municipality, with 19% of total spend derived from non-Warrnambool Great South Coast Region residents.
- Almost all registered businesses in Warrnambool are 'non-employing' or 'small' businesses. Supporting business growth and development will help small businesses capitalise on growth opportunities and help generate economic and employment outcomes for the municipality.
- With relatively low unemployment and high job containment levels (residents that both live and work in the municipality), Warrnambool is a key employment centre for the region.
- Warrnambool is a popular visitor destination, with visitation driven by visiting friends and relatives, nature-based activities, in addition to wellness, heritage and cultural attractions. Warrnambool's role as a service centre for the broader region means it attracts a high number of visitors for access to amenity and infrastructure, including accommodation, retail and hospitality, which is a key driver of visitor spend.

KEY ECONOMIC INDICATORS

2022

Local Jobs

18,518

30% of Great South Coast

Total Output

\$5.0B

25% of Great South Coast

Total GRP

\$2.6B

20% of Great South Coast

Total Exports

\$1.5B

29% of Great South Coast

Local Consumption

\$1.3B

\$1B

Warrnambool Residents 78%

\$247M

Great South Coast Residents 19%

\$44M

Other Visitors 3%

TOP INDUSTRIES

2021

By Employment

1. Health Care & Social Assistance 23%
2. Retail Trade 13%
3. Education & Training 10%

By Output

1. Manufacturing 13%
2. Construction 13%
3. Rental, Hiring & Real Estate Services 10%

By Regional Export

1. Manufacturing 30%
2. Electricity, Gas, Water & Waste Services 12%
3. Health Care & Social Assistance 12%

EMPLOYMENT

2021



2.8%

Unemployment Rate June 2022

+1,743 +2.1% p.a.

Local Jobs Growth 2016-2021

81%

Job Containment Rate

BUSINESSES

2022



2,916

Registered Businesses

11,790 Great South Coast

56%

Non-Employing Businesses

41%

SMEs 1-19 employees

Business Count by Industry

1. Construction 20%
2. Rental, Hiring & Real Estate Services 12%
3. Health Care & Social Assistance 10%

DOMESTIC VISITOR ECONOMY

2022



452K

Visitors



Day trip 53%



Overnight 47%



\$266M

Visitor Spend



Day trip 32%



Overnight 68%

\$141

Average spend per day trip visitor \$107 Great South Coast

\$379

Average spend per overnight visitor \$383 Great South Coast

Note: The data included in this section has been compiled by Urban Enterprise from a combination of sources, including REMPLAN, ABS Census data, Spendmap and Tourism Research Australia.

5. STRATEGIC CONSIDERATIONS

5.1. OVERVIEW

The following examines the strategic strengths, challenges and subsequent economic opportunities for the local economy, which guides future decision-making for Council.

This information, which is drawn from a combination of background research, policy review and stakeholder consultation, is used to inform the strategic framework and recommendations in this Strategy.

5.2. STRENGTHS

The following outlines Warrnambool's strengths, including the competitive advantages that could be leveraged to achieve economic growth.



Role as a Regional City (population and employment centre)

Warrnambool is the designated regional City for the Great South Coast, making it the region's primary location for retail, services and employment. As such, a large proportion of the municipality's employment is concentrated in service sectors, such as health, education, retail trade, hospitality and personal services. These sectors, which provide important amenity to residents, generate local consumption and also represent key pillars of Warrnambool's visitor economy offering.



Large Business Base and Population

Warrnambool has the largest population and business base of the Great South Coast region, which can be leveraged to drive future economic growth, as well as resident and visitor attraction.



Competitive Advantages in Food and Fibre

South West Victoria is one of Australia's top agricultural regions, largely attributable to its temperate climate, reliable rainfall and established business base. Warrnambool supports primary production in surrounding Local Government Areas, including through food processing, distribution and transport of produce.



Manufacturing (Food Processing)

Manufacturing is the largest contributor to Warrnambool's regional exports and output, and is driven the meat, dairy and other food manufacturing sub-sectors. Opportunities to leverage this sector and add value to food processing should be a key consideration for the municipality.



Hycel Hydrogen Program (Deakin)

Hycel's technology hub at Deakin University's Warrnambool Campus is one of Australia's first facilities for safely testing, manufacturing, optimising and training in new hydrogen technologies, with a specific focus on hydrogen usage in heavy vehicle transport and natural gas industries. This provides significant opportunities for research, training and investment in the renewable energy sector, ensuring Warrnambool contributes to a more sustainable economy.



Popular Visitor Destination

Warrnambool is a well-established visitor destination, with strengths in its beaches, coastal views, nature-based activities and whale watching. Warrnambool's role as a service centre for the Great Ocean Road region is also a major driver of visitation and visitor yield.



Lifestyle Attributes

Warrnambool has a number of attributes that make it an attractive and highly liveable location for residents, including natural amenity and coastline, high quality health and education services, a wide range of retail and services, and a strong sense of community. These natural assets also contributing to resident amenity, as well as community pride, liveability outcomes and wellbeing.



DAMA (Designated Area Migration Agreements) Program

Warrnambool City Council has a DAMA agreement with the Australian Government, providing the municipality with access to more overseas skilled workers than the standard skilled migration program.

5.3. CHALLENGES

The following economic development challenges require Council consideration and response to realise identified economic opportunities.



Lack of Affordable and Available Housing Stock

Warrnambool is experiencing a shortage of housing, including affordable housing stock and rentals. Provision of affordable and diverse housing is needed to support residents and workers, which will help support businesses and contribute to economic growth.



Workforce and Skills Shortages

Warrnambool is experiencing significant workforce shortages in almost all sectors, including healthcare, construction, manufacturing and hospitality. As such, it will be critical to ensure there is sufficient availability of skilled labour to meet industry needs and ensure key services are provided to residents.



Infrastructure Not Reflective of 'Regional City' Status to Service Larger Regional Catchment Population

Warrnambool contains high quality infrastructure, including hospitals, retail, education facilities and transportation assets. However, the size and scale of Warrnambool's community infrastructure doesn't reflect the large population catchment it services across the Great South Coast.



Transport Connectivity – Including Public Transport and Road Infrastructure

Although Warrnambool is well-connected to Melbourne via road and rail, there are a number of transport-related issues constraining growth, including poor provision of internal public transport, low frequency of rail services to Melbourne, and the lack of a dual carriageway between Warrnambool and Colac.



Lack of Industry Representation

Warrnambool lacks industry peak bodies, such as a Chamber of Commerce, which support local businesses. These organisations are particularly important for the small business base, which requires ongoing support to capitalise on growth opportunities and overcome external shocks.



Ageing Population

An ageing workforce is likely to increase demand for health and aged-care services, which places pressure on costs and subsequent demand for relevant labour to support residents. In addition, it diminishes the pool of local labour supply, which impacts industry growth and development.



Lack of Foreshore Development and Connectivity

There has historically been very little development along the Warrnambool foreshore to date. This represents a missed opportunity to provide product and experience that leverages the area's pristine coastal views. Additionally, Warrnambool's foreshore is somewhat divorced from the City Centre, discouraging connectivity between these two major precincts.



Lack of Commercial Accommodation

Much of Warrnambool's existing accommodation stock is dated and reaches capacity in peak periods. There is a need to provide large-scale, contemporary commercial accommodation in Warrnambool that leverages coastal views.

5.4. ECONOMIC OPPORTUNITIES

The following summarises the range of economic opportunities that Warrnambool could pursue to leverage its strengths, overcome key challenges and achieve economic development outcomes. These are used to identify future priorities and actions for Council in subsequent sections of this report.

- ✓ Advocate for major public infrastructure investment (transport, community, digital, etc.) to service the residents, employees, visitors and businesses within the broader regional catchment.
- ✓ Support more efficient commercial and residential land use to support business expansion and attract business investment.
- ✓ Increase housing diversity and supply to accommodate residents and workers.
- ✓ Support business diversity and sustainability to create a more viable economy and expand the jobs base.
- ✓ Investment in renewable energy, including research and development, ensuring Warrnambool is a key regional contributor to this sector.
- ✓ Development and activation of key economic areas, activity centres and the foreshore, for the purposes of promoting investment and consumption.
- ✓ Attracting large scale tourism events, as well as tourism product and infrastructure development, to maintain growth in the visitor economy.
- ✓ Improve destination branding and increase destination awareness as a key visitor attraction within the Great Ocean Road.
- ✓ Workforce pathways for key growth industries, such as food and fibre, supporting business needs for skilled workers.
- ✓ Investment in population services and amenity to support worker attraction and retention, as well as catering to the broader regional catchment.
- ✓ Build regional collaborations and partnerships across Council, industry and government to achieve economic development outcomes.



6. ECONOMIC DEVELOPMENT FRAMEWORK

6.1. OVERVIEW

The following outlines the strategic framework for Warrnambool City Council to guide economic development and sustainable growth. This information is drawn from a combination of background research, policy review and stakeholder consultation outcomes.

6.2. ECONOMIC DEVELOPMENT VISION

The vision for economic development in Warrnambool is informed by the Warrnambool 2040 Community Vision and Council Plan and considers Warrnambool's role in the broader region.

"Warrnambool is a thriving and sustainable Regional City that serves as the key population, employment and tourism hub for the region."

6.3. ECONOMIC DEVELOPMENT OBJECTIVES

The following objectives are intended as measures of success for Council to support the economic development vision and help frame the future priorities and directions for the municipality.



6.5. ECONOMIC DEVELOPMENT THEMES

The following economic development framework includes the key themes and focus areas for the Warrnambool economy. These align with the objectives and vision for the economy, and include relevant project priorities and other opportunities for Council, which are explored throughout this section.

Council's role in delivery and implementation of the framework and the proposed projects (which can range from delivery, partner, to advocate), is detailed in the Action Plan.

T3. ECONOMIC DEVELOPMENT FRAMEWORK

Theme and Description	Focus Areas
 <p>Theme 1: Planning for Sustainable Regional City Growth</p> <p>Achieve growth through strategic investments and land use planning that enhances Warrnambool's role as the regional hub for business activity, employment and tourism.</p>	<ul style="list-style-type: none"> • Funding advocacy. • Innovative and sustainable infrastructure investment • Efficient land-use planning for residential, and employment uses. • Regional lead in economic development.
 <p>Theme 2: A Collaborative, Productive and Diverse Industry</p> <p>Develop a resilient and sustainable business community that supports growth in existing industry specialisations and encourages diversity in business investment</p>	<ul style="list-style-type: none"> • Food and Fibre. • Business collaboration and networking. • Business support and resilience. • Industry diversification.
 <p>Theme 3: Workforce Attraction and Skills Development</p> <p>Attract a skilled and engaged workforce that contributes to service provision, business activity and a productive economy.</p>	<ul style="list-style-type: none"> • Workforce growth and skills development through local participation. • Workforce attraction to meet industry needs. • Provision of available and affordable worker accommodation. • Liveable communities to support resident workers and working families.
 <p>Theme 4: A Successful and High-Value Visitor Economy</p> <p>Drive visitor growth through destination awareness and support a high-yielding visitor base through high-quality products and experiences.</p>	<ul style="list-style-type: none"> • Destination branding and awareness. • Investment in quality tourism products and experiences. • Accommodation investment. • Festivals and Events.

The following sections expands on each theme, areas of focus, as well as potential project opportunities.



THEME 1: PLANNING FOR SUSTAINABLE REGIONAL CITY GROWTH

Achieve sustainable growth through strategic investments and land use planning that enhances Warrnambool's role as the regional hub for business activity, employment and tourism.

OVERVIEW

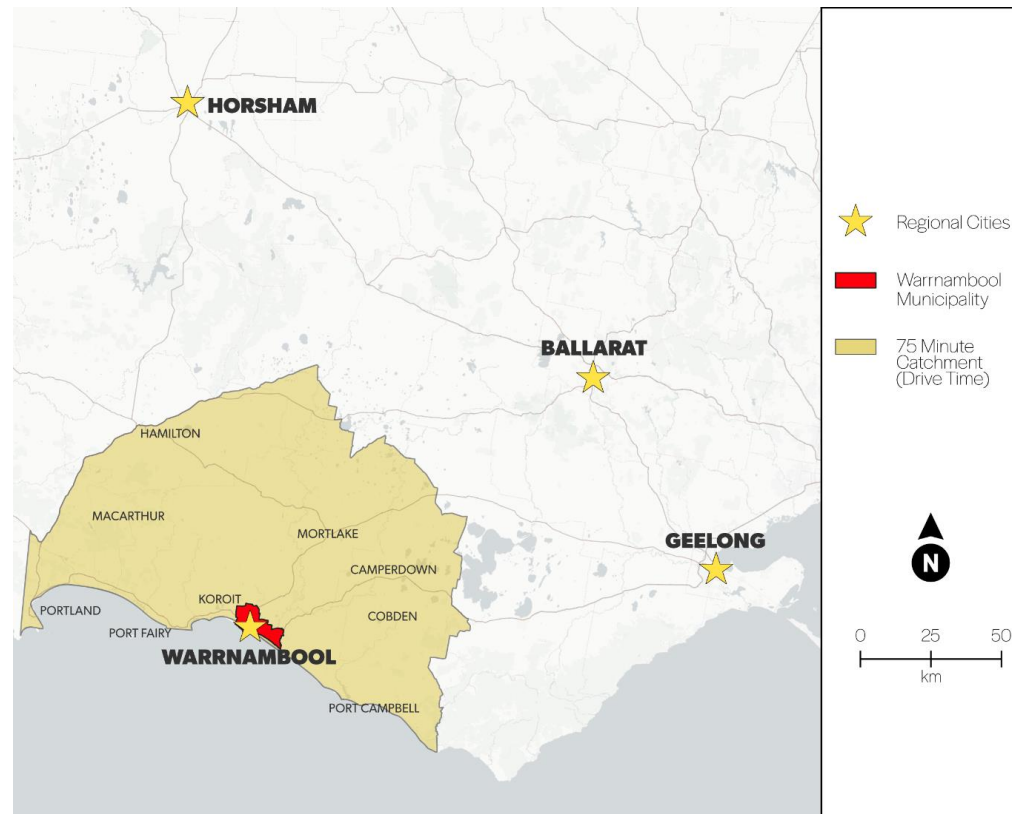
Warrnambool provides a critical role as the service centre for the regional population (105,635), visitors (2.4 million) and business base (11,790) for south-west Victoria.

As shown in Figure F4, measuring the regional catchment by travel time demonstrates Warrnambool's role as the regional hub for key regional centres and district towns across the Great South Coast Region – including Hamilton, Portland, Port Fairy, Cobden and Camperdown.

To ensure Warrnambool captures the economic activity from within this catchment, and avoid 'leakages' to a surrounding Regional City, it is vital that the quality of infrastructure, services and amenity reflects its status as a key regional hub. In addition, ensuring efficient land use will stimulate investment in the City and promote growth.

Below are a list of focus areas and potential project opportunities to enable Warrnambool to achieve its full potential as a Regional City and support economic growth outcomes.

F4. WARRNAMBOOL REGIONAL CATCHMENT (KEY TOWNS)



Source: Urban Enterprise, 2023

FOCUS AREAS

- **Funding Advocacy.** Advocate for large-scale infrastructure funding to support the needs of a Regional City.
- **Innovative and Sustainable Infrastructure Investment.** Support new and emerging technologies to promote a sustainable economy.
- **Efficient Land-Use Planning for Residential and Employment Uses.** Encourage business investment and residential growth through optimal planning mechanisms.
- **Regional Lead in Economic Development.** Foster regional competitiveness through engagement and collaboration with regional partners.



PROJECT OPPORTUNITIES

Major Investment Attraction Strategy and Prospectus

Prepare an advocacy document that identifies and supports major infrastructure priorities to support the regional catchment, including residents, visitors and businesses. This will include significant infrastructure priorities that require government and/or private contributions to foster economic growth, liveability and employment outcomes, including:

- Community and recreation infrastructure to support the increasing regional population (e.g. Regional-scale conference facility; Regional-scale indoor sporting centre);
- Transport infrastructure improvements to promote accessibility to and within Warrnambool (e.g. Dual carriageway between Warrnambool and Colac, improvements to public transport services, shared pathways/trails – active transport);
- Digital infrastructure improvements to support businesses and remote workers; and
- Renewable energy investments to support sustainable economic growth.

Strengthen Strategic Partnerships and Encourage Regional Collaboration.

Encourage continued collaboration and engagement with regional bodies, local government and industry partners to support regional priorities. As the Regional City, Warrnambool should play a lead role in representing the Great South Coast (and other regional organisations) to promote awareness and advocate for public and private funding.

Warrnambool Airport Masterplan

The Warrnambool Airport is a major economic asset for the region that should be leveraged to facilitate private business investment, support trade as well as air travel.

A well-utilised airport will support connectivity to surrounding regional areas and metropolitan centres, which could transform the asset into a key economic and investment driver for the region.

Development of an airport masterplan is needed to identify the constraints, opportunities and investment priorities to enhance the role of the airport and surrounding land to support growth and employment.

Residential and Employment Land Strategies

Ensure appropriate land supply to support key industry sectors and residential expansion, which will help accommodate business investment and population growth. This could be achieved through delivery and implementation of appropriate planning strategies, focusing on the efficient and productive use of employment and residential land to attract business and housing investment.

Streamline Planning Processes

Improve and streamline planning processes (e.g. Better Approvals Process) to help businesses overcome regulatory barriers, improve the efficiency of planning permits and support future investment opportunities

Renewable Energy Study

Given the state, regional and local targets in reducing emissions, as well as the increasing investment and research into renewables, an appropriate study could support renewable energy investment as follows:

- Improve the 'readiness' of Warrnambool to support renewable energy investments, through provision of appropriate land, accommodation and infrastructure;
- Identify the types of renewable energy best suited to the municipality (e.g. hydrogen, wind, solar, etc.);
- Confirm the ability of Warrnambool to support renewable energy investments across the region, through service provision, as well as collaboration with research, training and development institutions (e.g. Deakin).

Warrnambool Livestock Exchange Strategic Land Use Plan

The closure of the livestock exchange (north-west of the Warrnambool town centre) represents an opportunity to deliver 'a strategic land use plan for the site and adjacent buffer zone landholdings. This could foster future business investment and employment outcomes for the municipality.



THEME 2: A COLLABORATIVE, PRODUCTIVE AND DIVERSE INDUSTRY

Develop a resilient and sustainable business community that supports growth in existing industry specialisations and encourages diversity in business investment.

OVERVIEW

Supporting existing businesses, as well as attracting new business investment, is critical to achieving economic development outcomes, as it fosters increased economic activity and employment growth.

Therefore, this core theme is designed to:

- Support industry strengths to maintain competitive advantages in key industries such as food and fibre (inc. food processing), health and education;
- Attract new investment in diverse, emerging and complementary industries suited to Warrnambool; and
- Provide business support and encourage business growth and development.

Achieving these functions will help create a more productive and resilient business base that will help sustain the economy and support the workforce and community.

FOCUS AREAS

- **Food and Fibre.** Support a competitive and high-value food and fibre industry.
- **Business Collaboration and Networking.** Encourage business growth and development.
- **Business Support and Resilience.** Provide targeted and ongoing support to the business base to increase resilience against future shocks.
- **Industry Diversification.** Support growth in new and emerging industries to expand the jobs base.

PROJECT OPPORTUNITIES

Support the Development of a Local Chamber of Commerce

The lack of industry representation is a clear gap in business support and development, particularly for the high proportion of non-employing and small businesses in the municipality (96%).

Therefore, supporting the establishment of an industry peak body, such as a Warrnambool Chamber of Commerce, will help provide a support system for businesses that encourages resilience and supports business growth and development.

Industry Attraction Plan

Development of an Industry Attraction Plan to identify actions and initiatives that could attract a diverse range of industries, focusing on:

- Leveraging existing manufacturing base;
- Research and development facilities provided by tertiary institutions; and
- 'Green economy', including clean technology, renewable energy, carbon renewal and other circular economy practices.

This Plan could promote the advantages of Warrnambool, identify incentives for business attraction/re-location, as well as opportunities to create industry clusters.

Circular Economy Initiatives

Due to recent government commitments to reducing emissions, as well as the growing role of the environment in Council and industry decision-making, there is an increasing need to provide strategic direction in this space.

Investigate circular economy opportunities and actions for business to promote environmental sustainability, use resources more efficiently and reduce costs. Existing measures adopted in other regional areas include:

- The Advisory Stream for Process Innovation and Resource Exchange (ASPIRE): an online marketplace for businesses to exchange their waste as a resource; and
- Business Development Program: Council and industry collaborate to build business capacity to identify and implement circular economy activities, including actions to help businesses reduce and re-use waste.

Support the Great South Coast Food & Fibre Strategy

Supporting this regional document and delivering on the actions will help maintain the region's competitive advantages in Food and Fibre, which will contribute to ongoing investment and employment in Warrnambool.

Food and Fibre Value-Add Opportunities

Identify other opportunities to add value to the food and fibre sector, specifically food processing, to generate additional income for the sector (through diversification) and support complementary industries (e.g. storage and distribution).

Support Indigenous Businesses + Social Enterprises

Explore opportunities to support local Indigenous businesses/social enterprises. This could include the following initiatives, delivered in collaboration with industry and community groups:

- Prioritisation of Indigenous businesses through procurement policies;
- Business incubation and capacity building programs;
- Marketing and promotion; and
- Cultural awareness training programs.

By actively supporting Indigenous businesses and social enterprises, Council can contribute to the economic empowerment and wellbeing of First Nations and all diverse communities.

Facilitate Growth in Professional, Financial and Creative Industries

Capitalise on the rise in remote working, as well as growth in home-based businesses, to support other professional businesses and digital enterprises. This could include provision of business facilities, infrastructure, as well as ongoing mentoring and support.

Customer Relationship Management (CRM) Database

Develop or subscribe to an up-to-date CRM software that identifies all registered businesses in Warrnambool, facilitates ongoing communication and tracks the frequency of engagement with local businesses.

This tool will be utilised across whole-of-government and increase Council's efficiency to engage with industry and monitor business performance.



THEME 3: WORKFORCE ATTRACTION AND SKILLS DEVELOPMENT

Attract a skilled and engaged workforce that contributes to service provision, business activity and a productive economy.

OVERVIEW

Ensuring industry labour needs are met, through increased participation, skills development and training, is critical to business growth, delivery of services and overall economic development.

This is a key risk for Warrnambool, with many industries facing workforce and skills shortages, as well as a slow growing and ageing population. In particular, attracting working-aged residents, including young professionals and families, as well as ensuring existing workers have relevant skills, will help overcome these shortages and create a more productive economy.

As Warrnambool is the major employment centre in the region, key to supporting further workforce attraction and growth is the provision of suitable accommodation, infrastructure, services and amenity to create liveable communities that support resident workers.

FOCUS AREAS

- **Workforce Growth and Skills Development through Local Participation.** Capitalise on the local labour force to provide relevant skills and experience for businesses.
- **Workforce Attraction to Meet Industry Needs.** Grow the workforce and ensure industry labour needs are met through.
- **Provision of Available and Affordable Worker Accommodation.** Sufficient housing availability and affordability to accommodate new and existing workers within the municipality.
- **Liveable Communities to Support Resident Workers and Working Families.** Provision of high-quality services and amenity to support workforce attraction and retention.

PROJECT OPPORTUNITIES

Housing Strategy

A lack of housing stock, including rental properties, as well as increasing house prices (above the Regional Victoria average), has led to housing shortages and priced working aged residents and families out of the housing market.

This has created a lack of suitable accommodation needed to attract and house workers, which requires a municipal Housing Strategy to focus on:

- Increasing housing diversity, particularly medium to high density housing in urban areas to support young professionals;
- Increasing overall housing supply (through provision of 'investment-ready' residential land); and
- Affordable housing models (inc. social and affordable housing, build to rent, etc.) to attract a broader range of resident workers.

Short-Term Worker Housing Program

A solution to alleviate immediate issues with workforce accommodation is Council supporting the development of short-term worker housing on Council-owned land. This could include re-purposing existing accommodation (i.e. caravan parks) and/or developing mobile housing options at suitable locations.

Workforce and Skills Attraction Strategy

The preparation of a Workforce and Skills Attraction Strategy is critical to address workforce and skills shortages in Warrnambool. In collaboration with industry, education and training institutes, as well as employment providers, this project could support workforce attraction through:

- Identifying employment and skills gaps, by industry type and location;
- Opportunities for workforce attraction and skills development, including supporting businesses as well as jobseekers; and
- Developing marketing collateral for businesses to promote and showcase Warrnambool as a destination to live and work.

The development of a dedicated Workforce Attraction Taskforce, comprising key stakeholders from Council, local businesses and local employment providers, could be established to oversee delivery of the strategy.

Public Realm Investment and Placemaking Initiatives

Encourage activation and investment in key commercial areas and town centres to support visitation, increase dwell time, promote local consumption and business investment.

This should include investments and initiatives that improve the public realm and open spaces, and enhance the level of amenity for residents, employees and visitors.

Expand DAMA Program and Community Integration

The DAMA program has been essential to supporting skilled migrant workers in Warrnambool to meet industry needs. As such, the ongoing expansion of this program will help to alleviate further workforce and skills shortages.

Community programs aimed at helping new migrants integrate into the local community (outside the place of employment) should be delivered to support the workers and families. Cultural awareness education and interaction with other migrants will help foster a sense of social inclusion and encourage worker/resident retention.

Support the Delivery of the Retail Strategy

Implement the actions identified in the Warrnambool Retail Strategy to support the sector, which provides important amenity and services for residents, visitors and businesses across the region.

A thriving retail sector is important for economic growth through supporting employment opportunities, as well as local consumption.

Regional Jobs Expo

As a regional city, Warrnambool is the business and employment centre for the region. This provides opportunities to collaborate with major employers, employment providers and industry to deliver an event that focuses on career development, training and skills for prospective workers from across the region to help meet the needs of local industry.



THEME 4: A SUCCESSFUL AND HIGH VALUE VISITOR ECONOMY

Drive visitor growth through destination awareness and support a high-yielding visitor base through high-quality products and experiences.

OVERVIEW

Warrnambool is a popular and successful visitor destination. Situated along the coastline and bookending the western edge of the Great Ocean Road, the Warrnambool visitor economy is supported by:

- Nature-based assets (e.g. beaches) and activities (e.g. whale watching);
- Hospitality services, including retail; accommodation, food and beverage, which supports visitors across the region; and
- Regional festivals and events, which showcases Warrnambool and attracts repeat visitation.

Strengthening the value of the visitor economy is important for economic growth as it stimulates business investment, promotes local consumption and supports new local jobs. The benefits from tourism, which are derived from visitor yield, flows through the economy and impacts retail, service, hospitality and transport sectors (amongst others).

FOCUS AREAS

- **Destination Branding and Awareness.** Support the promotion and awareness of the Warrnambool tourism industry.
- **Investment in Quality Tourism Products and Experiences.** Grow visitor yield through a high-quality visitor experience.
- **Accommodation Investment.** Encourage high-yielding overnight visits through development of contemporary commercial accommodation.
- **Festivals and Events.** Support a diverse calendar of events to promote Warrnambool's assets and encourage ongoing visitation across peak and off-peak periods, including initiatives to maximise the night time economy.

PROJECT OPPORTUNITIES

Local Product Development Plan (Tourism Strategy)

The development of a local product development plan will focus on Warrnambool's strengths, as well as identify gaps in commissionable tourism product and supporting infrastructure that meets the needs of visitors and drives visitor yield.

Key product and investment potential includes the following:

- Indigenous tourism activation, leveraging growth in Indigenous cultural tourism and promoting the history and heritage of First Nations;
- Arts and cultural investment, including public art installations, light-up experiences, etc.
- Foreshore development and activation, encouraging accessibility and utilisation of the asset, through investment in supporting amenity, services and commissionable activities;
- Expand the tracks and trails network for shared paths to leverage existing natural assets, attract cycling and walking visitors and promote visitor dispersal across the municipality;
- Off-peak/winter product and activities, with a focus on the night time economy, to encourage year-round visitation; and
- Develop packaged itineraries on unique experiences within Warrnambool to support longer dwell time and spend.

Support the Implementation of the Great Ocean Road Visitor Economy Masterplan

The Great Ocean Road Visitor Economy Masterplan (2021), prepared by Great Ocean Road Regional Tourism (GORRT) is a key regional document designed to guide the growth of the visitor economy. The Warrnambool Action Plan should be supported by Council as it is designed to capitalise on existing amenity and infrastructure to make Warrnambool 'the ideal hub for visitors to stay and explore the wider region'.

Branding and Digital Marketing Strategy

Promoting destination awareness is crucial to visitor attraction and driving visitor yield. Therefore, the development and delivery of a Branding and Digital Marketing Strategy will help to promote the destination, leverage the Great Ocean Road branding, and establish a unique market position/brand for Warrnambool.

Accommodation Audit and Investment Plan

To attract high-yielding overnight visitors and increase its competitiveness as a visitor destination, it is important that Warrnambool provides a sufficient stock of commercial, contemporary accommodation that caters to a range of target markets. Issues with the quality and capacity of existing stock was identified as a barrier to growth, therefore, the preparation of a Commercial Accommodation Audit and Investment Plan will:

- Identify current and future gaps in accommodation by size, quality, type and location;
- Confirm investment and development needs; and
- Help create a targeted investment (i.e. advocacy) plan that can attract suitable private investment.

Delivery of Warrnambool Event Strategy (refresh)

Support the delivery of the Warrnambool Events Strategy (commencing in the 2024-25 financial year) to identify:

- The current state of events and event infrastructure in Warrnambool;
- Key event stakeholder issues and opportunities for improvements; and
- Provide strategic direction to guide the future of the events sector, including event attraction and infrastructure priorities.

Flagstaff Hill Re-Imagined

Support the delivery of the Business Case and Masterplan for Flagstaff Hill, that will guide the future direction and investment into the precinct. This will include supporting public and private investment opportunities into suitable product and experiences, designed to grow visitation and yield.

Deliver Arts and Culture Strategy

Finalise and implement the Warrnambool Arts and Culture Strategy, which will help achieve economic development through increasing arts and culture consumption, investment, employment and community engagement.

Warrnambool Art Gallery Revitalisation

Support the development of Warrnambool's creative economy by investing in key creative and cultural assets such as the Warrnambool Art Gallery.

A 2021 feasibility study found that a new art gallery in Warrnambool could provide a major tourist and educational attraction that would provide stimulus for economic investment in the region. This would also help develop Warrnambool's market position as a regional destination for cultural tourism.

7. ACTION PLAN

The Action Plan provides a guide for the delivery of the project opportunities identified in this Strategy. It includes relevant actions, responsible stakeholders, priority status (high/medium/low)³ and indicative timeframes categorised as follows:

- Short-term (1 year);
- Medium-term (2-3 years);
- Long-term (4-5 years); and
- Ongoing.

Strategy delivery is expected to occur over the next five years, over 2023- 2028, through Council and relevant government, industry and community stakeholders.

It is intended that Council may be required to **lead, support** or **advocate** identified projects, which may be delivered in partnership with government and/or the private sector. In addition, funding contributions (either in full or part) may be required to deliver certain projects.

Implementation of the Strategy should be monitored on an ongoing basis using the key performance measures and monitoring tools outlined throughout the Action Plan.



³ Projects are identified as 'priorities' based on alignment to the economic development objectives. This was undertaken using a qualitative assessment framework.

THEME 1: PLANNING FOR SUSTAINABLE REGIONAL CITY GROWTH

No.	Project	Action/s	Stakeholder/s		Priority Status	Timeframe
			Lead	Partner		
1.1	Major Investment Attraction Strategy and Prospectus	<ul style="list-style-type: none"> Identify and prioritise major capital projects that require additional government and/or private contributions. Prepare an advocacy plan and pitch document to promote investment and funding requirements to support Warrnambool as a Regional City, focusing on: <ul style="list-style-type: none"> Community infrastructure priorities (e.g. regional-scale conference facility; regional-scale indoor sporting centre); Transport infrastructure priorities (e.g. dual carriageway between Warrnambool and Colac, improvements to public transport services, shared pathways/trails); Digital infrastructure priorities; and Renewable energy investment priorities. 	Council		High	Short-term
1.2	Strengthen Strategic Partnerships and Encourage Regional Collaboration	<ul style="list-style-type: none"> Develop an engagement plan that guides Council's interactions and partnerships with Government and industry. Encourage regular meetings with relevant regional and state organisations, including: Great South Coast Regional Partnerships, GORRT, Industry Representatives, etc. 	Council	Economic Development and Tourism Advisory Committee State Government Agencies (RDV, GORRT, etc.)	Medium	Ongoing
1.3	Warrnambool Airport Masterplan	<ul style="list-style-type: none"> Support the delivery and implementation of a Warrnambool Airport Masterplan, focusing on investment priorities and recommendations to support growth and development. 	Warrnambool Airport	Council	Medium	Medium-term

No.	Project	Action/s	Stakeholder/s		Priority Status	Timeframe
			Lead	Partner		
1.4	Residential and Employment Land Strategies	<ul style="list-style-type: none"> Ensure appropriate land supply to support key industry sectors, as well as promote business investment and residential expansion, through delivery and implementation of land strategies. This should comprise a multi-faceted focus on: <ul style="list-style-type: none"> Industrial and Commercial land use strategies; and Residential land use strategies. Incorporate key outcomes of the EDS and subsequent land-use strategies into local planning policy. This will help support the identification of future employment and residential land requirements to accommodate business investment and population growth. 	Council		Medium	Medium-term
1.5	Streamline Planning Processes	<ul style="list-style-type: none"> Continue the delivery of the 'Better Business Approvals' process undertaken by Council, to help businesses overcome regulatory barriers and support business growth and investment. 	Council		Medium	Ongoing
1.6	Renewable Energy Study	<ul style="list-style-type: none"> Investigate the potential to prepare a study into renewable energy investment in Warrnambool, including Council and other stakeholder's roles in facilitating investment. Develop and deliver a study, in collaboration with key stakeholders. 	Council	Deakin Hycel Project State Government (Energy, Environment and Climate Change) Renewable Energy Proponents	Medium	Medium-term
1.7	Warrnambool Livestock Exchange Strategic Land Use Plan	<ul style="list-style-type: none"> Support the delivery and implementation of a land use plan for the Livestock Exchange, focusing on achieving business investment and employment outcomes. 	Council		High	Short-term

Progress Measures and Monitoring Tools

Measure	Monitor	Frequency
Increase in supply of zoned land (residential, commercial and industrial).	Council's Property Rates Database and Building Permit Data.	Annually
Increase in investment enquiries, planning and building permits relating to residential, commercial and industrial properties.	Council databases	Annually
Decrease in vacancy rates for commercial and industrial properties	Council's Property Rates Database	Annually
Increase in infrastructure funding received from the public sector.	Council databases	Annually
Reduce the average time taken to provide a planning permit decision.	'Know Your Council' website	Annually

THEME 2: A COLLABORATIVE, PRODUCTIVE AND DIVERSE INDUSTRY

No.	Project	Action/s	Stakeholder/s		Priority Status	Timeframe
			Lead	Partner		
2.1	Support the Development of a Local Chamber of Commerce	<ul style="list-style-type: none"> In collaboration with industry, identify the opportunities and feasibility of supporting the establishment of a Local Chamber of Commerce/Business Committee for Warrnambool. Consideration should be given to the following: <ul style="list-style-type: none"> Role of Council and businesses; Governance and membership structure Funding mechanisms; Responsibilities and KPIs. 	Council	<p>Economic Development and Tourism Advisory Committee</p> <p>Local Industry Representatives</p>	High	Short-term
2.2	Industry Attraction Plan	<ul style="list-style-type: none"> Prepare an Industry Attraction Plan focusing on attraction of new and emerging industries suited to Warrnambool, in collaboration with industry, government agencies and educational institutions. Develop prospectus materials to promote investment opportunities and benefits of investing in Warrnambool, to be provided through marketing and communication channels. 	Council	Economic Development and Tourism Advisory Committee	Medium	Medium-term
2.3	Circular Economy Initiatives	<ul style="list-style-type: none"> Support and campaign for the promotion and adoption of circular economy initiatives to promote sustainable practices across Warrnambool. This should focus on current industry, community and Council practices, as well as opportunities to reduce waste, re-use resources and reduce the environmental impact of the Shire. 	Council	Local Industry Representatives	High	Medium-term
2.4	Support the Great South Coast Food & Fibre Strategy	<ul style="list-style-type: none"> Support the implementation of recommendations included in the Great South Coast Food & Fibre Strategy, focusing on strengthening and growing this sector across Warrnambool. 	RDV (Great South Coast Regional Partnership)	Council	High	Ongoing

No.	Project	Action/s	Stakeholder/s		Priority Status	Timeframe
			Lead	Partner		
2.5	Food and Fibre Value-Add Opportunities	<ul style="list-style-type: none"> Support food and fibre as a competitive sector in Warrnambool by identifying value-add opportunities to increase sectoral output, employment as benefit complementary industries. Opportunities and initiatives should focus on increasing value of production and exports, enhancing the supply-chain and identifying business diversification measures. 	Council	Local Industry Representatives	Low	Medium-term
2.6	Support Indigenous Businesses + Social Enterprises	<ul style="list-style-type: none"> In collaboration with First Nations groups, identify opportunities to better support Indigenous businesses and social enterprises. Consideration should be given to: <ul style="list-style-type: none"> Procurement practices; Business support; Marketing and Promotion; and Cultural Awareness Training 	Council	First Nations Representative Groups Community Groups Private Sector	High	Ongoing
2.7	Facilitate Growth in Professional, Financial and Creative Industries	<ul style="list-style-type: none"> Investigate opportunities to attract professional businesses, digital enterprises and home-based businesses, including: <ul style="list-style-type: none"> Investigate the opportunity for a co-working space; and Start-up Program/Business Accelerator. 	Council	Local Industry Representatives	Low	Long-term
2.8	Customer Relationship Management (CRM) Database	<ul style="list-style-type: none"> Establish or subscribe to a CRM database for business to improve Council's ability to engage with the business base and monitor business performance. 	Council		High	Short-term

Progress Measures and Monitoring Tools

Measure	Monitor	Frequency
Increase in industry peak bodies/memberships.	Local business organisations or industry representatives.	Annually
Increase the number and frequency of business engagements.	Council and industry peak bodies tracking and recording events and/or a CRM database	Annually
Increases in business investment (i.e. number of businesses within Warrnambool), including for Indigenous businesses/social enterprises.	Economic databases (e.g. REMPLAN), a CRM software and/or the ABR database.	Annually

Increase in investment enquiries, planning and building permits.	Council databases and/or CRM software (inc. recording the investment enquiries by business type and industry)	Annually
Reduction in waste generated by businesses.	Council's existing databases and waste management systems	Annually
Increased uptake of renewable energy sources (e.g. solar).	Business surveys	Annually
An increase in the number of co-working spaces and facilities.	Council's Property Rates Database and Building Permit Data	Annually

THEME 3: WORKFORCE ATTRACTION AND SKILLS DEVELOPMENT

No.	Project	Action/s	Stakeholder/s		Priority Status	Timeframe
			Lead	Partner		
3.1	Housing Strategy	<ul style="list-style-type: none"> Develop and deliver a Housing Strategy for Warrnambool, focusing on affordability, availability and diversity of stock in strategic locations. 	Council	Real Estate Agents Property Developers	High	Medium-term
3.2	Short-Term Worker Housing Program	<ul style="list-style-type: none"> Investigate opportunities to develop short-term/mobile housing on Council-owned assets to increase the immediate supply of workforce accommodation. 	Council		High	Short-term
3.3	Workforce and Skills Attraction Strategy	<ul style="list-style-type: none"> Develop and deliver a strategy that addresses workforce shortages, industry needs and opportunities/incentives to attract and retain a skilled and unskilled labour force. Investigate the potential to oversee the strategy through a dedicated <i>Workforce Attraction Taskforce</i>, comprising key stakeholders from Council, local businesses and local employment providers. 	Council	Local Industry Representatives Local Employment Providers State Government	High	Short-term
3.4	Public Realm Investment and Placemaking Initiatives	<ul style="list-style-type: none"> Identify opportunities for public realm improvements and placemaking activities to stimulate business investment and economic growth. Advocate for investment to improve public realm and deliver placemaking initiatives to promote activation of the main streets and improve amenity. 	Council		Low	Long-term

No.	Project	Action/s	Stakeholder/s		Priority Status	Timeframe
			Lead	Partner		
3.5	Expand DAMA Program and Community Integration	<ul style="list-style-type: none"> Advocate for an expansion of annual DAMA placements in Warrnambool to combat workforce and skills shortages. Collaborate with local community groups to establish an integration support program for new DAMA migrants. 	Council	State Government Local Community Groups	High	Ongoing
3.6	Support the Delivery of the Retail Strategy	<ul style="list-style-type: none"> Implement the recommendations of the Warrnambool Retail Strategy to support growth and innovation in the retail sector. 	Council		Low	Ongoing
3.7	Regional Jobs Expo	<ul style="list-style-type: none"> Collaborate with industry peak bodies, major employers and employment providers to deliver a Regional Jobs Expo event (for the Great South Coast Region) that matches prospective employees with skills and jobs providers. 	Council RDV (Great South Coast Regional Partnership)	Local Industry Representatives Major employers (health, education)	Low	Short-term

Progress Measures and Monitoring Tools

Measure	Monitor	Frequency
Increases in number of local jobs and/or job containment levels	Economic databases (e.g. REMPLAN) and every four years via ABS census data	Annually and every four years
Increase in the proportion of working-aged residents	Economic databases (e.g. REMPLAN) and every four years via ABS census data	Annually and every four years
Increase in the number of dwellings	Economic databases (e.g. REMPLAN) and every four years via ABS census data	Annually and every four years
Increases in local consumption (reduced expenditure leakage)	Industry surveys and/or consumption databases (e.g. Spendmapp)	Annually
Decrease in vacancy rates for commercial properties in town centres	Council's Property Rates Database	Annually
Increases in number of local tertiary qualifications and training apprenticeships	Population databases (e.g. REMPLAN) and every four years via ABS census data.	Annually and every four years

THEME 4: A SUCCESSFUL AND HIGH VALUE VISITOR ECONOMY

No.	Project	Action/s	Stakeholder/s		Priority Status	Timeframe
			Lead	Partner		
4.1	Local Product Development Plan	<ul style="list-style-type: none"> Develop and deliver a Local Product Development Plan for Warrnambool, focusing on investment priorities of key tourism products, experiences and infrastructure to support visitation and yield. The focus of investment should be on addressing product gaps, leveraging regional strengths and promoting commissionable product. 	Council	GORRT	Medium	Long-term
4.2	Support the Implementation of the Great Ocean Road Visitor Economy Masterplan	<ul style="list-style-type: none"> Support the delivery of the relevant recommendations outlined in the visitor economy masterplan for the Great Ocean Road 	GORRT	Council	High	Ongoing
4.3	Branding and Digital Marketing Strategy	<ul style="list-style-type: none"> Develop and deliver a Branding and Marketing Strategy for Warrnambool to enhance destination awareness and promote the key destinations and product strengths. 	Council	GORRT	High	Medium-term
4.4	Accommodation Audit and Investment Plan	<ul style="list-style-type: none"> Undertake a commercial accommodation audit for Warrnambool, identifying gaps in stock and opportunities for future accommodation investment. This work should be supported by an investment and advocacy plan to be used as collateral for private investors and accommodation operators, to attract accommodation investment. 	Council	Private sector Accommodation Providers	Medium	Medium-term
4.5	Delivery of Warrnambool Event Strategy (refresh)	<ul style="list-style-type: none"> Support the delivery of the Warrnambool Event Strategy (refresh), focusing on enhancing the events calendar to support growth in the visitor economy. 	Council	Event Operators	Medium	Medium-term
4.6	Flagstaff Hill Re-Imagined	<ul style="list-style-type: none"> Support the delivery of the recommendations and investment priorities outlined in the Business Case and Masterplan for Flagstaff Hill, focusing on growing visitation to the precinct and yield. 	Council	State Government Traditional Owners Private sector	Medium	Long-term

No.	Project	Action/s	Stakeholder/s		Priority Status	Timeframe
			Lead	Partner		
4.7	Deliver Arts and Cultural Strategy	<ul style="list-style-type: none"> Support the delivery of the Warrnambool Arts and Cultural Strategy, focussing on growing arts and culture employment and investment. 	Council	Local Industry Representatives	Medium	Short-term
4.8	Warrnambool Art Gallery Revitalisation	<ul style="list-style-type: none"> Support the planned reinvestment in the Warrnambool Art Gallery to help establish the region as a destination for cultural tourism 	Council	WAG	Medium	Medium-term

Progress Measures and Monitoring Tools

Measure	Monitor	Frequency
Increases in visitation (inc. daytrip, overnight and international visitors).	Tourism Research Australia data and other economic databases (e.g, REMPLAN)	Annually
Increases in direct visitor expenditure.	Tourism Research Australia data and other economic databases (e.g, REMPLAN)	Annually
Increases in the number and frequency of tourism events.	Council's events database	Annually
Increase in investment enquiries, planning and building permits (for accommodation and tourism products).	Council databases and/or CRM software	Annually
Growth in direct tourism jobs (i.e. accommodation, hospitality).	Economic databases (e.g. REMPLAN)	Annually
Increased visitor satisfaction with the tourism offerings.	Visitor intercept surveys	Annually

APPENDICES

APPENDIX A POLICY DOCUMENT REVIEW

State-wide Documents	Regional Documents	City-Wide Documents	Local Documents
<ul style="list-style-type: none"> DJPR Strategic Plan (2021-2025); Infrastructure Victoria 30-year Strategy; Creative State (2025); Victorian Visitor Economy Recovery and Reform Plan, (2021); and Victorian Visitor Economy Masterplan Directions Paper (2022). 	<ul style="list-style-type: none"> Great South Coast Regional Economic Development Strategy (2022); Great South Coast Regional Growth Plan (2014); Regional Cities Victoria Advocacy Priorities (2022-2025); Great South Coast Economic Futures (2020); Visitor Economy Master Plan for the Great Ocean Road Region (2021-2030); Great South Coast Food & Fibre Strategy & Action Plan (2015-2020); Economic Analysis of Food and Fibre in the Great South Coast (2021); and Barwon South West Regional Trails Masterplan (2009). 	<ul style="list-style-type: none"> Warrnambool City Council Plan (2021-2025); Warrnambool 2040 (W2040) Community Vision; Economic Development & Investment Strategy (2015-2020); Warrnambool Destination Action Plan (2015-2017); Green Warrnambool; Warrnambool Events Strategy (2018-2022); Get Around Warrnambool: COVID-19 Business Support Plan; Coronavirus (COVID-19) Response and Recovery Strategy; Warrnambool City-Wide Housing Strategy (2013); Warrnambool City Centre Revitalisation Structure Plan (2012); Healthy Warrnambool Plan (2021-2025); Sustainable Transport Strategy (2010-2020); Community Services and Infrastructure Plan (2013); Resource Recovery, Waste Minimisation and Management Strategy (2017-2021); Warrnambool City Council Social Housing Planning Project (2020); Warrnambool Harbour Masterplan (2018); Warrnambool Land Use Strategy (2004); Moyne Warrnambool Rural Housing and Settlement Strategy (2010); and Warrnambool Eastern Activity Centre Structure Plan (2016); 	<ul style="list-style-type: none"> Warrnambool Eastern Activity Centre Structure Plan (2016); North of the Merri Structure Plan (2011); North East Warrnambool Structure Plan (2008); Coastal/Hopkins River Environment Structure Plan (2008); and North Dennington Structure Plan (2014).





Delegate Planning Assessment Report

Application Details:

Application is for:	Construction of two (2) new dwellings	
Applicant's/Owner's Name:	Planning and Design Pty Ltd 31 Enfield Ave PRESTON VIC 3072	
Date Received:	23 March 2023	Further Info Rec: N/A
Statutory Days:	110 @ 10 July 2023	Notice Period: 14 Days
Application Number:	PP2023-0061	
Planner:	Nick Legoe – Senior Statutory Planner	
Land/Address:	ALLOT Lot 1 TP 961744Y PSH WAN TSH DENN 19 Preston St DENNINGTON VIC 3280	
Zoning:	General Residential Zone – Schedule 1	
Overlays:	Nil	
Under what clause(s) is a permit required?	Clause 32.08-6 – Construction of two or more dwellings on a lot.	
Restrictive covenants on the title?	Nil	
Current use and development:	Single Dwelling	

Proposal

The proposal seeks to construct two single storey dwelling on the site. Details of the proposal are as follows:

- Construction of two single storey dwellings in a side by side configuration with a central common wall.
- The development has the following minimum setbacks to external property boundaries:
 - 5.6 metres – front boundary. 4.1 metres to the porch.
 - On boundary construction – northern (side) boundary.
 - 2.8 metres – southern (side) boundary.
 - 6 metre – western (rear) boundary.
- The development will have a maximum height of 5.32 metres.
- The development will have a site coverage of 53.9 percent.
- 31.3 percent of the site will be permeable.
- 38.2 percent Garden Area will be provided.
- Both dwellings have in excess of 60 square metres of secluded private open space.
- Materials include face brick, render and roof tiles. Colours are various shades of grey.

- Dwelling 1 is provided with a single car garages and a second tandem space within the driveway while Dwelling 2 is provided with a double car garage with a third space available within the driveway. The proposed amended plans conditions will increase the onsite availability of parking, by creating a double width driveway for each dwelling.
- The dwellings are all traditional in style with pitched tiled roofs and a combination of brick and render walls.

Subject site & locality

Site

An inspection of the site and the surrounding area has been undertaken.

The subject site is located on the western side of Preston Street, three lots north of the intersection of Preston Street and Station Street. The site has a frontage to Preston Street of 22.35 metres, a depth of 45.26 metres and a total site area of 1,011.5 square metres. The site has a fall of approximately 1.3 metres from the rear to the front.

The site currently contains a single storey concrete panel tiled roof dwelling. The dwelling is setback 4.5 metres from Preston Street, 3.65 metres from the southern (side) boundary, 10.5 metres from the northern (side) boundary and 28 metres from the western (rear) boundary.

There are five small outbuilding located to the rear of the dwelling. Two outbuildings are immediately behind the dwelling with the other three located towards the south western corner of the site.

Vehicle access is via a single width crossover located to the south of the frontage. It is also noted that there is a second crossover located to the northern side of the frontage.

Landscaping is minimal consisting predominantly of lawn with the occasional small shrub.

The front boundary is defined by a 0.9 metre high timber fence.

There is no infrastructure within the verge in front of the site with it noted that the street kerb is located approximately 1 metre from the property boundary. There are also no parking restrictions on either side of Preston Street.



Image 1: View of subject site from Preston Street – looking south west.



Image 2: View of subject site from Preston Street – looking north west.



Image 3: Aerial image of subject site and adjoining properties. Source: www.nearmap.com.

Locality

Preston Street is a no through road with access being from the south. The road reserve is relatively narrow with minimal verge on the western side of the road pavement and a footpath and grass strip located on the eastern side. There are no parking restrictions on either side of the street however on street parking is challenging due to the narrow width of the overall road reserve.

The wider locality consists of predominantly residential development with key characteristic including the following.

- Single storey dwelling with pitched roofs.
- The majority of the dwellings are original housing stock however there are newer builds beginning to become more prevalent particularly to the east of the site where there are newer subdivisions.
- Infill development is not common however evidence of it does exist and will become more common as approved developments in the area are constructed.
- Street setback are generally in the vicinity of between 4 and 6.5 metres.
- Lot sizes vary greatly ranging from 350 to over 1000 square metres.
- Wall materials include concrete panel, weatherboard and brick veneer with roof materials including concrete tiles as well as galvanised or Colorbond metal sheeting.
- Onsite parking generally consists of garages and/or carport located to the side or rear of the associated dwelling.

- The style of front fencing varies greatly however it is generally low, 1.5 metres or lower.

Other notable features within the locality include the following.

- Dennington Recreation Reserve is located to the immediate west of the subject site which provides a substantial area of public open space in the form of two ovals.
- The Dennington Shopping centre is located approximately 350 metres south of the site which provides access to a variety of shops and services.
- St John's Primary School is located 250 metres north however it is noted it is approximately 880 metres drive/walk as there is no direct access from the northern end of Preston Street.
- Public transport is available within a 500 metre walk (south west) from the site with a bus stop located near the intersection of Drummond Street and Tylden Street.

Permit/Site History

Permit History

Recent planning permit application to be considered of the site include PP2022-0052 which sought to construct three dwellings on the site. This application was considered at a Council meeting on 13 December 2022 and while Council Planning Officers recommended the application be approved this recommendation was not supported and the application was refused for the following reasons:

1. *The development scale, density, and built form does not respect the existing neighbourhood character of the area, or respond to the features and constraints of the site as required under Clause 55.02.*
2. *The development would unreasonably impact the amenity of residents within Preston Street through the generation of additional traffic and the noise/imposition caused by the additional waste collection.*

Aboriginal Cultural Heritage

The site is located within an area of Aboriginal Cultural Sensitivity however as the site is less than 0.1 hectares in size and not within 200 metres of the coast or the Merri River a Cultural Heritage Management Plan is not required.

Public Notification

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

- Sending notices to the owners and occupiers of adjoining land.
- Erecting a sign at the front of the property for 14 days.

The notification has been carried out correctly.

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

- Traffic flow within Preston Street will be impacted.
- Car parking both on site and within the street.
- The development will restrict access to neighbouring properties.
- Emergency and utility vehicles will have difficulty entering the street.
- Rubbish collections may not happen if cars are parked in the street as the garbage truck already reverses up the street.

Further discussion will be made in relation to these matters in a later section of this report.

Consultation

The following consultation occurred during the processing of the application.

- Following the completion of the Public Notification period a copy of all objections was provided to the permit applicant so they could review and provide a response should they choose.
- The permit applicant provided a response to Council on 11 May 2023 noting the following:
 - The proposed development and design meets compliance with the Rescode in that the units must have 2 car spaces to accommodate the occupants. The cars accessing the double garage will reverse into the street as is allowed given only 2 will utilise each driveway for the garages.
 - The argument that street parking will disrupt the flow of traffic is not applicable as the car spaces for the proposed units have been designed so that they will be on the proposed block of land and not on the street. Our proposal will keep cars off of the street allowing the objector at 18 Preston St to reverse out unaffected and any other traffic will be able to carry on in a normal manor.
- It is noted that when the applicant responded only one objection had been received. It is further noted that the additional objections were not forwarded to the applicant for a response as the issues raised were similar to the objection to which they provided their response. The applicant's response was not forwarded to the objectors as it was deemed to be extremely unlikely that it would have alleviated the concerns of the objector's/resulting in any of the objections being withdrawn.
- A Hearing of Submissions meeting was held on 27 June 2023 which was attended by four objectors and the permit applicant (virtual attendance). At the meeting the permit applicant provided a summary of the proposal and response to issues raised in the objections while the objectors reiterated their grounds of objection to the proposal.
- Following the Hearing of Submissions meeting, and following a full assessment of the application and discussion with Council's Development Engineers, Council Officers raised with the applicant the idea of the crossover of each dwelling being increased to double width and the installation of a painted yellow line between the two crossovers so as to restrict on street parking. The applicant noted that they did not object to these suggestions and were happy for a permit condition requiring amended plans to reflect these changes should a permit be issued.

Referrals

Section 55 Referrals:

None required.

Section 52 Referrals:

None undertaken.

Internal Referrals:

Development Engineers

The application was referred to Council Development Engineers who raised no objections to the proposal subject to conditions being included on a permit.

Following a full assessment of the proposal, a subsequent informal referral was undertaken to understand if there were any objections to the suggestion of providing each dwelling with a double width crossover to increase the availability of onsite car parking and the process/appropriateness of providing a painted yellow line between the two crossovers. The development Engineers confirmed that in this instance there was no objection to each dwelling being provided with a double crossover and also supported the provision of a yellow line to improve access to the opposite properties driveway. The engineers noted that issues regarding access to the opposite property on the eastern side of Preston Street would not change from current conditions (if a vehicle was to park in front of the subject site) following the development and therefore a yellow line could be installed now if requested by a member of the public.

Assessment

The following Clauses found within the Municipal Planning Strategy and Planning Policy Framework are relevant to the proposal and have been considered as part of the assessment of the application.

- Clause 02.01 (Context).
- Clause 02.02 (Vision).
- Clause 02.03 (Strategic Directions).
- Clause 02.04 (Strategic Framework Plan).
- Clause 11.01-1S (Settlement).
- Clause 11.01-1R (Settlement – Great South Coast).
- Clause 11.02-1S (Supply of Urban Land).
- Clause 11.02-2S (Structure Planning).
- Clause 11.03-4S (Coastal Settlement).
- Clause 11.03-5R (The Great Ocean Road Region).
- Clause 11.03-6S (Regional and Local Places).
- Clause 15.01-1S (Urban Design).
- Clause 15.01-1L-01 (Urban Design).

- Clause 15.01-2S (Building Design).
- Clause 15.01-3S (Subdivision Design).
- Clause 15.01-4S (Healthy Neighbourhoods).
- Clause 15.01-5S (Neighbourhood Character).
- Clause 16.01-1S (Housing Supply).
- Clause 16.01-1R (Housing of Older People – Great South Coast).
- Clause 16.01-1L (Housing Supply).
- Clause 16.01-2S (Housing Affordability).

Having regards to the above Clauses the following key elements in relation to the proposal are noted.

- The development will provide additional housing stock on a site located in an established residential area and considered to be capable of supporting an increased density. Furthermore, the development will assist with meeting the growing demand for housing within the areas consistent with Clause 02.03, Clause 16.01-1S and Clause 16.01-1L.
- The Strategic Framework Plan found within Clause 02.04 identifies the subject site as being located within an established area, between the Dennington Neighbourhood Activity Centre and the North Dennington Growth Area making it evident that the site is well located and could support an increase to the existing residential density.
- Clause 15.01-5S seeks to ensure that development responds to and appropriately reflect either the existing or preferred neighbourhood character of the area. The proposed built form will be single storey in scale and include pitched tiled roof profiles and the use of brick and render construction materials which is consistent with the surrounding built form.

Zoning:

Clause 32.08 – General Residential Zone Schedule 1 (GRZ1)

The subject site is located within the General Residential Zone – Schedule 1 (GRZ1). The purpose of the GRZ1 is:

- *To implement the Municipal Planning strategy and the Planning Policy Framework.*
- *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.*

Clause 32.08-4 outlines that an application to construct or extend a dwelling or residential building must provide a minimum garden area dependent on the size of the lot. In this instance the lot is 1011.5 square metres in size so 35 percent Garden Areas must be provided.

Clause 32.08-6 outlines the permit requirements relating to the construction and extension of two or more dwelling on a lot with a permit required to.

- Construct a dwelling if there is at least one other dwelling existing on the lot.
- Construct two or more dwellings on a lot.
- Extend a dwelling if there are two or more dwellings on the lot.
- Construct or extend a dwelling if it on common property.
- Construct or extend a residential building.

Based on the above, a permit is required for the proposal pursuant to Clause 32.08-6 as it involves the construction of two or more dwellings on the lot.

Clause 32.08-7 outlines that a schedule to the zone may vary some of the Standards within the clause. It is noted that Schedule 1 to the GRZ does not vary any ResCode Standards.

Clause 32.08-13 outlines the decision guidelines by which an application must consider. The relevant decision guidelines in this instance which the application needs to be considered against are.

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The purpose of the zone.*
- *The Objectives set out in a schedule to this zone.*
- *Any other decision guidelines specified in a schedule to this zone.*
- *The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.*
- *The pattern of subdivision and its effect on the spacing of buildings.*
- *For subdivision of land for residential development, the objectives and standards of Clause 56.*
- *For the construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings, the objectives, standards and decision guidelines of Clause 55. This does not apply to an apartment development of five or more storeys, excluding a basement.*

Having regard to the above policies, objectives and decision guidelines within GRZ1, the following is noted in relation to the proposal.

- As outlined in an earlier section of this report the proposed development is considered to align with the relevant policies and objectives found within the Municipal Planning Strategy and Planning Policy Framework particularly in relation to growth and increasing residential densities.

- The development will result in additional housing stock within an area that is considered capable of and suitable for an increased density given its proximity to services and facilities, public transport and areas of public open space.
- The development will provide a combined area of land onsite that equates 38.2 percent of the total site area which can be considered Garden Area. It is noted that Council Officers have undertaken an assessment which confirmed the Garden Area figure. It is also noted that an additional assessment was undertaken taking into account each dwelling being provided with a double width crossover/driveway (loss of approximately 23.7 square metres) which confirmed that 35.8 percent of the site could still be considered as Garden Area thereby satisfying the mandatory requirement.
- The development is single storey and therefore will not result of an overshadowing of either existing or future rooftop solar energy systems on dwellings on adjoining lots.
- The proposal has been assessed against the Objectives and Standards of Clause 55 and deemed to meet all of the objectives and satisfies the majority of the Standards within Clause 55 with it noted that the only non-compliance is with Standard B14. This matter is discussed further in a later section of this report where a complete assessment is provided as an attachment to this report.

Overlays:

The site is not covered by any overlays.

Relevant Particular Provisions:

Clause 52.06 – Car Parking

The proposal has been considered against the relevant policies, objectives, design standards and decision guidelines of Clause 52.06 with the following points noted.

- The development includes the construction of two, four bedroom dwellings with each dwelling being provided with the following onsite car parking arrangement:
 - Dwelling 1 – a single car garage with a second uncovered tandem space located within the driveway.
 - Dwelling 2 - A double garage with space for a third vehicle within the driveway.

The above satisfies the required parking rate specified within Table 1 of Clause 52.06. it is noted that the permit applicant supports a condition requiring amended plans to show each dwelling having a double width crossover which will result in each dwelling having an additional onsite parking space (Dwelling 1 = 3 spaces and Dwelling 2 = 4 spaces) thereby exceeding the minimum requirements specified within Clause 52.06.

- The onsite parking complies with the relevant design standards outlined within Clause 56.06-9 with the following specific items noted in relation to Design Standard 2 – Car Parking Spaces:
 - Each dwelling is required to provide two spaces with a minimum of one space being undercover.

- The single garage associated with Dwelling 1 will measure 6 metres by 3.5 metres.
- The double garage associated with Dwelling 2 will measure 6 metres by 5.6 metres.
- Dwelling 1 provides a second space in tandem to the garage. The length of the tandem space is 6.8 metres which exceeds the minimum length required for a tandem space (5.4 metres).
- The permit condition requiring each dwelling be provided with a double width crossovers/driveway would require spaces/parking area to adhere to the specified dimensions of Clause 56.06. .

Clause 55 – Two or More Dwellings on a Lot

The proposal includes the construction of two single storey dwellings on the site and therefore the development needs to be considered against the requirements of Clause 55.

This has occurred with a full assessment against the Objectives and Standards of Clause 55 included as Attachment 1 to this report. Following this assessment it has been deemed that the proposal meets all of the relevant Objectives and satisfies the majority of the Standards within Clause 55 with it noted that the only non-compliance is with Standard B14 with the appropriateness of this variation discussed in the attached Clause 55 assessment.

General Provisions:

Clause 65.01 – Approval of an Application or Plan

Based on the assessment/analysis contained within this report it is considered that the proposal is consistent with the relevant decision guidelines found within Clause 65.01.

Objections:

While a number of the key planning issues raised by the objectors have been directly or indirectly addressed throughout the report the following provides further discussion in relation to the planning issues.

Traffic, Access and Car Parking

In relation to traffic and parking the following comments are made.

- Preston Street is a narrow street which presents challenges for people accessing site and also significantly inhibits on street parking.
- The proposed dwellings are all provided with two onsite parking spaces which meets the statutory requirements specified within Clause 52.06 of the planning scheme. A permit condition will require the plans be amended so that each dwelling is provide with a double width driveway/crossover resulting in onsite parking being provided above the minimum requirement.
- As there are only two dwellings there is no requirement for the development to provide onsite visitor parking.

- Basing the potential parking demand that would be generated by the site on the number of people that could fit in the dwellings, as has been suggested by some objectors, is not a reasonable or accurate way to determine a parking demand.
- On street parking, where available, can be used by any road user, it is not reserved or restricted to use by only the resident or visitors to the abutting dwelling. Any visitors to the site would be required to park legally within the street as per any other street.
- A permit condition will require a yellow line be painted on the street between the two proposed crossovers which will assist with improving access to the opposite property by making it illegal for a vehicle to park in front of the subject site.
- No objections have been raised by Council's Engineering Department in relation to parking and/or access.

Based on the above, while it is acknowledged that traffic movement and street parking within Preston Street can be challenging, the proposal currently adheres to the statutory requirements in relation to parking and access with the recommended permit conditions resulting in the proposal exceeding minimum standards for onsite parking. Furthermore the provision of a yellow line between the two driveways will improve on street vehicle/access to nearby properties.

It is further noted, that while not a planning consideration, should residents feel that there are parking issues within the street, this is something that they could raise with Council's Engineering Department to investigate if the implementation of any restrictions such as 'no standing' areas could improve the current situation within the street for all residents.

Waste Collection

It was noted in the objection that waste collection may be impacted as a result of the development as the garbage truck may not be able to access the street. This was an issue that was raised during the consideration of a previous application on the site involving the construction of three dwellings. During the assessment of the previous application, advice was sought from Council's Strategic Waste Management Officer who in turn sought advice from Wheelie Waste who collect three of the four bins for Council. A summary of the previous advice received is as follows:

- All bins are currently collected for the eastern side of the street with the waste truck reversing up Preston Street and then collecting bins on the way back down. This is an informal arrangement.
- The development would introduce six new bins into the street at normal times and nine at the extra Christmas collection (once a year).
- Wheelie Waste noted that operationally it would not be ideal to introduce more bins due to the access challenges however they could manage the extra bins in the current collection arrangement.

Noting that the waste collector raised no concerns with collecting the bins associated with a three dwelling development, it is considered that the proposed two dwelling development is also highly unlikely to cause any issues with regards to the collection of waste within the street with the site being able to be serviced by the weekly kerb side collection.

Conclusion

Having given consideration to the planning permit documentation, referral advice and concerns raised by objectors, and following an assessment of the proposal against the relevant provisions of the Warrnambool Planning Scheme as discussed within this report, it is considered that on balance the application warrants support and a recommendation for approval from Council Officers.

Recommendation

That council, having caused notice of Planning Application No. PP2023-0061 to be given under Section 52 of the *Planning and Environment Act 1987* and or the planning scheme and having considered all the matters required under Section 60 of the *Planning and Environment Act 1987* determine to issue a Notice of Decision to Grant a Permit for the application for PP2023-0061 under the provisions of the Warrnambool Planning Scheme in respect of the land known and described as ALLOT Lot 1 TP 961744Y PSH WAN TSH DENN, 19 Preston St DENNINGTON VIC 3280, for the Construction of two (2) new dwellings in accordance with the endorsed plans, subject to the following conditions:

1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority.

When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and must be generally in accordance with the plans submitted with the application (received by Council on 22 March 2023) but modified to show:
 - a. A double width driveway/crossover for each dwelling allowing the provision of two uncovered vehicle parking space for each dwelling.
 - b. A landscaping plan as per the requirements of condition 6.
2. The development as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.
3. Following the construction of the new crossovers and before the issuing of an occupancy permit for either dwelling a request is to be lodged with Council Infrastructure Department and any associated fees be paid to have a yellow line (or similar) painted on the street between the two crossovers.
4. Before the commencement of construction a detailed Stormwater Management Plan is to be submitted to and endorsed by the Responsible Authority. The stormwater works must be designed in accordance with the current Responsible Authority's Design Guidelines, the endorsed application plans and must include:
 - a) Identification of any existing drainage on the site.
 - b) Details of how the works on the land are to be drained and/or retarded.
 - c) Computations in support of the proposed drainage.
 - d) A proposed Legal Point of Discharge for each lot.
 - e) An underground drainage system to convey minor flows (as defined by the IDM) to the Legal Point of Discharge or retention system for the development;

- f) Details of how the storm water discharge from the development will be limited such that post development flows up to the 20% AEP do not exceed pre-development flows;
 - g) Evidence that storm water runoff resulting from a 1% AEP storm event is able to pass through the development via reserves and/or easements, or be retained within lots without causing damage or nuisance to adjoining property.
 - h) Details and measures to enhance stormwater discharge quality from the site and protect downstream waterways in accordance with Clause 56.07-4 of the Planning Scheme.
5. The endorsed Stormwater Management Plan is to be implemented to the satisfaction of the Responsible Authority prior to the occupation of the new dwelling.
6. Before the development starts, a landscape plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and must include:
- a. a survey (including botanical names) of all existing vegetation to be retained and/or removed;
 - b. buildings and trees (including botanical names) on neighbouring properties within at least three metres of the boundary, or where impacted;
 - c. details of surface finishes of hardstand areas such as pathways and driveways;
 - d. a planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant;
 - e. landscaping and planting within all open areas of the site;
 - f. Four canopy trees (minimum two metres tall when planted) in the following areas:
 - One within the front setback of each dwelling.
 - One within the rear SPOS area of each dwelling.
- All species selected must be to the satisfaction of the Responsible Authority.
- The landscape plan must also indicate where irrigation/supply system will be provided.
7. Before occupation of the development or by such later date as is approved by the Responsible Authority in writing, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the Responsible Authority.
8. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority, including that any dead, diseased or damaged plants are to be replaced.
9. To safeguard the amenity, reduce noise nuisance and to prevent environmental pollution during the construction period:
- a) Stockpiles of top soil, sand, aggregate, spoil or other material shall be stored clear of any drainage path or easement, natural watercourse, footpath, kerb or road surface and shall have measures in place to prevent the movement of such material off site.
 - b) Building operations such as brick cutting, washing tools, concreting and bricklaying shall be undertaken on the building block. The pollutants from these building operations shall be contained on site.
 - c) Builders waste must not be burnt or buried on site. All waste must be contained and removed to a Waste Disposal Depot.

NOTES

- Before the commencement of any works within the road reserve, a Road Reserve Works Permit must be obtained from Council. All conditions on the Permit must be complied with.
- Before the commencement of any physical works to the site, an Asset Protection Permit must be obtained from Council. This purpose of this permit is to protect Council assets from damage which can result from the works and from the movement of heavy equipment and materials on and off the site. All conditions on the Permit must be complied with.
- Polluted drainage must be treated and/or absorbed on the lot from which it emanates to the satisfaction of the Responsible Authority. Polluted drainage must not be discharged beyond the boundaries of the lot from which it emanates or into a watercourse or easement drain.

Refer to Environment Protection Authority Victoria (EPA) guidelines.

- This permit will expire if one of the following circumstances applies:
 - a) The development is not started within two (2) years of the date of this permit.
 - b) The development is not completed within four (4) years of the date of this permit.The responsible authority may extend the periods referred to if a request is made in writing before the permit expires, or:
 - a) Within six (6) months afterwards for commencement, or
 - b) Within twelve (12) months afterwards for completion.

Planner Responsible:	Nick Legoe	Delegate:	
Signature:		Signature:	
Date:	10 July 2023	Date:	

ATTACHMENT 1 – Clause 55 Assessment

Assessment - Two or More Dwellings on a Lot and Residential Buildings (Clause 55)

Refer to Clause 55 of the Planning Scheme for objectives, decision guidelines and a full description of standards.

APPLICATION: _PP2023-0061

ADDRESS: 19 Preston St DENNINGTON VIC 3280

Neighbourhood Character

Clause 55.02

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
B1 Neighbourhood Character Design respects existing neighbourhood character or contributes to a preferred neighbourhood character. Development responds to features of the site and surrounding area.	1. Appropriate design response to the neighbourhood and site.	✓ Complies The scale and mass of the development is generally consistent with development within the locality as is the proposed materials (face brick, render and tiled roofing). Furthermore, the site setbacks are also similar to those throughout the locality.
	2. Design respects the existing or preferred neighbourhood character & responds to site features.	✓ Complies Refer above.
B2 Residential Policy Residential development is consistent with housing policies in the SPPF, LPPF including the MSS and local planning policies. Support medium densities in areas to take advantage of public transport and community infrastructure and services.	3. Application to be accompanied by written statement that explains consistency with relevant housing policy in PPF, VPP, MSS and local planning policies.	✓ Complies Refer to discussion within Delegate Report.

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
B3 Dwelling Diversity Encourages a range of dwelling sizes and types in developments of ten or more dwellings.	4. Developments of ten or more dwellings to provide for: <ul style="list-style-type: none"> ▪ Dwellings with a different number of bedrooms. ▪ At least one dwelling containing a kitchen, bath or shower, and a toilet and wash basin at ground floor level. 	- N/A The development involves two dwelling and therefore this standard is not relevant.
B4 Infrastructure Provides appropriate utility services and infrastructure without overloading the capacity.	5. Connection to reticulated sewerage, electricity, gas and drainage services.	✓ Complies All relevant services are available within Preston Street.
	6. Capacity of infrastructure and utility services should not be exceeded unreasonably.	✓ Complies Council's Engineering Department have not expressed any concerns that the capacity of existing infrastructure would be exceeded by the proposal.
	7. Provision should be made for upgrading and mitigation of the impact of services or infrastructure where little or no spare capacity exists.	✓ Complies Council's Engineering Department have not advised that any upgrading of services is required.
B5 Integration with the Street Integrate the layout of development with the street.	8. Development orientated to front existing and proposed streets.	✓ Complies The development is orientated towards the street with both dwellings having direct vehicle and pedestrian access to the street.
	9. Vehicle and pedestrian links that maintain and enhance local accessibility.	✓ Complies The development maintains clear pedestrian and vehicle access to the site.
	10. High fences in front of dwellings should be avoided if practicable.	✓ Complies No front fencing is proposed.
	11. Development next to public open space should be laid out to complement the open space.	- N/A

Site Layout and Building Massing

Clause 55.03

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
B6 Street Setback The setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.	12. Walls of buildings should be set back from streets: <ul style="list-style-type: none"> at least the distance specified in the schedule to the zone, or If no distance is specified in the schedule to the zone setbacks should be as set out below. <i>Porches, pergolas and verandahs less than 3.6m high and eaves may encroach not more than 2.5m into the setbacks of this standard.</i>	✓ Complies
	13. Existing building on both the abutting allotments facing the same street & site is not on a corner. Min front Setback = average setback of existing buildings on abutting allotments facing the front street or 9m, whichever is the lesser.	✓ Complies The development has a primary setback of 5.6 metres which is a greater distance than the average of the two adjoining properties (5.5 metres).
	14. Existing building + vacant site either side of the subject site facing the same street & site is not on a corner Min front Setback = same setback of front wall of existing building or 9m, whichever is the lesser.	- N/A
	15. The site is on a corner Min side setback for front walls = Same setback of existing building or 9m, whichever is the lesser. If no building 6m for streets in a RDZ1 and 4m for other. Min side setback for front walls fronting side street of corner site = same setback of existing building or 3m, whichever is the lesser. Min side setback for side walls on a corner site = same setback of existing building or 2 metres, whichever is lesser	- N/A

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
	16. There is no existing building on either of the abutting allotments facing the same street & site is not on a corner Min front Setback = 6m in RDZ1 & 4m for other streets.	- N/A
B7 Building Height Building height should respect the existing or preferred neighbourhood character.	17. The maximum building height should not exceed that specified in the zone, schedule to the zone or any overlay that applies to the land.	✓ Complies The development is single storey with a maximum height of 5.32 metres which is significantly lower than the maximum of 11 metres specified in the GRZ.
	18. Where no maximum height is specified, the max height should not exceed 9m, unless the slope of the natural ground level at any cross section wider than 8m of the site is 2.5 degrees or more, in which case the max height should not exceed 10m.	✓ Complies
	19. Changes of building height between new and existing should be graduated.	✓ Complies Single storey building scale is consistent with the adjoining built form.
B8 Site Coverage Site coverage should respect the existing or preferred neighbourhood character and respond to the features of the site.	20. The site area covered by buildings should not exceed: <ul style="list-style-type: none"> ■ The max site coverage specified in the schedule to the zone, or ■ If no max site coverage is specified 60% 	✓ Complies The site coverage is 53.9 percent.
B9 Permeability Reduce the impact of stormwater run-off on the drainage system and facilitate on-site stormwater infiltration.	21. At least 20% of the site should not be covered by impervious surfaces	✓ Complies The site permeability will be 31.3 percent which is significantly greater than the 20 percent minimum required.

	<p>22. Stormwater management system be designed:</p> <ul style="list-style-type: none"> ▪ Meet best practice performance objectives in <i>Urban Stormwater – Best Practice Environmental Management Guidelines</i> ▪ Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces 	<p>✓ Complies</p> <p>A condition of the permit will require that a Stormwater management plan be approved by Council's Engineers prior to development commencing.</p>
<p>B10 Energy Efficiency Achieve and protect energy efficient dwellings and residential buildings. Ensure orientation and layout reduces fossil fuel energy use and makes appropriate use of daylight and solar energy.</p>	<p>23. Orientation of buildings should make appropriate use of solar energy.</p>	<p>✓ Complies</p> <p>Each dwelling is provided with living areas and areas of SPOS with a northern orientation.</p>
	<p>24. Siting and design of buildings should not reduce the energy efficiency of adjoining lots, as well as the performance of existing rooftop solar energy facilities on dwellings in adjoining lots.</p>	<p>✓ Complies</p> <p>The development will not impact the energy efficiency of solar panel of adjoining properties,</p>
	<p>25. If practicable the living areas and private open space are to be located on the north side.</p>	<p>✓ Complies</p> <p>Each dwelling is provided with living areas and areas of SPOS with a northern orientation.</p>
	<p>26. Solar access for north-facing windows should be maximised.</p>	<p>✓ Complies</p>
<p>B11 Open Space Integrate layout of development with any public and communal open space provided in or adjacent to the development.</p>	<p>27. Public open spaces should:</p> <ul style="list-style-type: none"> ▪ Be substantially fronted by dwellings. ▪ Provide outlook for dwellings. ▪ Be designed to protect natural features. ▪ Be accessible and usable. 	<p>- N/A</p> <p>No public or communal open space is proposed as part of the development.</p>
<p>B12 Safety Layout to provide safety and security for residents and property.</p>	<p>28. Entrances to dwellings and residential buildings should not be isolated or obscured from the street and internal accessways.</p>	<p>✓ Complies</p> <p>Both dwelling entries will be clearly visible from the street.</p>
	<p>29. Planting should not create unsafe spaces along streets and accessways</p>	<p>✓ Complies</p> <p>No landscape plan has been provided however there is sufficient space throughout the site which can be landscaped without creating unsafe spaces along the street.</p>

	30. Good lighting, visibility and surveillance of car parks and internal accessways.	N/A
	31. Protection of private spaces from inappropriate use as public thoroughfares.	✓ Complies
B13 Landscaping To provide appropriate landscaping To encourage: <ul style="list-style-type: none"> ■ Development that respects the landscape character of the neighbourhood. ■ Development that maintains and enhances habitat for plants and animals in locations of habitat importance. ■ The retention of mature vegetation on the site. 	32. Landscape layout and design should: <ul style="list-style-type: none"> ■ Protect predominant landscape features of the neighbourhood ■ Take into account the soil type and drainage patterns of the site ■ Allow for intended veg. growth and structural protection of buildings ■ In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals. ■ Provide a safe, attractive and functional environment for residents 	✓ Complies No landscape plan has been provided however there is sufficient space throughout the site which can be landscaped. It is noted that a landscape plan will be required as a permit condition with the plan needing to be approved and endorsed by Council prior to the commencement of the development.
	33. Development should: <ul style="list-style-type: none"> ■ Provide for the retention or planting of trees, where these are part of the character of neighbourhood. ■ Provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made. 	N/A There are no trees on the site to be removed.
	34. Landscape design should specify landscape themes, vegetation location & species, paving & lighting.	✓ Complies Refer standard 32
	35. Development should meet any additional landscape requirements specified in a schedule to the zone.	- N/A

B14 Access Ensure the safe, manageable and convenient vehicle access to and from the development. Ensure the number and design of vehicle crossovers respects neighbourhood character.	36. The width of the accessways or car spaces should not exceed: <ul style="list-style-type: none"> ■ 33% of the street frontage; or ■ 40% if the width of the street frontage is less than 20m. 	Variation Sought The current layout, with each dwelling having a single width crossover complies with the requirement of this standard however it is proposed to require via a permit condition that each dwelling be provided with a double width crossover to increase the availability of onsite car parking. Increasing onsite parking is considered overall more beneficial than seeking to retain on street parking given the narrowness of the street and the implications on street parking has on access to onsite parking associated with other dwellings. It is also noted that it is proposed that a yellow line be painted between the two crossovers which will remove the ability to park on street in front of the subject site.
	37. For each dwelling fronting a street, only one single- width crossover should be provided.	Variation Sought As above.
	38. The location of crossovers will maximise the retention of on-street car parking spaces.	✓ Complies While there is sufficient space between the two crossovers to park a vehicle it is noted that it is recommended that a yellow line be painted on the street to restrict parking in this area due to the implications parking in this location has on other properties in the street.
	39. Access points to a road in Road Zones to be minimised.	- N/A
	40. Access for service, emergency and delivery vehicles must be provided.	✓ Complies
B15 Parking Location Provide resident and visitor vehicles with convenient parking. Avoid parking and traffic difficulties in the development and the	41. Car parking facilities should be: <ul style="list-style-type: none"> ■ Close and convenient to dwellings. ■ Secure ■ Well ventilated if enclosed 	✓ Complies Each dwelling is provided with undercover parking with direct access to the associated dwelling.

neighbourhood. Protect residents from vehicular noise within developments.	43. Shared accessways, car parks of other dwellings/ residential buildings should be at least 1.5m from the windows of habitable rooms. This setback may be reduced to 1m, where there is a fence at least 1.5m high or window sills are at least 1.4m above the accessway.	N/A
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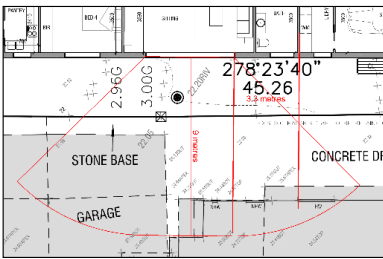
Amenity Impacts

Clause 55.04

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
B17 Side and Rear Setbacks Ensure the height and setback respects the existing or preferred neighbourhood character and limits the amenity impacts on existing dwellings.	44. A new building not on or within 200mm of a boundary should be setback from side or rear boundaries: 45. At least the distance specified in the schedule to the zone, or 46. 1m+ 0.3m for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. (refer Diagram B1 for more detail and information about minor encroachments).	✓ Complies The development complies with all side and rear setback requirements as demonstrated by the setback diagrams on the elevations.

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>B18</p> <p>Walls on Boundaries</p> <p>Ensure the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the amenity impacts on existing dwellings.</p>	<p>47. A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1m of a side or rear boundary of a lot should not abut the boundary for a length of more than:</p> <p>48. 10m plus 25 % of the remaining length of the boundary of an adjoining lot. or</p> <p>49. Where there are existing or simultaneously constructed walls or carports abutting the boundary of an abutting lot, the length of the existing or simultaneously constructed walls or carports - whichever is the greater.</p> <p>50. A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in effective height of the wall or carport being less than 2m on the abutting property boundary.</p> <p>51. A building set back up to 200mm from a boundary</p> <p>52. A height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1m of a side or rear boundary should not exceed an average of 3.2m with no part higher than 3.6m unless abutting a higher existing or simultaneously constructed wall.</p>	<p>✓ Complies</p> <p>The garage wall of Dwelling 2 will be constructed on the boundary.</p> <p>The wall has a maximum length of 6.5 metres which is less than the maximum allowable length of 18.8 metres.</p> <p>The wall has a maximum height of 3.0 metres and an average height of 2.98 metres.</p>

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
B19 Daylight to Existing Windows Allow adequate daylight into existing habitable room windows.	53. Buildings opposite an existing habitable room window should provide a light court of at least 3sqm and a minimum dimension of 1m clear to the sky (this can include land on the adjoining lot).	✓ Complies All existing habitable room windows have a minimum of 1 metre clear to the sky.
	54. Walls or carports more than 3m in height opposite should be setback from the window at least 50% of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.	N/A
	55. <i>Please note: where any existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.</i>	
B20 North Facing Windows Allow adequate solar access to existing north-facing habitable room windows.	56. Buildings should be setback 1m if an existing north-facing habitable window is within 3m of the abutting lot boundary. (Add 0.6m to this setback for every metre of height over 3.6m and add 1m for every metre over 6.9m.) Refer to 55.04-4 for further clarification (a diagram is included).	✓ Complies The proposed built form has a minimum setback of 7.1 metres to adjoining north facing window which when combined with the single storey built form will not alter the solar access from current conditions.
B21 Overshadowing Open Space Ensure buildings do not significantly overshadow existing secluded private open space.	57. Where sunlight to a private open space of an existing dwelling is reduced, at least 75%, or 40sqm with min. 3m, whichever is the lesser area, of the open space should receive a min. of 5 hours of sunlight between 9 am and 3pm on 22 Sept. If the existing sunlight to the private open space of an existing dwelling is less than these requirements, the amount of sunlight should not be reduced further.	✓ Complies The single storey built form and minimum setback of 2.8 metres from the southern boundary ensures that the proposed development will not result in any unreasonable additional overshadowing of adjoining areas of SPOS. The extent of any existing and proposed shadow is demonstrated on the provided shadow diagrams which demonstrate that any new shadow will not extend beyond the existing boundary fence shadow.

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>B22</p> <p>Overlooking</p> <p>Limit views into existing secluded private open space and habitable room windows.</p>	<p>58. A habitable room window, balcony, terrace, deck or patio with a direct view (measured 45 degree angle from the plane of window or perimeter of balcony, terrace etc. from a height of 1.7m) into an existing habitable window within a horizontal window within a horizontal distance of 9m (see clause for details) should have either:</p> <p>59. A minimum offset of 1.5m from the edge of one window to the other.</p> <p>60. Sill heights of at least 1.7m above floor level.</p> <p>61. Fixed obscure glazing in any part of the window below 1.7m above floor level.</p> <p>62. Permanently fixed external screens to at least 1.7m above floor level and be no more than 25 transparent.</p>	<p>✓ Complies</p> <p>The development is single storey and therefore the existing boundary fence appropriately restricts any potential overlooking.</p> <p>It is noted that while the majority of the floor level of Dwelling 1 is less than 0.8 metres above the ground level the floor level at the approximate location of the sitting room does sit approximately 0.8 metres above the ground level.</p> <p>It is further noted that there is 2.9 metres separation between any windows and the 1.8 metre high boundary fence meaning that the fence should adequately restricts views into the neighbouring property noting that the neighbouring dwelling is located 4.3 metres from the common boundary with this are containing a driveway. Additionally the proposed window and any adjoining habitable room windows within 9 metres have an offset of more than 1.5 metres (refer below mark-up)</p> 
	<p>63. Obscure glazing below 1.7m above floor level may be openable if there are no direct views as specified in this standard.</p>	<p>- N/A</p>

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
	64. Screens to obscure view should be: 65. Perforated panels or trellis with solid translucent panels or a maximum 25% openings. 66. Permanent, fixed and durable. 67. Blended into the development. See Clause 55.04-6 for instances where this standard does not apply.	- N/A
B23 Internal Views Limit views into existing secluded private open space and habitable room windows of dwellings and residential buildings within the same development.	68. Windows and balconies should be designed to prevent overlooking of more than 50% of the secluded private open space of a lower level dwelling or residential building within the same development.	✓ Complies The 1.8 metre high internal fencing will restrict views into adjoining habitable room windows and/or areas of SPOS
B24 Noise Impacts Protect residents from external noise and contain noise sources in developments that may affect existing dwellings.	69. Noise sources should not be located near bedrooms of immediately adjacent existing dwellings.	✓ Complies Noise source such as AC units have been located away from habitable room windows of adjacent dwellings. It is noted that the location of AC units are shown on the site plan.
	70. Noise sensitive rooms and private open space should consider noise sources on immediately adjacent properties.	✓ Complies Generous boundary setbacks to proposed habitable rooms such as bedrooms and living areas, in addition to areas of SPOS not being located adjacent to neighbouring driveways etc. will minimise the potential for disturbance to future residents from noise generated on adjoining properties.
	71. Dwellings and residential buildings should be designed to limit noise levels in habitable rooms close to busy roads, railway lines or industry.	N/A

On-Site Amenity and Facilities

Clause 55.05

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
B25 Accessibility Consider people with limited mobility in the design of developments.	72. Dwelling entries of the ground floor of buildings should be accessible or able to be easily made accessible to people with limited mobility.	✓ Complies The dwellings are considered to provide an appropriate level of access for people with limited mobility given the entries to Dwelling 1 is at grade while Dwelling 2 is limited to two steps.
B26 Dwelling Entry Provide a sense of identity to each dwelling/residential building.	73. Entries are to be visible and easily identifiable from streets and other public areas.	✓ Complies The entries of each dwelling will be clearly visible from the street.
	74. The entries should provide shelter, a sense of personal address and a transitional space.	✓ Complies Each dwelling is proved with a porch to provide shelter and a sense of address.
B27 Daylight to New Windows Allow adequate daylight into new habitable room windows.	75. Habitable room windows to face: 76. Outdoor space open to the sky or light court with minimum area of 3sqm and a min. dimension of 1m clear to the sky or; 77. Verandah, provided it is open for at least one third of its perimeter or; 78. A carport provided it has two or more open sides and is open for at least one third of its perimeter.	✓ Complies All habitable windows within the proposed development are located to face an outdoor space clear to the sky or a light court with a minimum area of 3 square metres.

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
B28 Private Open Space Provide reasonable recreation and service needs of residents by adequate private open space	79. Unless specified in the schedule to the zone, a dwelling should have private open space consisting of: <ul style="list-style-type: none"> ▪ 40sqm with one part at the side or rear of the dwelling/residential building with a minimum dimension of 3m, a minimum area of 25sqm and convenient access from a living room or; ▪ Balcony - minimum 8sqm, minimum width 1.6m and accessed from living room or; ▪ Roof-top – minimum 10sqm, minimum width 2m and convenient access from living room. <i>Please note that balcony requirements in 55.05-4 do not apply to apartment development</i>	✓ Complies Each dwelling is provided with in excess of 60 square metres of SPOS and 160 square metres of POS. It is noted that all SPOS is located to the side and/or rear of the associated dwelling.
B29 Solar Access to Open Space Allow solar access into the secluded private open space of new dwellings/buildings.	80. The private open space should be located on the north side of the dwelling if appropriate.	✓ Complies The orientation of the site allows each dwelling to be provided with substantial areas of SPOS with a northern orientation thereby maximising solar access to these areas.
	81. Southern boundary of open space should be setback from any wall on the north of the space at least (2+0.9h) h= height of wall.	N/A There are no walls located on the northern boundary of areas of POS or SPOS
B30 Storage Provide adequate storage facilities for each dwelling.	82. Each dwelling should have access to a minimum 6m ³ of externally accessible, secure storage space.	✓ Complies Each dwelling is provided with 6 square metres of storage to the side of the dwelling.

Detailed Design

Clause 55.06

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
B31 Design Detail Encourage design detail that respects the existing or preferred neighbourhood character.	83. Design of buildings should respect the existing or preferred neighbourhood character and address: 84. Façade articulation & detailing. 85. Window and door proportions. 86. Roof form. 87. Verandahs, eaves and parapets.	✓ Complies The proposed dwellings are single storey with pitched roof forms and utilise brick/render (walls) and tiles (roofing) which is consistent with the built form character of the area.
	88. Garages and carports should be visually compatible with the development and neighbourhood character.	✓ Complies Both garages will be visible from the street however they are appropriately setback behind the main building façade to assist with them not being a dominant element within the streetscape.
B32 Front Fences Encourage front fence design that respects the existing or preferred neighbourhood character	89. The front fence should complement the design of the dwelling or any front fences on adjoining properties.	- N/A No front fencing is proposed.
	90. A front fence within 3m of the street should not exceed the maximum height specified in the schedule to the zone or if no max. specified, the front fence should not exceed: 91. 2m if abutting a Road Zone, Category 1. 92. 1.5m in any other streets.	- N/A
B33 Common Property Ensure car parking, access areas and other communal open space is practical, attractive and easily maintained. Avoid future management difficulties in common ownership areas.	93. Developments should clearly delineate public, communal and private areas.	N/A
	94. Common property, where provided, should be functional and capable of efficient management.	N/A
B34 Site Services Ensure site services and facilities can be installed and easily maintained and are accessible,	95. Dwelling layout and design should provide for sufficient space and facilities for services to be installed and maintained.	✓ Complies Site facilities including mailboxes and clothes lines have been provided in appropriate locations (Refer to development Plans).

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
adequate and attractive.	96. Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and should blend in with the development.	✓ Complies Refer to development Plans
	97. The site facilities including mailboxes should be located for convenient access. Bin and recycling enclosures located for convenient access. Mailboxes provided and located for convenient access as required by Aust. Post.	✓ Complies Services and facilities shown on plans and the locations are considered appropriate.

ADVERTISED



FORM 2
SECTION 52 (1)

WARRNAMBOOL
CITY COUNCIL

NOTICE OF AN APPLICATION FOR A PLANNING PERMIT

The land affected by the application is located at:	19 Preston St DENNINGTON VIC 3280
The application is for a permit to:	Construction of two (2) new dwellings & demolition of existing dwelling
The applicant for the permit is:	Planning and Design Pty Ltd
The application reference number is:	PP2023-0061
You may look at the application and any documents that support the application at the office of the responsible authority:	Warrnambool Civic Centre 25 Liebig Street WARRNAMBOOL 3280 Or online at: https://www.warrnambool.vic.gov.au/advertised-planning-applications
For further reference please contact:	Planning Support Telephone: 03 5559 4800 Email: planning@warrnambool.vic.gov.au

This can be done during office hours and is free of charge.

Any person who may be affected by the granting of the permit may object or make other submissions to the Responsible Authority (Warrnambool City Council).

An objection must * **be made to the Responsible Authority in writing**
* **include the reasons for the objection, and**
* **state how the objector would be affected.**

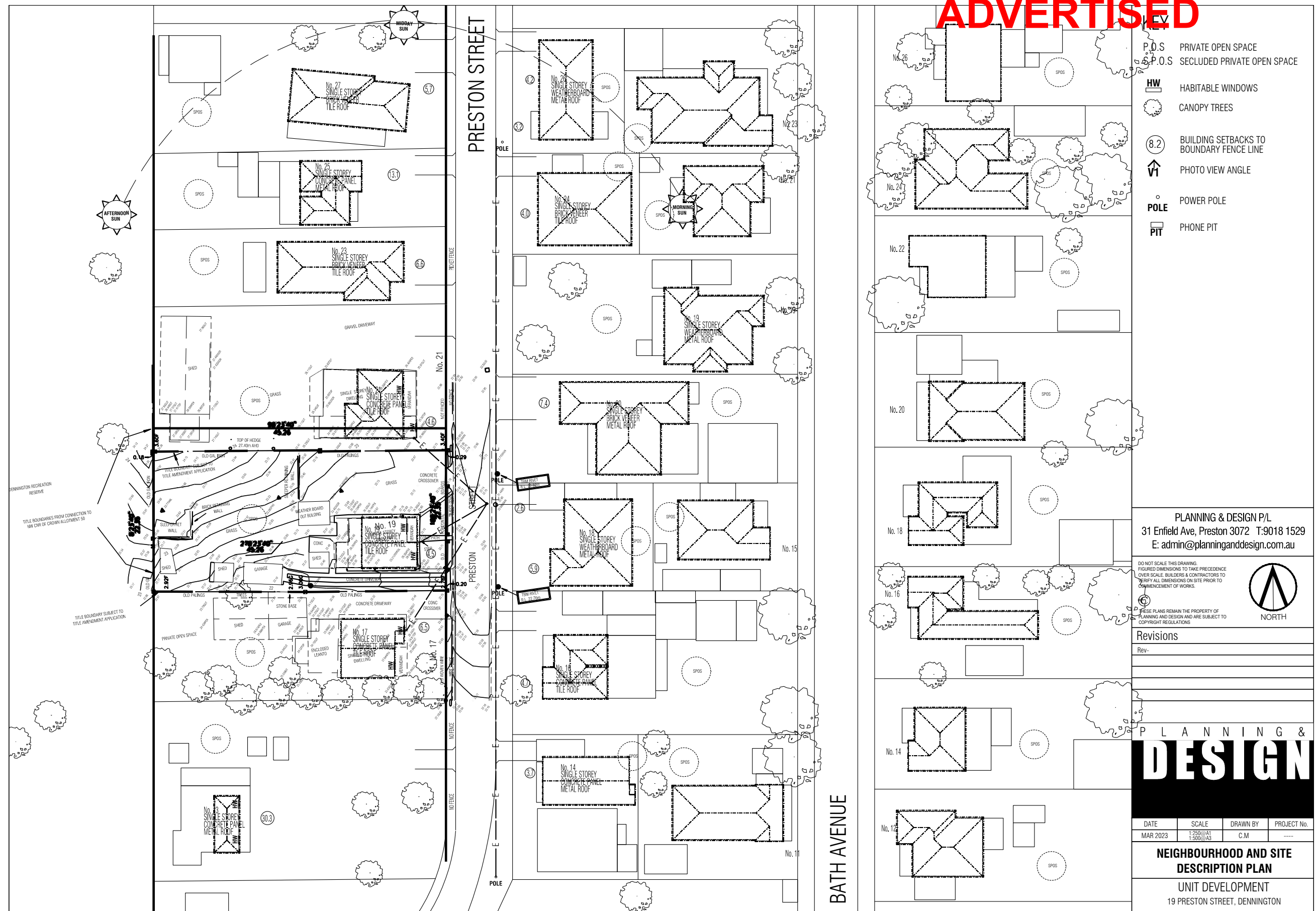
The responsible authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.

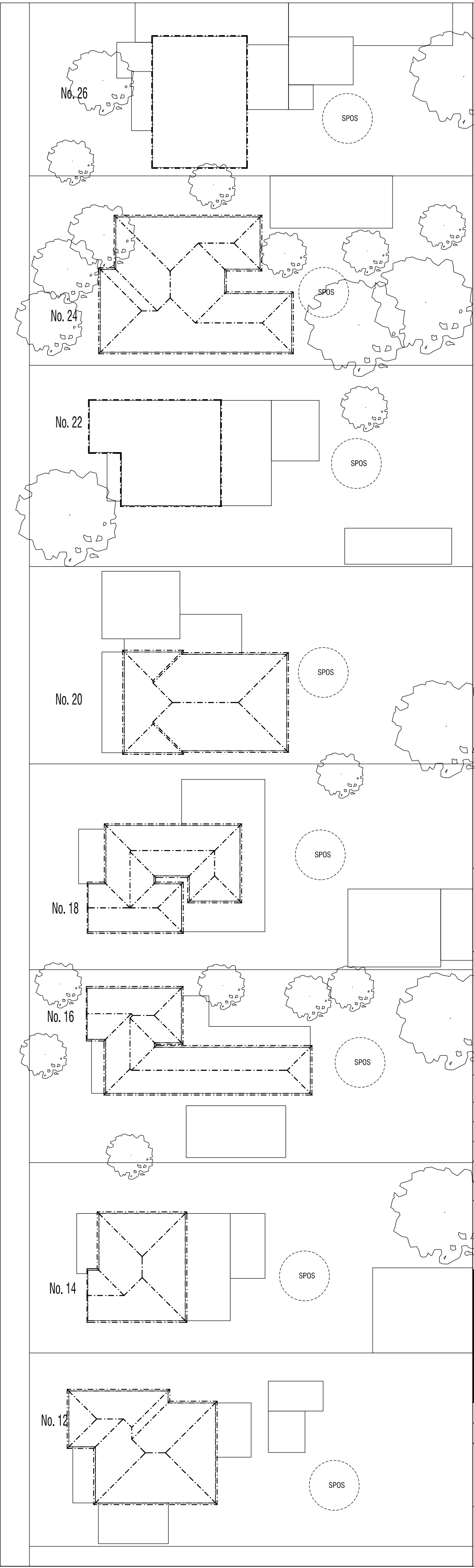
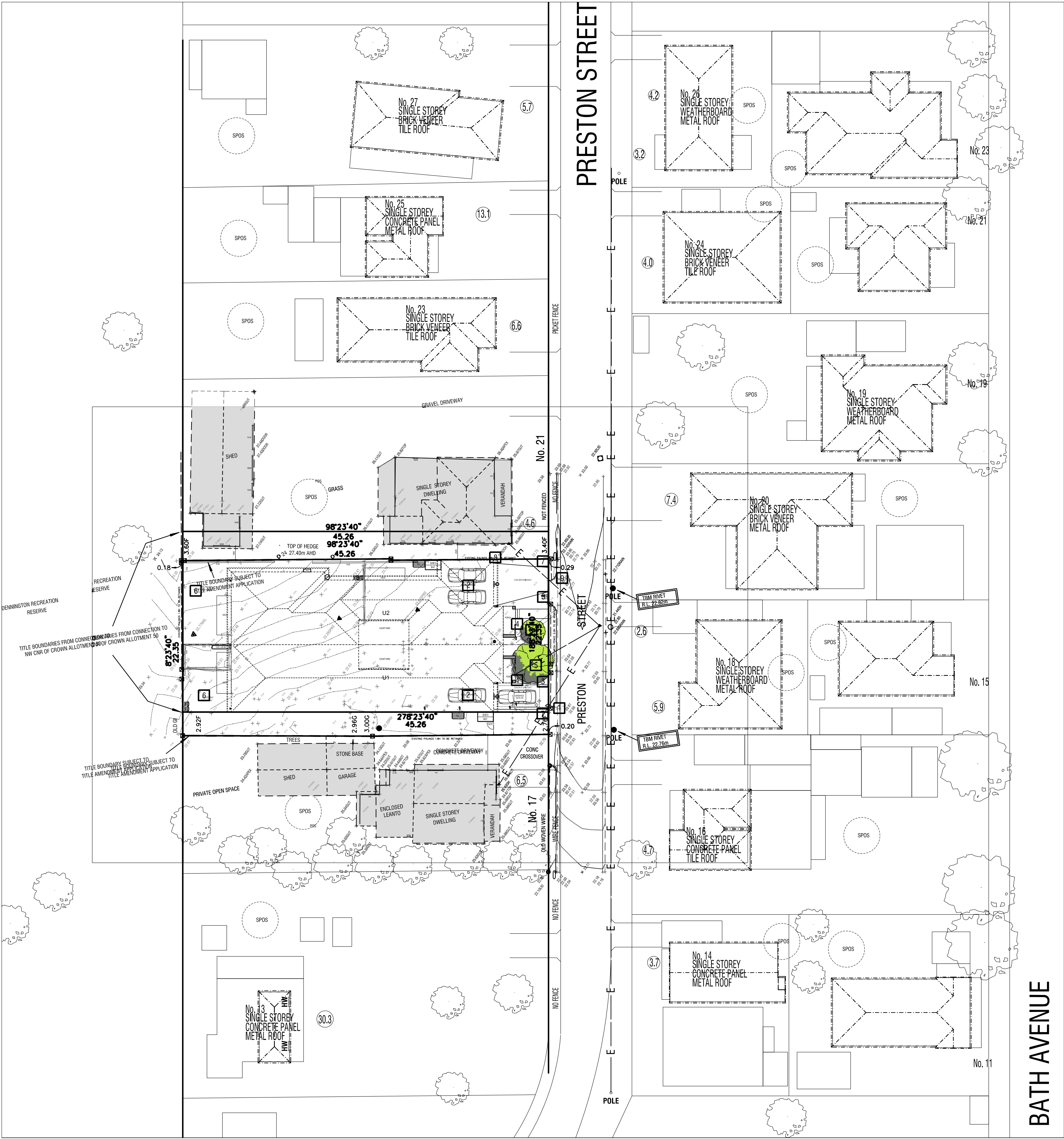
If you object, the Responsible Authority will tell you its decision.

Objections/Submissions are accepted by:

- post to Town Planning Office, Warrnambool City Council, PO Box 198 Warrnambool 3280
- in person at the Warrnambool Civic Centre, 25 Liebig Street, Warrnambool
- submitting an 'Objection to grant a Planning Permit' form available from www.warrnambool.vic.gov.au Click on *Property – Planning Permits - Objection to grant a Planning Permit form*
- email to planning@warrnambool.vic.gov.au

The Responsible Authority will not decide on the application before:	17 April 2023
--	----------------------





ADVERTISED
DESIGN RESPONSE

1

EXISTING CROSSOVER TO THE LEFT OF THE SITE TO BE MODIFIED TO SERVICE UNIT 1.

2

PROPOSED VEHICLE STORAGE FOR ALL UNITS ARE LOCATED BEHIND THE LINE OF THE FRONT DWELLING TO HIDE THE DOMINANCE OF CAR PARKING STRUCTURES FROM THE STREET-SCAPE.

3

NEW MAILBOXES FOR ALL UNITS.

4

PROPOSED FRONT STREET SETBACK TO DEVELOPMENT IS SYMPATHETIC TO THE ADJOINING NEIGHBOURS.

5

LARGE LAWN AREA PROVIDES SPACE FOR LANDSCAPING.

6

OPEN SPACES TO UNITS ARE ORIENTED TOWARDS NORTH PROVIDING FUTURE RESIDENCES WITH EXCELLENT SOLAR ACCESS AND NORTH LIGHT. OPEN SPACE ON SITE FOR EACH DWELLING IS DISTRIBUTED TO THE REAR AND THROUGHOUT THE SITE. THE DEVELOPMENT WILL PROVIDE SUFFICIENT PRIVATE OPEN SPACE FOR THE REASONABLE RECREATION, SERVICE AND STORAGE NEEDS OF RESIDENTS. THE PRIVATE OPEN SPACES FOR ALL DWELLINGS ARE LOCATED OFF LIVING AREAS.

7

LANDSCAPING LOCATION TO PROVIDE SOFT BUFFER AND SCREENING BETWEEN THE ADJOINING PROPERTIES.

8

ANY PROPOSED WALLS TO BE BUILT TO THE BOUNDARY ARE LOCATED AWAY FROM EXISTING HABITABLE ROOM WINDOWS AND OPEN SPACES.

9

EXISTING CROSSOVER TO THE RIGHT OF THE SITE TO BE MODIFIED TO SERVICE UNIT 2.

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E: admin@planninganddesign.com.au

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NORTH

Revisions	Rev-			

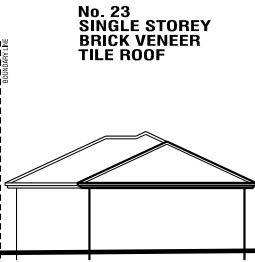
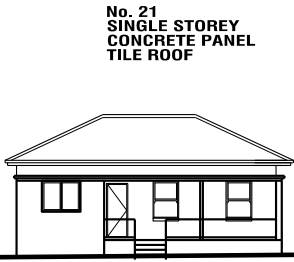
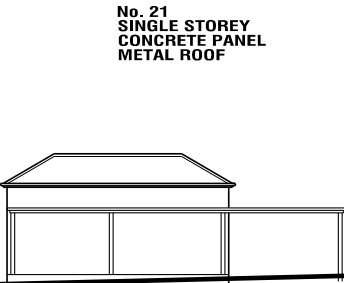
PLANNING & DESIGN

DATE	SCALE	DRAWN BY	PROJECT No.
MAR 2023	1:250@A1 1:500@A3	C.M	---

DESIGN RESPONSE

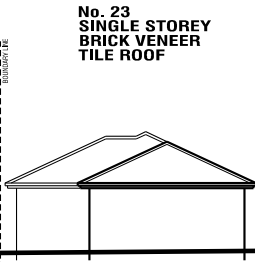
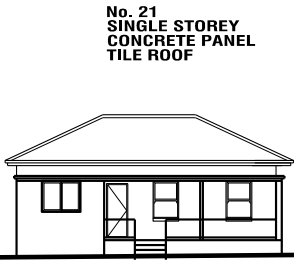
UNIT DEVELOPMENT
19 PRESTON STREET, DENNINGTON

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EAST ELEVATION (PRESTON STREET)

EXISTING ELEVATIONS



EAST ELEVATION (PRESTON STREET)

PROPOSED ELEVATIONS

PLANNING & DESIGN P/L 31 Enfield Ave, Preston 3072 T:9018 1529 E: admin@planninganddesign.com.au	Revisions	P L A N N I N G & DESIGN	DATE	SCALE	DRAWN BY	PROJECT No.
	Rev-		MAR 2023	1:250@A3	C.M	----
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LEGEND



PROPOSED SHADOWS



EXISTING SHADOWS



NORTH

SHADOW DIAGRAM 9AM
22nd OF SEPTEMBER

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PROPOSED SHADOW DIAGRAM

UNIT DEVELOPMENT
19 PRESTON STREET, DENNINGTON

SD01
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PROPOSED SHADOWS



EXISTING SHADOWS



SHADOW DIAGRAM 12PM
22nd OF SEPTEMBER

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PROPOSED SHADOW DIAGRAM

UNIT DEVELOPMENT
19 PRESTON STREET, DENNINGTON

SD02
REV-

ADVERTISED

LEGEND

- PROPOSED SHADOWS
- EXISTING SHADOWS



SHADOW DIAGRAM 3PM
22nd OF SEPTEMBER

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Rev

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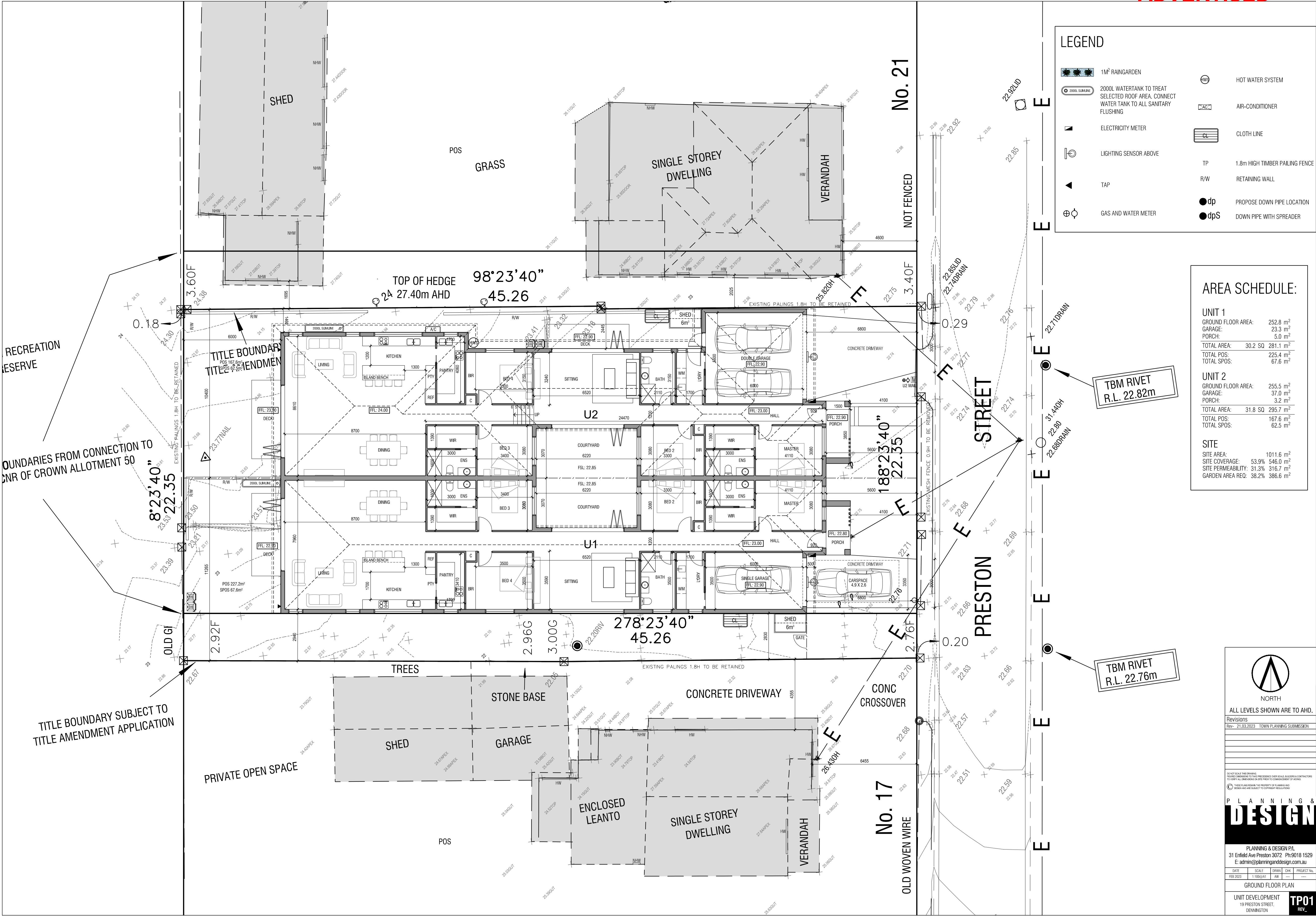
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PROPOSED SHADOW DIAGRAM

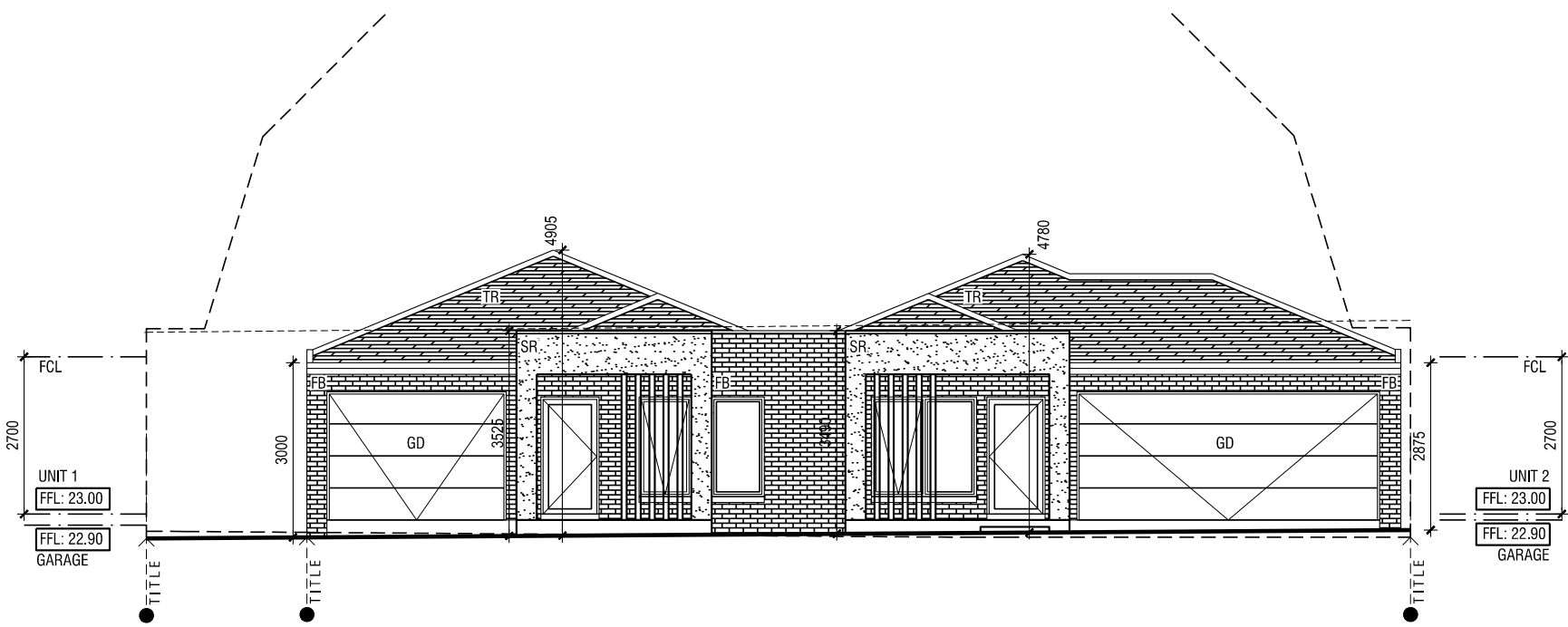
UNIT DEVELOPMENT
19 PRESTON STREET, DENNINGTON

SD03
REV-

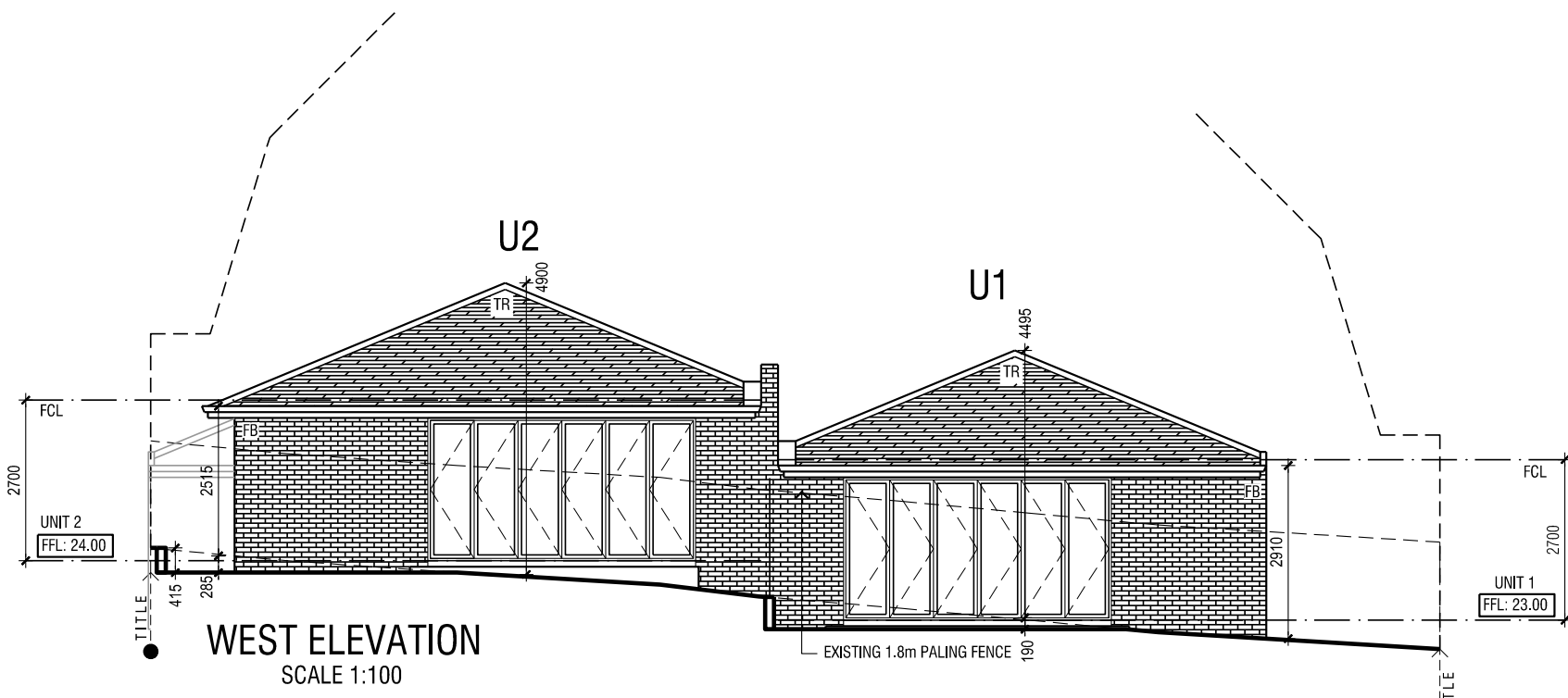
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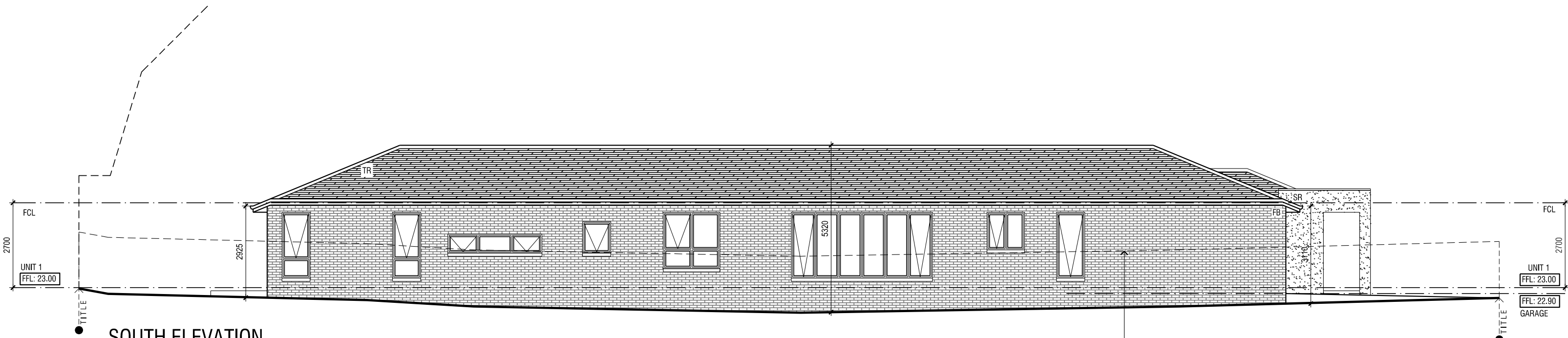
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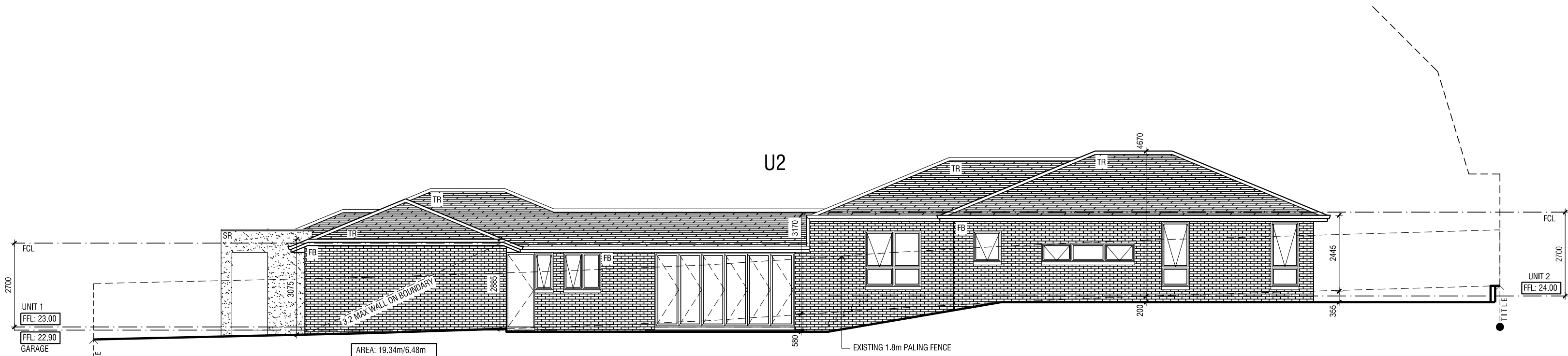
EAST ELEVATION
SCALE 1:100



WEST ELEVATION
SCALE 1:100



SOUTH ELEVATION
SCALE 1:100



NORTH ELEVATION
SCALE 1:100

AREA: 19.34m² (6.48m²)
(LENGTH OF WALL) =
2.98m

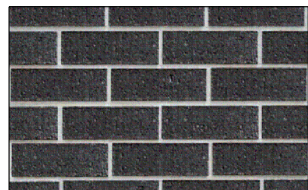
MATERIAL SCHEDULE:

- SR SMOOTH RENDER FINISH
FB FACEBRICK WALL
GD SELECTED GARAGE DOOR
G1 OBS GLASS - 150mm
RESTRICTED AWNING
G2 FIXED OBSCURE GLAZING (NOT FILM)
WITH A MAXIMUM TRANSPARENCY
OF 25% TO A MINIMUM HEIGHT OF
1.7m ABOVE FINISHED FLOOR LEVEL
TP 1.8m HIGH TIMBER PALING FENCE
TR SELECTED TILED ROOF AT 22.5
DEGREE PITCH
TS 1.7m HIGH SELECTED TIMBER
SCREEN

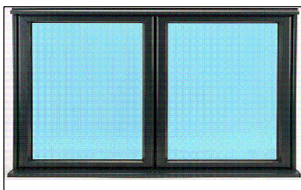
ALUMINIUM WINDOWS THROUGH-OUT

COLORBOND GUTTERS, FASCIA'S AND
DOWNPIPES

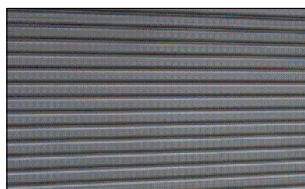
DG ALL HABITABLE WINDOWS TO BE
DOUBLE GLAZED



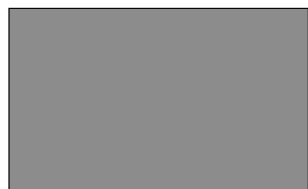
FACE BRICKWORK: (FB)
CHARCOAL OR SIMILAR



WINDOWS:
ALUMINIUM MONUMENT FRAME
WITH CLEAR GLASS OR SIMILAR



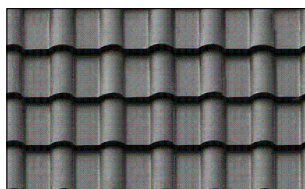
GARAGE DOOR: (GD)
SELECTED GARAGE DOOR OR
SIMILAR



SMOOTH RENDER: (SR)
DULLUX COLOURBOND WALLABY OR
SIMILAR



TIMBER PALING (TP):
1.8m HIGH TIMBER PALING FENCE



TILED ROOF: (TR)
CHARCOAL/TILE ROOF OR SIMILAR



DRIVEWAY:
CHARCOAL COLOURED CONCRETE
OR SIMILAR



FASCIA:
ALUMINIUM MONUMENT GUTTER
& DOWNPIPES OR SIMILAR

ALL LEVELS SHOWN ARE TO AHD.

Revisions

Rev- 21.02.2023 TOWN PLANNING SUBMISSION

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DESIGN

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31 Enfield Ave Preston 3072 Ph:9018 1529
E: admin@planninganddesign.com.au

DATE SCALE DRAWN CHECKED PROJECT No.

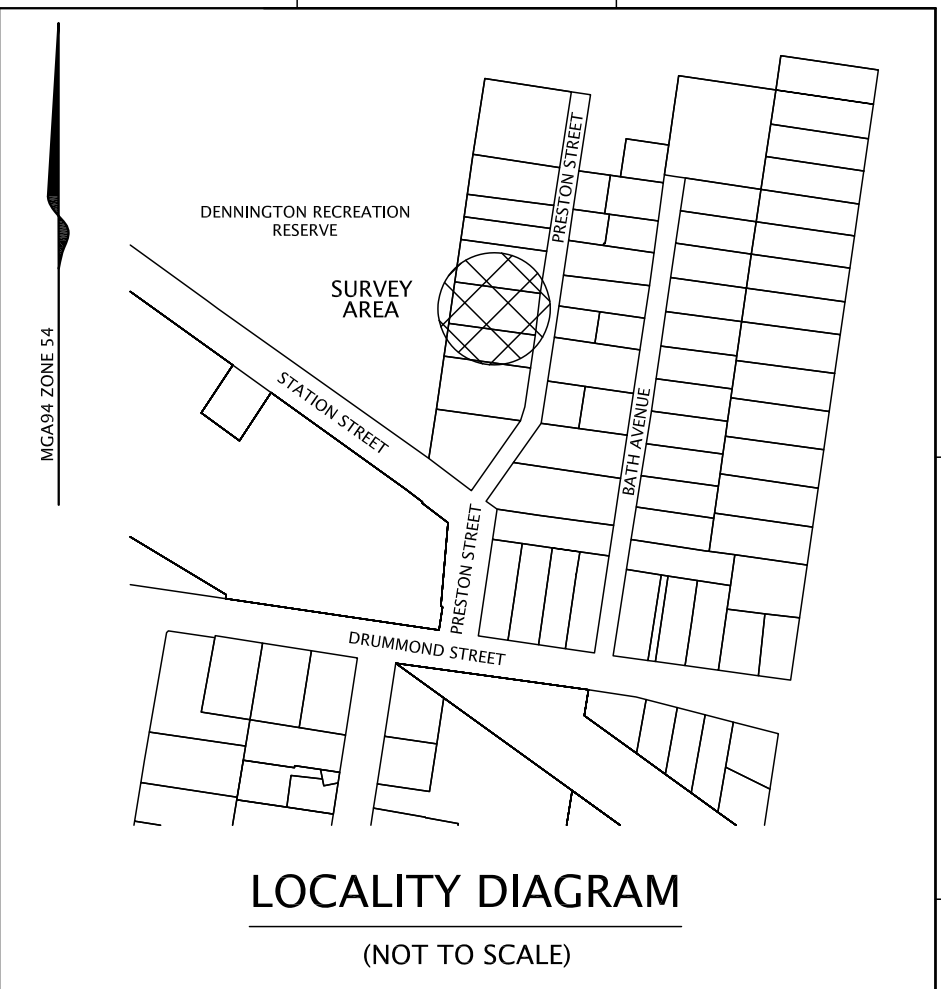
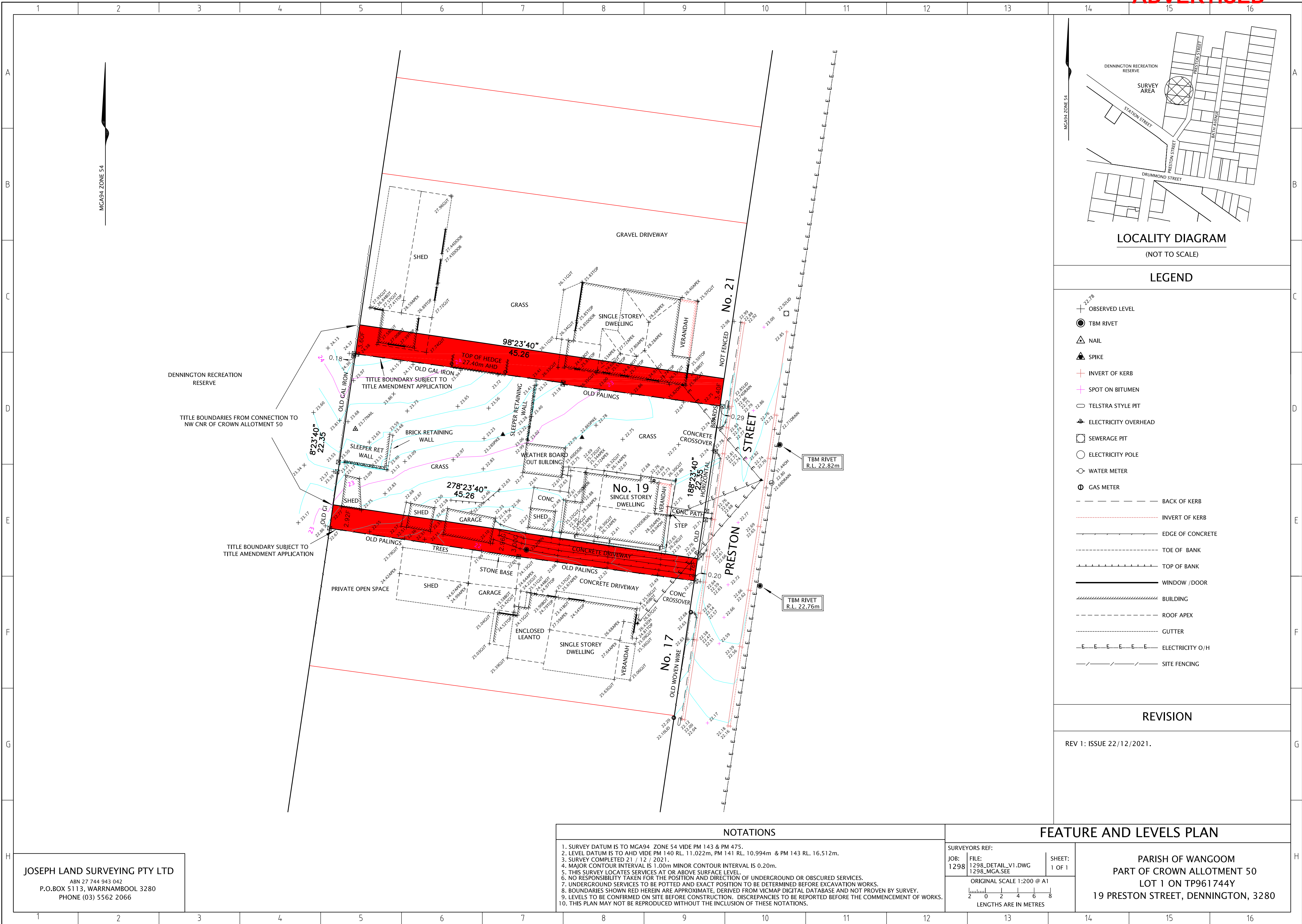
FEB 2023 1:100(0A1) JAW JAW PROJECT No.

ELEVATIONS

UNIT DEVELOPMENT
19 PRESTON STREET,
DENNINGTON

TP02
REV.

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LEGEND	
	OBSERVED LEVEL
	TBM RIVET
	NAIL
	SPIKE
	INVERT OF KERB
	SPOT ON BITUMEN
	TELSTRA STYLE PIT
	ELECTRICITY OVERHEAD
	SEWERAGE PIT
	ELECTRICITY POLE
	WATER METER
	GAS METER
	BACK OF KERB
	INVERT OF KERB
	EDGE OF CONCRETE
	TOE OF BANK
	TOP OF BANK
	WINDOW / DOOR
	BUILDING
	ROOF APEX
	GUTTER
	ELECTRICITY O/H
	SITE FENCING

REVISION
REV 1: ISSUE 22/12/2021.

JOSEPH LAND SURVEYING PTY LTD
ABN 27 744 943 042
P.O.BOX 5113, WARRNAMBOOL 3280
PHONE (03) 5562 2066

NOTATIONS
1. SURVEY DATUM IS TO MGA94 ZONE 54 VIDE PM 143 & PM 475. 2. LEVEL DATUM IS TO AHD VIDE PM 140 RL. 11.022m, PM 141 RL. 10.994m & PM 143 RL. 16.512m. 3. SURVEY COMPLETED 21 / 12 / 2021. 4. MAJOR CONTOUR INTERVAL IS 1.00m MINOR CONTOUR INTERVAL IS 0.20m. 5. THIS SURVEY LOCATES SERVICES AT OR ABOVE SURFACE LEVEL. 6. NO RESPONSIBILITY TAKEN FOR THE POSITION AND DIRECTION OF UNDERGROUND OR OBSCURED SERVICES. 7. UNDERGROUND SERVICES TO BE POTTED AND EXACT POSITION TO BE DETERMINED BEFORE EXCAVATION WORKS. 8. BOUNDARIES SHOWN RED HEREIN ARE APPROXIMATE, DERIVED FROM VICMAP DIGITAL DATABASE AND NOT PROVEN BY SURVEY. 9. LEVELS TO BE CONFIRMED ON SITE BEFORE CONSTRUCTION. DISCREPANCIES TO BE REPORTED BEFORE THE COMMENCEMENT OF WORKS. 10. THIS PLAN MAY NOT BE REPRODUCED WITHOUT THE INCLUSION OF THESE NOTATIONS.

FEATURE AND LEVELS PLAN		
SURVEYORS REF: JOB: 1298 FILE: 1298_DETAIL_V1.DWG 1298_MGA.SEE	SHEET: 1 OF 1	PARISH OF WANGOOM PART OF CROWN ALLOTMENT 50 LOT 1 ON TP961744Y 19 PRESTON STREET, DENNINGTON, 3280

LEGEND

- ## REVISION

FEATURE AND LEVELS PLAN

SURVEYORS REF:

JOB: 1298	FILE: 1298_DETAIL_V1.DWG 1298_MGA.SEE	SHEET: 1 OF 1
--------------	---	------------------

ORIGINAL SCALE 1:200 @ A1

LENGTHS ARE IN METRES

1. SURVEY DATUM IS TO MGA94. ZONE 54 WIDE PM 143 & PM 475.
2. LEVEL DATUM IS TO AHD WIDE PM 140 LRL 1.022m, PM 141 LRL 10.994m & PM 143 LRL 16.512m.
3. SURVEY COMPLETED 21 / 12 / 2021.
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7. UNDERGROUND SERVICES TO BE POTTED AND EXACT POSITION TO BE DETERMINED BEFORE EXCAVATION WORKS.
8. ALL DATA DERIVED FROM VICMAP DIGITAL DATABASE AND NOT PROVEN BY SURVEY.
9. LEVELS TO BE CONFIRMED ON SITE BEFORE CONSTRUCTION. DISCREPANCIES TO BE REPORTED BEFORE THE COMMENCEMENT OF WORKS.
10. THIS PLAN MAY NOT BE REPRODUCED WITHOUT THE INCLUSION OF THESE NOTATIONS.

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ABN 27 744 943 042
P.O.BOX 5113, WARRNAMBOOL 3280
PHONE (03) 5562 2066

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PLANNING AND DESIGN

31 Enfield Avenue
Preston VIC 3072

T: 03 9018 1529
E: admin@planninganddesign.com.au

PLANNING REPORT ASSESSMENT

19 Preston Street, Dennington

Proposed development of two dwellings

Municipality: Warrnambool

Planning Application Number: to be confirmed

Applicant: Planning & Design P/L

Dated: 17 March 2023

ADVERTISED

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01 | Proposal

The proposal involves the development of two dwellings in a General Residential Zone (GRZ1). Key features of the development are summarized below:

Dwelling Layout

- Proposed two single storey dwellings are sited side-by-side.
- Both dwellings are designed with an open plan living, meals and kitchen area.
- Both dwellings are designed with four bedrooms.

Vehicle access and car parking

- The existing crossover will be removed.
- Two new crossovers are proposed for vehicle access to unit 1 and unit 2.
- Unit 1 is provided with a single garage and single car space.
- Unit 2 is provided with a double garage.

Landscaping

- Comprehensive landscaping will be introduced with new plantings.
- Dwellings will have direct access to secluded private open space from the living/meals area.

Setbacks & Building Heights

- Proposed front setback is 5.6m from Preston Street.
- The overall height of the proposed dwellings is 5.3m to the top of the roof ridge.

Other features

- No front fence is proposed for this development.

Planning Permit Trigger

Planning permit is required under Clause 32.08-6 of the Warrnambool Planning Scheme to construct two or more dwellings on a lot in a General Residential Zone. The development must meet the requirements of Clause 55.

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02 | Site and Surrounds

Subject Site

The subject site is situated on the west side of Preston Street. The site has a total area of 1011.6sqm, with a front and rear boundary of 22.35m (east & west) and two side boundaries of 45.26m (north & south). The existing fence line is significantly offset from the boundary line. The site is relatively flat, with a fall of approximately 1.7m from northwest to southeast. No easement is present on the site.



The current site contains a single storey concrete panel dwelling with pitched tile roof. It has a setback of approximately 4.5m from Preston Street. The front and back garden is low maintenance with lawn cover. No shrubs or trees are present on the property. A low timber front fence is present along the front boundary of the site. A garage is located to the side, in the rear setback of the property along with three sheds and a weatherboard outbuilding. All existing structures are proposed to be demolished to accommodate the proposed development.

The nature strip fronting the site is narrow, no pedestrian footpath is present along the east side of Preston Street. A single crossover is located to the south end of the frontage, this will be modified to Council's standards.



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Surrounding Properties

The Neighbourhood and Site Description Plan provides details on the site and surrounding context. The immediate interfaces to the subject site are illustrated below:

To the north of the site:

21 Preston Street

The house is a single storey concrete panel dwelling. It has a setback of approximately 4.6m from the street. No front fence is present along the front boundary. A large shed is present to the rear of the property. A single crossover is situated to the north end of the street frontage, connecting to the shed by an extended driveway.



To the east of the site:

18 Preston Street

The property is occupied by a single storey weatherboard dwelling with metal roof. It has a setback of approximately 5.9m from the street. The front garden is low maintenance, surrounded by timber fencing. A carport is situated to the front of the dwelling, with a setback of approximately 2.6m from the street. This is accessible via a single crossover located to the north end of the street frontage.



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To the south of the site:

17 Preston Street

The house is a single storey concrete panel dwelling with tile roof. It has a setback of approximately 6.5m from the street. The private open space of the property is leafy in character. A low metal fence is present along the front boundary of the site. A garage/shed is located behind the dwelling, with vehicle access via a single crossover located to the north end of the street frontage.



To the west of the site:

Dennington Recreation Reserve

To the rear of the subject site is a communal open space. The park is relatively large, with two ovals and a court. It caters for a range of sports. An old gal iron fence is present along the common boundary to separate the park and the subject site.



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Neighbourhood Context

The site is situated in an established urban residential area, it consists primarily of dwellings from the post war period. Houses around the neighbourhood are mostly detached one storey tall concrete or weatherboard dwellings with pitched tile or metal roofs. Redevelopment in this area is not very common.

Garages and carports are commonly recessive in the streetscape, situated to the side or rear of the dwellings. Fences, when present along the street frontage, are of varying styles and height. Front gardens are mostly low maintenance with occasional high canopy native and exotic trees present. The gardens of selected properties in the neighbourhood are covered by grass, they do not have any shrubs or trees present. The nature strips along the street are generally narrow in width, street trees are not commonly present. The pedestrian footpaths are frequently provided to one side to the street.

The subdivision pattern of the area varies in size, width and depth. Block sizes range from 300-1200sqm. The setback of dwellings along Preston Street in proximity to the subject site ranges from approximately 4-13m.

The Locality

Preston is a local street, connecting to Station Street (south) and ends with a cul-de-sac (north). The site is located within convenient proximity to various community services and facilities.

Public Transport services

- Bus service 1 – Warrnambool – Dennington runs nearby on Drummond Street
- Bus service 8 – Warrnambool – Port Fairy runs nearby on Drummond Street.
- Warrnambool Station is approximately 5.1km east (8mins drive). Bus interchanges are available at the station for 3 routes.

Public open space, sport and recreation facilities

- Dennington Recreation Reserve is approximately 200m west (1min drive).
- WF Osullivan Reserve Playground is approximately 450m south (1min drive).
- Pappas Drive Playground is approximately 500m east (1min drive).
- GG Payne Reserve is approximately 700m west (2mins drive).

Education services

- Warrnambool West Primary School is approximately 3.1km east (6mins drive).
- Brauer Secondary College is approximately 2.5km east (4mins drive).
- St John's School is approximately 1km north (2mins drive).
- St Pius X School is approximately 2.7km east (5mins drive).
- Emmanuel College is approximately 3.6km east (6mins drive).

Retail services

- Dennington Neighbourhood Centre is approximately 650m south (2mins drive).
- Warrnambool City Centre is approximately 5.6km east (9mins drive).
- Northpoint Village is approximately 5.7km east (10mins drive).

Religious services

- Kardinia Church is approximately 650m south (2mins drive).

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Health services

- Ochre Medical Centre is approximately 650m south (2mins drive).
- South W3est Healthcare is approximately 4.3km east (7mins drive).

Community services

- Warrnambool Library is approximately 5.5km east (10mins drive).

Emergency and government services

- Australia Post is approximately 500m west (1min drive).

Site Opportunities & Constraints

Opportunities and constraints have been identified through an assessment of the site and context. The proposed development has been designed to respond positively to these matters.

Opportunities

- The site is located within close proximity to numerous services and facilities including public transport, shops, schools and public open space.
- The natural slope of the site will have minimal effect on the development.
- No canopy trees are present on the site.
- No easement is present on the site.

Constraints

- Properties to the north and south contains secluded open space areas adjoining to the common boundary. Overlooking, overshadowing and visual bulk impacts on these areas need to be carefully managed.

03 | Planning Policies and Controls

Municipal Planning Strategy

The Municipal Planning Strategy (MPS) outlines the overarching strategic directions of a given municipality. The proposal accords with the following key clauses:

Clause 02.01 Context:

The City of Warrnambool is located approximately 260km west of Melbourne. It is Victoria's largest coastal regional city and is the fastest growing economy and population centre in southwest Victoria. The city is diverse in land use, including residential, industrial, commercial and farming. Warrnambool comprises of buildings and places with significant heritage value due to its history as a market, port and place of residence.

Clause 02.02 Vision:

The vision for Warrnambool is set out in the Council Plan (2017-2021): *A cosmopolitan city by the sea*. The Council Plan identifies four objectives relevant to land use planning:

- *Sustain, enhance and protect the natural environment.*
- *Foster a healthy, welcoming city that is socially and culturally rich.*
- *Maintain and improve the physical places and visual appeal of the city.*
- *Develop a smarter economy with diverse and sustainable employment.*

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Clause 02.03 Strategic Directions:

Clause 02.03-1 Settlement

Areas of Warrnambool have been identified on the *Warrnambool Strategic Framework Plan* as growth areas to facilitate and guide urban development.

Clause 02.03-5 Built Environment and Heritage

Council's strategic directions for sustainable development are:

- *Creating a sustainable City that allows people to walk or cycle to access their everyday needs and contributes to social interaction, community building and wellbeing.*
- *Promoting ecologically sustainable development.*
- *Supporting development that reduces energy and greenhouse gas emissions.*

Council's strategic directions for urban design are:

- *Protecting and enhancing the quality of the built environment.*
- *Facilitating the sharing, rather than protection, of views from the public realm and private areas.*
- *Providing for signs that are in context with the scale of development, the surrounding environment and the surrounding signage patterns.*
- *Promoting safety and the perception of safety in the design of buildings.*
- *Designing developments to maximise vehicle and pedestrian access between activity centres and surrounding neighbourhoods.*
- *Facilitating sensitive design solutions for Younger Street (west), Logans Beach, areas of South Warrnambool and the Coastal/Hopkins River Growth Area.*

Council's strategic directions for neighbourhood character are:

- *Integrating infill development with the existing architectural, historic and landscape character of the neighbourhood.*

Clause 02.03-6 Housing

Council's strategic directions for housing diversity are:

- *Providing infill opportunities to accommodate residential development.*
- *Ensuring future populations have access to a diverse range of housing options including increasing the supply of housing for smaller households.*

Council's strategic directions for housing affordability are:

- *Facilitating smaller lot sizes and housing for the ageing and student populations close to community services.*
- *Providing social housing in future growth area planning.*

Clause 02.03-8 Transport and Infrastructure

Council's strategic directions for transport are:

- *Providing an integrated transport network.*
- *Facilitating the use of sustainable transport modes.*
- *Prioritising pedestrian movements in the Warrnambool City Centre.*

Clause 02.04 Strategic Framework Plans

A strategic framework plan has been proposed by the City of Warrnambool. They are to be read in conjunction with the strategic directions in Clause 02.03.

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Planning Policy Framework

The Planning Policy Framework (PPF) provides the broad guiding principles to facilitate appropriate land use and development. The following key themes and policies are of particular relevance to this application:

Clause 11 Settlement, including:

- Clause 11.01-1S Settlement
To promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.
- Clause 11.02-2S Structure planning
To facilitate the orderly development of urban areas.

Clause 15 Built Environment and Heritage, including:

- Clause 15.01-1S Urban design
To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.
- Clause 15.01-2S Building design
To achieve building design outcomes that contribute positively to the local context and enhance the public realm.
- Clause 15.01-3S Subdivision design
To ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.
- Clause 15.01-4S Healthy neighbourhoods
To achieve neighbourhoods that foster healthy and active living and community wellbeing.
- Clause 15.01-5S Neighbourhood character
To recognise, support and protect neighbourhood character, cultural identity, and sense of place.
- Clause 15.02-1S Energy and resource efficiency
To encourage land use and development that is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions.

Clause 16 Housing, including:

- Clause 16.01-1S Housing supply
To facilitate well-located, integrated and diverse housing that meets community needs.
- Clause 16.01-2S Housing affordability
To deliver more affordable housing closer to jobs, transport and services.

Clause 18 Transport, including:

- Clause 18.01-1S Land use and transport planning
To create a safe and sustainable transport system by integrating land use and transport.

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Statutory Planning Controls

Zone

The land is in a General Residential Zone (GRZ1). The purpose of this Zone includes:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *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.*

Minimum Garden Area Requirement

Clause 32.08-4 applies to the construction or extension of a dwelling or residential building. Table below sets out the requirement for the minimum percentage of a lot set aside as garden area:

400-500sqm	25%
Above 500-650sqm	30%
Above 650sqm	35%

Maximum building height requirement for a dwelling or residential building

Clause 32.08-10 applies to a dwelling or residential building.

- *The building height must not exceed 11 metres; and*
- *The building must contain no more than 3 storeys at any point.*

Varied Requirements of Clause 55

There are no varied Clause 55/ResCode requirements in this Schedule of General Residential Zone.

Overlay

The land is not affected by any planning overlays.

Permit Trigger

As identified earlier in this report, a planning permit is required under Clause 32.08-6 of the Warrnambool Planning Scheme to construct two or more dwellings on a lot in a General Residential Zone. The development must meet the requirements of Clause 55.

Particular Provisions

The following particular provisions are relevant to the consideration of the application:

Clause 52.06 Car Parking

The clause applies for the provision of car parking. Purpose of this clause is:

- *To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the 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.*

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Clause 53.18 Stormwater Management in Urban Development

The clause applies to an application to construct a building. Purpose of this clause is:

- *To ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.*

Clause 55 Two or More Dwellings on a Lot and Residential Buildings

The Clause (ResCode) applies as a standard guideline to the proposal. Purpose of this clause is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To achieve residential development that respects the existing neighbourhood character or which contributes to a preferred neighbourhood character.*
- *To encourage residential development that provides reasonable standards of amenity for existing and new residents.*
- *To encourage residential development that is responsive to the site and the neighbourhood.*

General Provisions

Clause 65 Decision Guidelines establishes a list of considerations prior to deciding on an application or approval of a plan. Relevant matters include:

- *The matters set out in section 60 of the Act.*
- *Any significant effects the environment, including the contamination of land, may have on the use or development.*
- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The purpose of the zone, overlay or other provision. Any matter required to be considered in the zone, overlay or other provision.*
- *The orderly planning of the area.*
- *The effect on the environment, human health and amenity of the area.*
- *The proximity of the land to any public land.*
- *Factors likely to cause or contribute to land degradation, salinity or reduce water quality.*
- *Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.*
- *The extent and character of native vegetation and the likelihood of its destruction.*
- *Whether native vegetation is to be or can be protected, planted or allowed to regenerate.*
- *The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.*
- *The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.*

04 | Planning Assessment

Planning Policy Considerations

The proposal is in accordance with the overarching objectives within the Municipal Planning Strategy and Planning Policy Framework. The findings are as follows:

Urban consolidation

The subject site is situated in an established area with a range of existing infrastructures and services. It is within walking distance to public transport. Furthermore, it has excellent proximity to activity centres, schools, recreation facilities and other social infrastructure. The high

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accessibility of the site will encourage residents to use sustainable transport modes such as walking, cycling and public transport. As sought by Clause 02.03-1, 02.03-2, 11 and 18 of the planning scheme.

Housing Diversity

The proposed development has been designed to comply with the managing of change and growth in the residential areas of Dennington. The proposal brings a total of two single storey dwellings. This respects the existing dwelling height and will provide greater housing choice and diversity to the neighbourhood. Housing affordability is encouraged as multi-unit developments are relatively more affordable in comparison to low density developments (single dwelling on a similar sized land). As sought by Clause 02.03-6 and 16 of the planning scheme.

Built Form and Landscape

The proposed development sensitively responds to the interfaces to Preston Street and its wider surrounding, making a positive contribution to the locality. The dwellings are a modern, contemporary interpretation of the traditional built form in the area to distinguish the old from the new. Exterior building materials are selected to complement the architectural style and enhance the neighbourhood and streetscape character of the area.

The dwellings are sited with appropriate spacing between boundaries, and adjoining developments to respect the rhythm of spacing in the neighbourhood. Both dwellings will have direct integration with the street. The layout is designed to incorporate pedestrian safety by providing passive surveillance over the public realm, whilst minimising direct overlooking into the neighbouring property.

The existing landscape character of the area will be enhanced by ensuring sufficient open space is provided to allow for the planting of canopy trees. No front fence is proposed for this development to reinforce the open streetscape character and to allow views to the front gardens. As sought by Clause 02.03-5 and 15 of the planning scheme.

Zoning and Overlay Considerations

General Residential Zone

The proposed development meets the purpose of the General Residential Zone in respecting the neighbourhood character of the area and contributing to the diversity of housing types in a location offering good access to services and transport. The design also complies with the minimum garden area requirement by providing 38.2% of garden area for a block above 650sqm in size. The maximum height of the building is also met by providing a single storey development of 5.3m high.

ResCode Considerations

The proposal demonstrates a high level of compliance with the objectives and standards of Clause 55/ResCode as detailed in the assessment in Appendix 1.

Access and Car Parking Considerations

Each dwelling will meet the requirements of Clause 52.06-5 of the planning scheme in the provision of two car space for a three or more bedroom dwelling. Unit 1 is provided with a single garage and single car space and unit 2 is provided with a double garage.

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The proposed parking meets the design standard for the safe and efficient movement of vehicles and pedestrians. The existing single crossover located to the south end of the street frontage will be removed. Two new crossovers are proposed to opposite ends of the street frontage for separate vehicle access to unit 1 and unit 2. Please refer to Appendix 2 for a detailed assessment of the objectives and standards in Clause 52.06-9 of the planning scheme.

Stormwater Considerations

The proposed development provides an appropriate stormwater management system on site to mitigate the impacts of stormwater on the environment, property and public safety.

Other Considerations

The subject site is within an area of Aboriginal Cultural Heritage Sensitivity. However, a Cultural Heritage Management Plan (CHMP) is not required as the subject site has an area of less than 0.11 hectares and is not within 200 metres of the coastal waters of Victoria.

The site adjoins Public Park and Recreation Zone (PPRZ) to its west, which is a Crown Land. Access is not proposed to this crown land.

05 | Conclusion

In summary, the proposed development of two dwellings on a lot accords with the policies in the Planning Scheme. It is an appropriate form of infill development for the site based on existing developments in the immediate and surrounding area. Therefore, the proposal is deemed worthy of Council support and it is requested that a planning permit be granted.

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06 | Appendices

Appendix 1 – ResCode (Clause 55) Assessment

The proposal demonstrates a high level of compliance with the ResCode standards and meets the objectives of Clause 55 of the Planning Scheme as per the assessment below.

<p>Neighbourhood character Clause 55.02-1 Standard B1</p>	<p>Complies with standard and objective. The proposed development is appropriate to the neighbourhood and the site. Refer to the Neighbourhood and Site Description Plan and Design Response.</p> <p>The existing dwelling on site will be removed and two new side-by-side single storey dwellings are proposed to be built. This respects the single storey character of the area.</p> <p>The proposed dwellings are a modern, contemporary interpretation of the traditional built form in the area to distinguish the old from the new. They will maintain the predominant built form in the area.</p> <p>The building materials proposed for the dwellings have the dual purpose of softening the appearance of the development whilst providing different textures that complement the existing architectural style and enhance the neighbourhood and streetscape character of the area.</p> <p>No front fence is proposed for this development to encourage the open streetscape character. A spacious front setback is provided to allow for planting of canopy trees and shrubs that contribute to the streetscape.</p>
<p>Residential policy Clause 55.02-2 Standard B2</p>	<p>Complies with standard and objective. The proposed development meets the objectives in aspects such as affordable housing and providing for the needs of residents at various stages of life.</p> <p>The quality of the design, site layout, side and rear setbacks, provision of car parking and open space allocation will ensure that the development provides a good standard of amenity for future residents and good standard for future development in the area.</p> <p>The subject site is within close proximity of a number of community facilities and services including open space facilities, schools and shopping facilities are all within proximity of the site. The proposed development supports medium density in an area that can take advantage of public transport and community infrastructure and services.</p> <p>The proposed development complies with the State Government’s initiatives of urban consolidation and will not cause detriment to the amenity of adjoining properties and will not be out of character with the area.</p>
<p>Dwelling diversity Clause 55.02-3 Standard B3</p>	<p>Not applicable. The development does not meet or exceed ten dwellings.</p>

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Infrastructure Clause 55.02-4 Standard B4	Complies with standard and objective. The dwellings are proposed in an established area with appropriate utility services and infrastructure. They should also not represent any unreasonable burden on existing services and facilities.
Integration with the street Clause 55.02-5 Standard B5	Complies with standard and objective. Both dwellings will have direct integration with Preston Street.
Street setback Clause 55.03-1 Standard B6	Complies with standard and objective. Dwellings will have a front setback of 5.6m from the street. This complies with the regulation of having the average distance as the setback of the abutting dwelling or minimum 9m.
Building height Clause 55.03-2 Standard B7	Complies with standard and objective. The overall total height of the proposed development is 5.3m to the top of the roof ridge. This is less than the limit of 11m as specified to the zone. The development will have minimal visual impact on adjoining properties or when viewed from the street.
Site coverage Clause 55.03-3 Standard B8	Complies with standard and objective. The proposed site coverage is 53.9%, which is under than the maximum 60%.
Permeability Clause 55.03-4 Standard B9	Complies with standard and objective. The proposed site permeability is 31.3%, which is well above the minimum 20%. Hard surfaces have been reduced as much as possible to allow for more permeable areas and for landscaping opportunities. The proposed development will provide good onsite stormwater infiltration to reduce the impact of increased stormwater runoff.
Energy efficiency Clause 55.03-5 Standard B10	Complies with standard and objective. The proposal is deemed to achieve a minimum rating of 6 stars as part of the building permit stage. The proposed dwellings are sited, oriented and designed to ensure that the energy efficiency of the existing dwellings on abutting properties is not unreasonably reduced. Solar panels are absent on the adjoining properties.
Open space Clause 55.03-6 Standard B11	Complies with standard and objective. Both dwellings are designed with consideration to the communal open space located behind the site.
Safety Clause 55.03-7 Standard B12	Complies with standard and objective. The entrances are not obscured or isolated from the street. They will enable casual surveillance of visitors and the street.

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	The private open space for each dwelling will be appropriately designed and sited with the protection of side and rear fences so that it is not used as a public thoroughfare.
Landscaping Clause 55.03-8 Standard B13	Complies with standard and objective. Generous landscaping opportunities for the planting of canopy trees, shrubs and groundcovers are provided in the front setback, along of the accessways and in the secluded private open space of each unit.
Access Clause 55.03-9 Standard B14	Complies with standard and objective. The crossover will be removed, and two new crossovers are proposed. The width of the accessways combined does not exceed 33% of the street frontage for a site with a street frontage more than 20m.
Parking location Clause 55.03-10 Standard B15	Complies with standard and objective. New vehicle storages for proposed units are close and convenient to each dwelling. Garages are also well ventilated.
Side and rear setbacks Clause 55.04-1 Standard B17	Complies with standard and objective. The proposed development complies with the side and rear setback as outlined in the standard: <i>1m, plus 0.3m for every metre of height over 3.6m up to 6.9 m, plus 1m for every metre of height over 6.9m.</i>
Walls on boundaries Clause 55.04-2 Standard B18	Complies with objective, variation sought to standard. A wall is proposed to be built along the southern boundary of the site. The length of the new wall exceeds the maximum requirement as suggested by the standard. A variation is sought to this standard as the objective in respecting the existing and preferred character of the area and limits the impact on the amenity of the existing dwellings is achieved. The existing side fence is significantly offset from the side boundary line. Therefore, while the proposed dwelling is abutting the southern boundary, it is setback approximately 2.8m from the existing southern side fence. This retains the rhythm of spacing along the streetscape.
Daylight to existing windows Clause 55.04-3 Standard B19	Complies with standard and objective. The proposed dwellings are sited with sufficient distance from existing windows of adjoining properties. Habitable room windows of adjoining dwellings will still maintain direct access to daylight. All windows will maintain a light court with a minimum area of 3sqm and minimum dimension of 1m clear to the sky.
North-facing windows Clause 55.04-4 Standard B20	Not applicable. No existing north-facing window is located within 3m of a boundary.
Overshadowing open space Clause 55.04-5 Standard B21	Complies with standard and objective. Refer to the proposed Shadow Diagram.

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	<p>Overshadowing to the secluded private open space of the surrounding dwellings due to the proposed dwellings will be minimal and not substantially greater than the extent of shadows cast by the existing boundary fences and outbuildings.</p> <p>An area of 75% or 40sqm with a minimum width of 3m of secluded private open space for existing dwellings will receive a minimum of five hours of sunlight.</p>
Overlooking Clause 55.04-6 Standard B22	<p>Complies with standard and objective.</p> <p>Windows have been designed to limit overlooking into habitable room windows and secluded open space of adjacent properties.</p> <p>Views from living areas are orientated towards the private open space where possible.</p>
Internal views Clause 55.04-7 Standard B23	<p>Complies with standard and objective.</p> <p>The proposed dwellings have been designed to limit views into the secluded private open space and habitable room windows of other dwellings within the development.</p>
Noise impacts Clause 55.04-8 Standard B24	<p>Complies with standard and objective.</p> <p>The site is not situated close to any excessively high noise sources, such as a busy road, railway line or industry.</p> <p>The proposed development has been designed to contain noise sources within the development and to protect residents from external noise.</p> <p>There are no mechanical plants proposed adjacent to or located near bedrooms of immediately adjacent existing dwellings. Noise sensitive rooms and secluded private open space of the new dwellings have been designed and sited to take into consideration noise sources on immediately adjacent properties.</p>
Accessibility Clause 55.05-1 Standard B25	<p>Complies with standard and objective.</p> <p>The proposed dwellings have been designed to take into consideration people with limited mobility. The internal layout and configuration of the proposed dwellings can be altered to accommodate people with limited mobility.</p> <p>Each dwelling has access to the entrance from the pedestrian links and access ways.</p>
Dwelling entry Clause 55.05-2 Standard B26	<p>Complies with standard and objective.</p> <p>Each dwelling will have its own sense of identity and address.</p> <p>The entrances for the proposed dwellings are appropriately oriented to front onto Preston Street.</p>
Daylight to new windows Clause 55.05-3 Standard B27	<p>Complies with standard and objective.</p> <p>The proposed dwellings have been designed to provide adequate daylight into new habitable room windows.</p> <p>All windows have a light court with a minimum area of 3sqm and minimum dimension of 1m clear to the sky.</p>
Private open space Clause 55.05-4 Standard B28	<p>Complies with standard and objective.</p> <p>Open space on site for each dwelling is distributed to the rear and throughout the site. The development will provide sufficient private open space for the reasonable recreation, service and storage needs of residents.</p>

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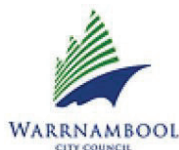
	<p>The proposed design meets the requirement of minimum 40sqm of private open space (POS) and minimum 25sqm of secluded private open space (SPOS) with a minimum dimension of 3m.</p> <p>The private open space for the dwellings is located off living areas, in the rear or side of the dwellings.</p>
<p>Solar access to open space Clause 55.05-5 Standard B29</p>	<p>Complies with standard and objective. The design has sought to orientate the open space areas to capitalize on the northern aspect as far as practicable.</p>
<p>Storage Clause 55.05-6 Standard B30</p>	<p>Complies with standard and objective. Each dwelling has convenient access to 6 cubic metres of externally accessible, secure storage space.</p> <p>The storage facilities will not be visible from the street.</p>
<p>Design detail Clause 55.06-1 Standard B31</p>	<p>Complies with standard and objective. Design detail such as façade articulation, window and door proportions, roof forms, eaves, porches and exterior finishes are designed to both enhance and integrate with the streetscape.</p> <p>Visual bulk is reduced through articulation, recessed walls, spacing and the variety of materials and colours selected for the dwellings.</p> <p>The garages are designed to be visually compatible with neighbourhood characteristics and form an integral part of each dwelling.</p>
<p>Front fences Clause 55.06-2 Standard B32</p>	<p>Not applicable. No front fence is proposed for this development.</p>
<p>Common property Clause 55.06-3 Standard B33</p>	<p>Complies with standard and objective. The proposed development avoids future management difficulties in areas of common ownership, as the subject site can be functionally subdivided into separate allotments.</p> <p>Vehicle accessways to the dwellings will be functional and capable of efficient management.</p> <p>Car parking, access areas and site facilities are practical, attractive and easily maintained.</p>
<p>Site services Clause 55.06-4 Standard B34</p>	<p>Complies with standard and objective. Adequate and accessible site facilities will be provided to each dwelling, including mailboxes and bins enclosures.</p>

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Appendix 2 – Car Parking Assessment

The proposal satisfies the design standards for car parking in Clause 52.06-9 of the Planning Scheme as per the assessment below.

Accessways Design standard 1	Complies with standard and objective. The accessways are functional, with a minimum width of 3m, an internal radius of at least 4m at changes of direction, and corner visibility splays. The shared accessway will accommodate four or more vehicles, it will allow for vehicles to change in direction and exit in a forward movement.
Car parking spaces Design standard 2	Complies with standard and objective. A single garage is at least 6m long and 3.5m wide, a single car space is at least 4.9m long and 2.6m wide and a double garage is at least 6m long and 5.5m wide.
Gradients Design standard 3	Not applicable. The site is relatively flat and accessway grades are not steeper than 1:10 within 5m of the frontage.
Mechanical parking Design standard 4	Not applicable.
Urban design Design standard 5	Complies with standard and objective. The garages are designed to be visually compatible with neighbourhood characteristics and from an integral part of the dwelling.
Safety Design standard 6	Complies with standard and objective. The design of the car parks/accessway provides adequate natural surveillance and pedestrian visibility.
Landscaping Design standard 7	Complies with standard and objective. The proposed landscaping at the front of the site as well as along the accessways will assist in reducing its visual dominance and in softening the development.



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

Office Use Only

Application No.:

Date Lodged: / /

Application for Planning Permit

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

⚠ Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any concerns, please contact Council's planning department.

⚠ Questions marked with an asterisk (*) are mandatory and must be completed.

⚠ If the space provided on the form is insufficient, attach a separate sheet.

Clear Form

The Land **i**

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

Street Address *

Unit No.:	St. No.: 19	St. Name: PRESTON ST
Suburb/Locality: DENNINGTON		Postcode: 3280

Formal Land Description *

Complete either A or B.

⚠ This information can be found on the certificate of title.

A	Lot No.: 1	<input type="radio"/> Lodged Plan	<input type="radio"/> Title Plan	<input type="radio"/> Plan of Subdivision	No.: 961744Y
OR					
B	Crown Allotment No.:		Section No.:		
Parish/Township Name:					

The Proposal

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

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

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

2-UNIT DEVELOPMENT CONSTRUCTION OF 2 NEW DWELLINGS
✎ Provide additional information on the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

③ **Estimated cost of development for which the permit is required ***

Cost \$868K	⚠ You may be required to verify this estimate.
Insert '0' if no development is proposed (eg. change of use, subdivision, removal of covenant, liquor licence)	

Existing Conditions **i**

④ **Describe how the land is used and developed now ***

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

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

Title Information i

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5 Encumbrances on title *

If you need help about the title, read:

[How to complete the Application for Planning Permit form](#)

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

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

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

Applicant and Owner Details i

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

Applicant *

The person who wants the permit.

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

Please provide at least one contact phone number *

Owner *


The person or organisation who owns the land

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

Name:		
Title: Mr	First Name: CHINH	Surname: MAI
Organisation (if applicable): PLANNING AND DESIGN		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.: 31	St. Name: ENFIELD AVE
Suburb/Locality: PRESTON		State: VIC
		Postcode: 3072
Contact person's details *		
Same as applicant (if so, go to 'contact information') <input checked="" type="checkbox"/>		
Name:		
Title: Mr	First Name: CHINH	Surname: MAI
Organisation (if applicable): PLANNING AND DESIGN		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.: 31	St. Name: ENFIELD AVE
Suburb/Locality: PRESTON		State: VIC
		Postcode: 3072
Contact information		
Business Phone: 0390181529		Email: ADMIN@PLANNINGANDDESIGN.COM.AU
Mobile Phone: 0411758381		Fax:
Name:		
Title:	First Name:	Surname:
Organisation (if applicable): ENCHANTED DEVELOPMENTS P/L		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.: 7	St. Name: DRIFT ST
Suburb/Locality: POINT COOK		State: VIC
		Postcode: 3030
Owner's Signature (Optional):		Date:
		day / month / year

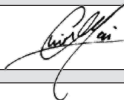
Declaration i

7 This form must be signed by the applicant *

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

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

Signature:



Date: 21/03/2023

day / month / year

Need help with the Application?

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

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

8 Has there been a pre-application meeting with a Council planning officer?


☐ No ☐ Yes


Checklist

9 Have you:

☒ Filled in the form completely?

☒ Paid or included the application fee?

 Most applications require a fee to be paid. Contact Council to determine the appropriate fee.

 Provided all necessary supporting information and documents?

☒ A full, current copy of title information for each individual parcel of land forming the subject site

☒ A plan of existing conditions.

☒ Plans showing the layout and details of the proposal

☒ Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.

☒ If required, a description of the likely effect of the proposal (eg traffic, noise, environmental impacts).

☒ Completed the relevant Council planning permit checklist?

☒ Signed the declaration (section 7)?

Lodgement

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

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

Contact information:

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

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

Print Form

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

Save Form:

Save Form To
Your Computer

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



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

Page 1 of 1

VOLUME 12313 FOLIO 064

Security no : 124104790083P
Produced 21/03/2023 09:34 AM

LAND DESCRIPTION

Lot 1 on Title Plan 961744Y.
PARENT TITLE Volume 11838 Folio 825
Created by Application No. 144978Q 17/06/2021

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
ENCHANTED DEVELOPMENTS PTY LTD of 7 DRIFT STREET POINT COOK VIC 3030
AU944301A 22/10/2021

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AU944302X 22/10/2021
PEPPER FINANCE CORPORATION LTD

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

Warning as to Dimensions

Any dimension and connecting distance shown is based on the description of the land as contained in the General Law Title and is not based on survey information which has been investigated by the Registrar of Titles.

DIAGRAM LOCATION

SEE TP961744Y FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 19 PRESTON STREET DENNINGTON VIC 3280

ADMINISTRATIVE NOTICES

NIL

eCT Control 18478R FIRST LEGAL
Effective from 22/10/2021

DOCUMENT END



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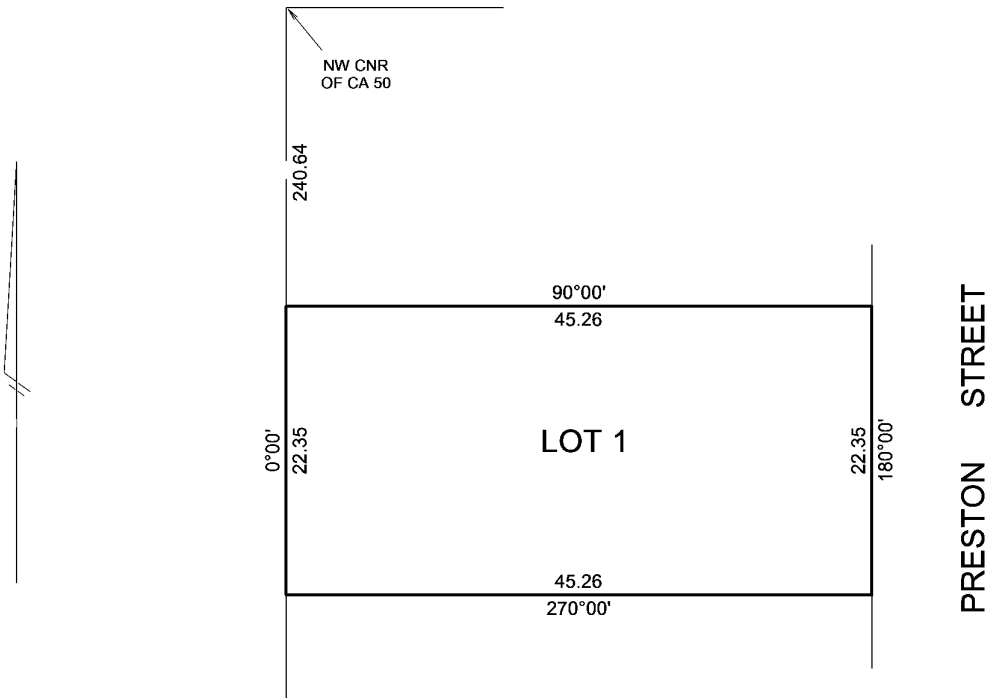
Document Type	Plan
Document Identification	TP961744Y
Number of Pages (excluding this cover sheet)	2
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TITLE PLAN		EDITION 2		TP961744Y	
LOCATION OF LAND PARISH: WANGOOM TOWNSHIP: SECTION: CROWN ALLOTMENT: 50 (PT) CROWN PORTION: LAST PLAN REFERENCE: DERIVED FROM: DEPTH LIMITATION: NIL			NOTATIONS WARNING AS TO DIMENSIONS: ANY DIMENSION AND CONNECTING DISTANCE SHOWN IS BASED ON THE DESCRIPTION OF THE LAND CONTAINED IN THE GENERAL LAW TITLE AND IS NOT BASED ON SURVEY INFORMATION WHICH HAS BEEN INVESTIGATED BY THE REGISTRAR OF TITLES.		
EASEMENT INFORMATION E - ENCUMBERING EASEMENT. R - ENCUMBERING EASEMENT (ROAD). A - APPURTENANT EASEMENT. LOT 1 ON THIS PLAN HAS APPURTENANT RIGHTS OF CARRIAGEWAY OVER PRESTON STREET GRANTED IN BOOK 613 No.809.					THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES Checked by: AJC Date: 01/12/2016 Assistant Registrar of Titles
Easement Reference	Purpose / Authority	Width (Metres)	Origin	Land benefited / In favour of	
					
LENGTHS ARE IN METRES	SCALE	DEALING / FILE No: AP136884V		DEALING CODE: 23	
		GOVERNMENT GAZETTE No:		SHEET 1 OF 1	

MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

ADVERTISED

PLAN NUMBER

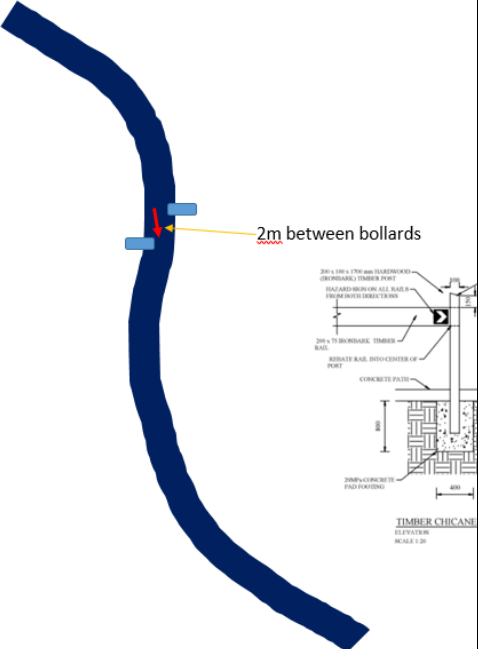
TP961744Y

WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED.
NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.

[illegible]

Warrnambool City Council Cycling Reference Group: Agenda
Wednesday 10 May 5.00-6.30 Council Offices

AGENDA ITEM	DISCUSSION	ACTION ARISING
1. Invited	Ellen Troitzsh, Richard Adams, , Nicole Wood(WCC), , Angie Paspaliaris (Councillor), Jason Dart; Helen Ryan; Ian Bodycoat; Apologies: Geraldine Rabie; Brendan Donhoo, Ashish Sitoula (WCC), Paul Cugley(WCC), Shaun Lucas (WCC); Dan Selman (WCC); Carla Mills;	Q. Group has had 2 years is it time to open the positions up for other interested people? Extend the invite to the reference group- formal invite where people can take part without anyone stepping down. Offering to people would they like to step down? Tap people on the shoulder- Criteria. Action: Nic- to check with Governance what the process will be
2. Progress on Works Plan	Review of Action Plan	Agreement with the review Action: Nic to add other outcomes from the group like Gillies St Opening, Deakin Link, infrastructure and other projects from Minutes and circulate for the group to review prior to the report going to Council.
3. Feedback on Council Projects	Outline of future Council projects and programs	Garden St- Richard (not very speed limiting because of gradient too low, is it possible to put a sign to make aware of bikes and pedestrians) Scooters not part of the remit of the Cycling Reference Group
4. Upcoming Events	Bike Week in May	Women on Wheels and older cyclists messaging- May October- Bike Week- link with Richard (4 week cyclocross series- come and try oppounity) include Women on Wheels and perhaps include some way Women who are keen to learn about on road palleton riding. Also have another Women and Wheels session with maintenance. Cycling licence from Auscycle.
5. Progress on Issues/Challenges	Access/Safety: Dennington and Allansford Bridge on Princes Hwy: Letter to VicRoads- Group to review	Action: Letter to DOT. Group to Review wording.

AGENDA ITEM	DISCUSSION	ACTION ARISING
	<p>Lane condition and maintenance- Richard/PC Rail Trail nears Levys point- Nic/Ian</p> 	<p>The Warrnambool Cycling Reference group would like to raise safety concerns on behalf of the cycling community in Warrnambool about access across the two arterial bridges to the east (Allansford) and west (Dennington) of the city.</p> <p>In recent years there have been 3 crashes near the Allansford Bridge and 3 near the Dennington Bridge.</p> <p>Although bridges are in high speed environments, Allansford (100km) and Dennington (70km). Neither have hard shoulders to provide the minimum passing distance of 1.5m. This is a concern at both locations. These are both the only access point across the rivers; Merri at Dennington and Hopkins at Allansford.</p> <p>We look forward to working with you at these issues.</p> <p>Rail Trail: Signage has been placed at the Knackery letting people know it is shared space however there are many blind corners. Needs to separate cars and people on foot or on bike.</p> <p>ACTION 1. Is anyone in the group interested in cycling from Merrivale along the rail trail- to check the signage as many people are somehow missing the Mill site and ending up at Thunderpoint?</p> <p>ACTION 2. How is the Warrnambool end of the rail trail maintained? <i>It is part of the assets management and gets inspected each year.</i></p> <p>Nothing on the Dennington bridge for cyclists – suggest to have some signage to bring cyclist in the middle of the road; <i>Chatted with VicRoads and Vic Police on this and because it is a high speed environment taking the space is not recommended for speeds over 50km.</i></p>

AGENDA ITEM	DISCUSSION	ACTION ARISING
		<p>Speed review: Successful reduction in speed for all applications to DOT. 7 locations including a school speed zone on Wollaston Road and speed reductions to Gateway Rd, Merrivale Dr and Botanic Road. *not sure about timing because have to organise signs.</p> <p>Wangoom Road: PC – will check status of it</p> <p>Rail Trail near levys</p> <ul style="list-style-type: none"> - Done signage behind the mill - Speaking with residents about doing a sign to put people away - People are getting lost after merrivale – cant determine where this is happening - Our assets team inspect once a year - Action: Investigate options for flood prone areas along rail trail and determine where the signage needs to go. - Need to look at removing some bollards <p>Action: NW to request removal of bollard at the end of Queens road towards Wollaston Road as vision is poor. Harris St- Steep Hill there is a timber board walk there is a bollard which needs to be removed.</p> <p>Action: NW to standardised chicanes as per picture. – Russells Creek (Renoir Drive culvert crossing)</p>
<p>6. Progress on Grants</p>	<p>People Who Ride Bike workshop for older cyclists- developed messages for Bike Week in May. https://www.facebook.com/connectwarrnambool/posts/pfbid036pAyQzGRLiXFEjeNnrAYd5iPLMULNznji5NYb4oHgMWd8hNcL4CkJRo94sFzWXQbl</p>	<p>Sustainable transport strategy working on.</p> <ul style="list-style-type: none"> - Behaviour change - Principle cyclist network <p>Is it possible for one of the streets to have Copenhagen lanes?</p> <ul style="list-style-type: none"> - NW need to have no driveway access for a Copenhagen lane

AGENDA ITEM	DISCUSSION	ACTION ARISING
7. Upcoming Grants	Opens Oct 2022 TAC Community Road Safety Grant- applying for a VMS trailer	Successful Dot Community Road Safety Grant- for education <ul style="list-style-type: none"> - Safe to School, Bike Ed, Bike Ed instructors training - Cycling Innovation- funding to work with older cyclists to develop messaging around “people who cycle” and “Two Way Street” TAC Community Road Safety Grant- Sustainable Transport Strategy Update. BlackSpot- targeted at Larger Infrastructure at crash sites- Lava/Kepler successful Waiting to hear back VicRoads- targeted to small infrastructure at crash areas- on Hold <ul style="list-style-type: none"> - Caramut Road upgrade Ped Refuges and Bike Lanes - Skene and Foster St Ped Refuges
8. Strategic Planning	Principal Bicycle Network- included in the Sustainable Transport Strategy Update	
9.	ACTION: Investigate removal of Plastic yellow pieces at the pedestrian crossovers at Allansford and Merrivale- possible accident could occur when riding two abreast. NW	Placed a request for removal via Councils Customer Request system NW Action: Investigate give way sign on Henry street for Duirs street (nic to complete). Trucks using this area more- cannot go down Wellington St.- Traffic Counters out in Duirs. Nic to speak to engineering team to develop a design for the area.
10.	Bike Lane- Mortlake Rd= Balmoral Road (not wide enough on a highway. No-where to move right near where bunch rides occur- discuss with planning about what developers are required to provide- how prescriptive. ACTION: Investigate what developers are required to provide for cyclists and how prescriptive it is. NW	NW still to action. Carry over.
Other Business		

AGENDA ITEM	DISCUSSION	ACTION ARISING
	<p>Advocacy for on road cyclists outside of Warrnambool City Council area?</p> <p>Partnership with other Councils possible to assist with Advocacy. Is it possible from the Regional Perspective? Directors meet with Moyne- ask one of the directors to speak to that meeting to see if there is a way to create an advocacy plan/document for cycling. Creating a collective focus.</p> <p>CEO of Bicycle Network- possible guest speaker for the group (Bike Week?)</p> <p>Concerns:</p> <p>Merrivale Drive- further traffic calming near the bend before the school- speed humps??</p> <p>Wollaston Road- concern about lack of shoulder for people cycling along this street</p> <p>Roundabout at Gateway Drive- wooden fence blocks people being about to have right sight distance. (coming onto roundabout)- has 2 lanes in the roundabout which makes it complex. (Aldi Exit).</p>	
11. Next Meeting: Wed 12 July at 5pm		

MINUTES


ECONOMIC DEVELOPMENT & TOURISM ADVISORY COMMITTEE

Date:	Friday 16 June 2023	Time:	2 PM	Location:	Committee Room 1, Warrnambool Civic Centre
Purpose	<i>The purpose of the Committee is to provide strategic advice and direction in relation to Warrnambool economic development and tourism matters and to act as a conduit of information between stakeholders and the Warrnambool City Council.</i>				
Role/Objectives	<p>The role of the Committee is to:</p> <ul style="list-style-type: none"> · Advise Council on significant strategic matters, trends or issues relating to the economic and tourism development of Warrnambool and the Great South Coast region. · To discuss new initiatives and major projects that support the Economic Development and Investment Strategy, Events Strategy and Warrnambool Destination Action Plan. · To act as a reference group and provide recommendations to Council on matters that fall within the Committees Terms of Reference. · Provide valuable industry/local knowledge to help inform Council decisions on economic development and tourism matters. 				
Committee Members	<p>Cr Max Taylor, Chair Cr Vicki Jellie Paul Dillon Martin Ellul Penny Irons Leanne Williams Sarah Fitzgibbon Zita Tattersall Rod Brugman</p>				
Council Officers Invited	<p>Luke Coughlan – Acting Director of City Growth Stephen Hoy – Manager Economic Development & Events Eddie Ivermee – Coordinator of Economic Development & Investment Paul Thompson – Manager Economic Development & Tourism Ashley Ansell – Coordinator Visitor Services Kate Jolley – Economic Development Project Officer</p>				

No.	What	Actions
1.	Welcome & Apologies	Apologies - Cr Max Taylor - Rod Brugman - Luke Coughlan - Stephen Hoy - Ashley Ansell - Zita Tattersall Absent - Paul Dillon
2.	Conflict of Interest Declaration	N/A
3.	Minutes from Previous Meeting – 17 March 2023	Moved: Leanne Williams Second: Penny Irons Carried
4.	Existing & New Members Introductions	New members as well as existing members introduced themselves.
5.	EDTAC Terms of Reference (TOR)	Noted – Attached in Agenda
6.	Chamber of Commerce Update	<ul style="list-style-type: none"> • EI Business Representative Group workshop breakfast was held Wednesday 14th June. • 20 Businesses across a broad selection of industries were invited to participate in an interactive discussion around the interest and appetite for a Chamber of Commerce in Warrnambool. • Session was facilitated by Rob Lane of SED and Liz Grant of What Your Customers Want • Initial feedback and interaction from participants was enthusiastic.

		<ul style="list-style-type: none"> • Next a survey will be compiled and sent to a wider selection of businesses and findings will be summarised and added to thoughts generated from the workshop • 8 False starts / attempts at a Chamber of Commerce in Warrnambool to date. Hopeful of this being a successful attempt. That was then, this is now approach. • Important Home Businesses are also included. • Fee structure would need to represent value for businesses to invest • Possibly some financial support from Council however complete structure and governance would need to be in place. • CR Jellie – Exciting time for Warrnambool, being one of 11 regional cities, it is time the businesses and community stepped up. Important that it is a broader focus than just the CBD. Industrial estate and surrounds must all be approached/included. Lean on the larger businesses for their resources and strengths in size.
7.	Lynda McAlary-Smith the CEO of the Victorian Small Business Commission	<ul style="list-style-type: none"> • Recording of presentation below. <p>https://warrnamboolcouncil-my.sharepoint.com/:v/g/personal/shoy_warrnambool_vic_gov_au/EUpi6pqNY9ZCmSF9gUXleXYBrvklNafZdsdAiN4dRz21Q</p>
8.	Economic Development Strategy Update <i>This has not been sent for public comment so please do not distribute.</i>	<ul style="list-style-type: none"> • EI Feedback has come in to ensure representation from the indigenous space is included as well as arts and culture. A council wide approach for the strategy is the aim. • PT GORRT Master Plan 2021-2030 is currently being updated. The current one is best viewed online as it has many links

		<p>https://greatoceanroadtourism.org.au/strategies/visitor-economy-master-plan/</p> <ul style="list-style-type: none"> PT In the process of planning for Warrnambool's Destination Action Plan in partnership with GORRT. The current one can be viewed here https://greatoceanroadtourism.org.au/wp-content/uploads/2019/11/Warrnambool-Destination-Action-Plan.pdf PT if there are any questions, thoughts, contributions to either plan contact PThompson@warrnambool.vic.gov.au
9.	<p>Strategy Discussion</p> <p>THEME 4: A SUCCESSFUL AND HIGH VALUE VISITOR ECONOMY</p> <p><i>Drive visitor growth through destination awareness and support a high-yielding visitor base through high-quality products and experiences.</i></p>	<ul style="list-style-type: none"> PT Presented Theme 4 Word document attached <div data-bbox="1227 635 1281 689" data-label="Image"> </div> <p>PTS updates Theme 4 - June Mtg.docx</p>
10.	<p>Flagstaff Hill Masterplan Update</p>	<ul style="list-style-type: none"> PT 6-8 weeks out from draft stage. Challenge is always that of land ownership, making it difficult for any commercial options to be considered. CR Jellie Critical that the delivery of outcomes or suggestions be managed/handled correctly. To avoid reactions and responses similar to that of the Art Gallery and Cannon Hill is important. LW A suggestion that any future updates of Flagstaff Hill, have the comments section closed on all Council social media platforms. At least for the first 10 days to prevent negative comments getting out of hand and stirring up controversy at the consideration stage.
11.	<p>Visitor Servicing Update and Plans for 2023/2024</p>	<ul style="list-style-type: none"> PT More frequent postings on social media platforms has started which is generating greater engagement.

		<ul style="list-style-type: none"> More frequent networking events are planned with Tourism Industry stakeholders.
12.	Industry Engagement Update and Thoughts for 2023/2024	<ul style="list-style-type: none"> PT document attached to outline.  <p>INDUSTRY ENGAGEMENT.docx</p>
13.	General Business	<ul style="list-style-type: none"> El An invite will be sent out to all EDTAC Members for The Ideas Place Pitch Night on July 20 @ The Lighthouse Theatre. Excellent display of the local Entrepreneurs across the GSC putting their ideas in the spotlight for a chance to secure critical funding/prize money. Event will be hosted by Liz Grant the programs facilitator and the judging panel will include a business representative from Warrnambool, Moyne and Corangamite.
14.	Next Meeting – 15 September 2023	Close Meetings

<p>Theme 4: A successful and high value visitor economy Drive visitor growth through destination awareness and support a high-yielding visitor base through high-quality products and experiences.</p>		
<p>Focus Areas</p>	<p>What are we doing already?</p>	<p>What are the opportunities?</p>
<p>Destination Branding and Awareness. Support the promotion and awareness of the Warrnambool tourism industry.</p>	<ul style="list-style-type: none"> (1) Support the development and implementation of the Great Ocean Road Visitor Economy Masterplan (2) Support the development and implementation of the Warrnambool Destination Plan (3) Increased GORRT Marketing Partnership to TIER 1 from TIER 2. Thus enabling collaboration across Flagstaff Hill, Holiday Parks, Warrnambool Art Gallery, Lighthouse Theatre and Library. All become active in Visitor Economy marketing and obtain ongoing GORRT support (4) Winter GREATOPIA Revisited marketing Campaign, with packages created between Flagstaff Hill and Holiday Parks (5) Increased and improved exposure in Adelaide to Melbourne Drive Map (6) Increased and improved exposure in Warrnambool accommodation compendiums in partnership with The Batman Group (7) Victorian Tourism Industry Council (VTIC) Finalist at the 2023 Victorian Top Tourism Town Awards (8) Improved exposure in Great Ocean Road Travel Planner (9) Improved exposure in Warrnambool Destination Guide and Travel Map 	<ul style="list-style-type: none"> (1) Branding and Digital Marketing Strategy (2) Warrnambool Brand Story development

<p>Investment in Quality Tourism Products and Experiences. Grow visitor yield through a high-quality visitor experience.</p>	<p>Flagstaff Hill Re-Imagined - Currently in progress</p> <p>Visitor Services increased industry engagement through;</p> <ul style="list-style-type: none"> • Visitor Economy Industry Survey • Visitor Economy Networking 	<ul style="list-style-type: none"> • Indigenous tourism activation, leveraging growth in Indigenous cultural tourism and promoting the history and heritage of First Nations; <ul style="list-style-type: none"> • Expand the tracks and trails network for shared paths to leverage existing natural assets, attract cycling and walking visitors and promote visitor dispersal across the municipality; • Develop packaged itineraries on unique experiences within Warrnambool to support longer dwell time and spend.
<p>Accommodation Investment. Encourage high-yielding overnight visits through development of contemporary commercial accommodation.</p>	<p>Elements of the revised GORRT Visitor Economy Masterplan are pursuing opportunities for;</p> <ul style="list-style-type: none"> • Great sites for 5 star Accommodation • Suitable land availability and zoned, "fit for purpose" • Planning Scheme; Tourism Precincts • Attitude of council for Tourism Product Development 	<p>(1) Accommodation Audit and Investment Plan to:</p> <ul style="list-style-type: none"> • Identify current and future gaps in accommodation by size, quality, type and location; • Confirm investment and development needs; and • Help create a targeted investment (i.e. advocacy) plan that can attract suitable private investment

<p>Festivals and Events. Support a diverse calendar of events to promote Warrnambool's assets and encourage ongoing visitation across peak and off-peak periods</p>	<p>(1) Current Events Strategy supports small, medium and large events through planning, implementing and promoting community driven events. We also run council events. Community Development Fund supports business and groups to initiate events.</p>	<ul style="list-style-type: none">• Arts and cultural investment, including public art installations, light-up experiences, etc<ul style="list-style-type: none">• Foreshore development and activation, encouraging accessibility and utilisation of the asset, through investment in supporting amenity, services and commissionable activities;• Off-peak/winter product and activities to encourage year-round visitation;• Delivery of Warrnambool Event Strategy (refresh) - Commencing in August 2023
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PROPOSED ENGAGEMENT – INDUSTRY PLAN

Please note this is the proposed plan, with the first Industry evening taking place in March.

Any feedback on this will be welcome and can be sent to Paul Thompson via email.

DAILY

Warrnambool Visitor Information Centre Facebook

I AM WARRNAMBOOL Instagram

FORTNIGHTLY

Mail Chimp Distribution

MONTHLY

BUSINESS SPOTLIGHT (WCC FAMIL OR VISIT TO BUSINESS)

VE, VISITOR SERVICES, EVENTS, ECO DEV, COMMS TEAM – GET TO KNOW

PUT TOGETHER A MEDIA PACKAGE, PHOTOS AND VIDEO FOR BUSINESS TO BE ABLE TO KEEP AS PART OF THEIR CONTENT LIBRARY. WCC WILL ALSO HAVE RIGHTS TO USE THE CONTENT.

EVERY QUARTER THESE BUSINESSES WILL BE FEATURED

ONE OF THESE BUSINESSES WILL BE CHOSEN TO SPEAK AT THE QUARTERLY VISITOR ECONOMY INDUSTRY EVENT

QUARTERLY

4 X INDUSTRY EVENING

4 X INDUSTRY WORKSHOP (INC. PORT FAIRY)

4 X INDUSTRY FAMIL

VISITOR ECONOMY INDUSTRY EVENT EVENING

21ST MARCH 2023 (LOCKED IN)

June 2023

September 2023

December 2023

- Generally 1-2 hours in length
- Format (structure)
- Meet & Greet, Drink & Eat! (Network)

Frolic Lane Gin Tasting

Middle Island Brewing Tasting

Grape & Barley Wine Tasting

Tendril Wine Store Tasting

Welcome (Director)

- Overall Visitor Economy Brief (Manager)

Generally a short briefing by VE department head - what's on, recap, coming up, etc

- (Flagstaff Hill)

- (Events)

- (Eco Dev)

- Industry news (GORRT) update

- Guest speaker – (Business Spotlight)

- Meet & Greet, Drink & Eat! (Network)

Close

FOLLOW UP WITH A POST EVENT RECAP EMAIL & SURVEY (WORKSHOP TOPICS)

PROMOTE FLAGSTAFF HILL COMMUNITY CONSULTATION IN LEAD UP - 22 & 23 MARCH @ FSH

PROMOTE THE DESTINATION WARRNAMBOOL STRATEGIC PLAN

HALF YEARLY

GATHER GUEST DATA – INDUSTRY INCLUSION – ACCOMMODATION OPERATORS

- GUEST SURVEY VIA QR CODE AT ACCOMMODATION OPERATORS (40+)
- LOCATED AT FRONT RECEPTION & IN ALL ROOMS
- WORK WITH ALL OPERATORS & VE TO DETERMINE WHAT INFORMATION WE WANT TO KNOW
- WHY SHOULD GUEST ENTER
- OFFER BIG PRIZES – WIN A HOLIDAY – DRAWN EVERY 6 MONTHS
- 5 NIGHTS ALL INCLUDED
 - o LIGHTHOUSE LODGE TO START
- RESTAURANT VOUCHERS FOR ALL MEALS
- ATTRACTION VOUCHERS FOR EACH DAY

ANNUALLY

BUSINESS DAY OUT EVENT (LEVEL UP STYLE)

- GUEST SPEAKERS
- EVENTS, MARKETING, TOURISM, RETAIL

- INSPIRE INDUSTRY

OTHER PLANNING

ENGAGE WITH OPERATORS (STRONG OPINION)

- PROVIDE DIRECTION

FORMATION OF AN INDUSTRY GROUP FOR DIRECTION & GUIDANCE

DESTINATION MASTER PLAN CONTRIBUTION

ADVERTISING SPACE

- USE OF THE PROMENADE & LIEBIG STREET BINS
- HIGHLY FREQUENTED AREAS TO PROMOTE DESTINATION VIA QR
- EYE CATCHING SIGNAGE TO BRIGHTEN UP DULL BINS

- WHAT'S ON QR CODES ON COASTERS OR DL AT PUBS, RESTAURANT, ACCOMMODATION OPERATORS

- WARRNAMBOOL BUSINESS CARD
 - o ATTRACTION PASS

- PRODUCE NEW DESTINATION COLLATERAL
 - o FOCUS ON THE DRIVE MARKET/SHORT TRIPS
 - GOR
 - MOYJIL, TOWER HILL, BUDJ BIM
 - WHALE TRAIL
 - FOOD ARTISANS
 - SOUTHERN GRAMPS
 - LIGHTHOUSE TRAIL
 - SHIPWRECK TRAIL
 - CANNON TRAIL
 - o REVISIT SIGHT SEEING DOCUMENT
 - FRESHEN UP
 - PICTURES
 - o DESTINATION MAPS - CONTENT

- NEW BUSINESS WELCOME PACK
 - o VISITOR SERVICES, ECO DEV, EVENTS
 - o BASED ON THE COVID RECOVERY DOCUMENT
 - o REGISTER EVENTS WITH WCC & ATDW
 - o GORRT PARTNERSHIP/LISTINGS
 - o SUBSCRIBE TO NEWSLETTERS
 - o INDUSTRY CONTACTS FOR EACH DEPARTMENT/BUSINESS CARDS
 - o SHOWBAG
 - o PEN/PAPER/KEYRING

GAME CARDS FOR VISITORS HIDE SEEK/FIND IT

- SEASONAL
- PRIZES
- BRING VISITORS INTO VIC

MINUTES

PLANNING ADVISORY COMMITTEE					
Date:	Wednesday, 21 June 2023	Time:	4 PM	Location:	Committee Room 1, Warrnambool Civic Centre/Teams
Committee Members In Attendance	Cr. Angie Paspaliaris, Chair Fiona Golding Jeff Moreland-Hunt John McNeill William Welsh Leanne Williams Willy Benter Kerri-Anne Tatchell Cameron McNeill				
Council Officers Attendance	Luke Coughlan – Acting Director City Growth Julie McLean – Manager City Strategy & Development Robert Wandell – Coordinator City Development Sarah McKeown – City Growth Support Officer				
No.	What	Actions			
1.	Welcome & Apologies	Apologies: Julie McLean Absent: Leanne Williams John McNeill Jeff Moreland-Hunt			
2.	Conflict of Interest Declaration	Cameron McNeil – Item 7, Development Plan Woodford Bill Welsh – Item 5, East of Aberline Structure Plan			
3.	Minutes – 7 September 2022	True & Accurate			

		<p>Moved: Fiona Golding</p> <p>Second: Cr. Angie Paspaliaris</p>
4.	Welcome New Members & Terms of Reference	Noted
5.	Strategic Planning Update	<p>Luke presented on behalf of Julie.</p> <ul style="list-style-type: none"> • South Warrnambool flood investigation study: Project managed by CMA, Draft maps online for community feedback until the end of June. Amendment to be presented to Council once finalised • Bushfield/Woodford Strategic Framework Plan: Project funded by VPA. Draft Plan for final round of community consultation before implementation. • East of Aberline Precinct Structure Plan: VPA are Planning Authority for the PSP. Landowner and stakeholder engagement undertaken in March. <p>WB: What is the vision for this area? Infrastructure lacking to keep up with these developments (Schools). Is Council looking at acquiring land for Community building/growth. LC: Information on the VPA landing page</p> <ul style="list-style-type: none"> • Foreshore Precinct Framework Plan: Project to focus on balancing tourism, environment and recreational values. Procurement of consultants anticipated July 2023. • Warrnambool Futures: Blueprint to a Sustainable city: City-Wide Plan to accommodate growth in a sustainable way. Procurement of a consultant to undertake project anticipated August/September 2023 • Planning Scheme Review:

		<p>Final report to be presented to Council for adoption and forwarded to the Minister for Planning. Further works to be undertaken where gaps have been identified.</p> <ul style="list-style-type: none"> • Riverview Terrace Rezoning: Land currently zoned Rural Living. Request made to the Minister of Planning to prepare an amendment. Once received will be exhibited. • Midfield Keyworker Accommodation, Eccles Street: DELWP accepted for priority assessment. Council's involvement is limited. Currently with the Minister of Planning for further advice. <p>K-AT: Growth Area Planning, Feedback to encourage Council to have input to assist VPA with the Plan.</p> <p>BW: Future Warrnambool: Requested further information to show to new members at the next meeting.</p> <p>WB: Future development for Community Infrastructure. Worried things will be overlooked. North of Raglan Pde options for the Community use.</p> <p>Cr AP: Small Community Hub opportunities within new growth areas. Long term discussions/ideas.</p>
6.	Saleyards Update	<p>In process of decommissioning the saleyard structure. Procurement of a Consultant engaged to develop a master plan for the site. Environmental testing underway. Planning best land use options for the sight. Strategic work to be presented to Council once developed. Will go to community consultation once development. Material storage to stay the same for now.</p> <p>K-AT: Environment studies, cost of cleaning land, long term worries of slow progress.</p> <p>WB: Is decommission too early before studies are done. Relocation opportunities.</p>

7.	Development Plan Updates <ul style="list-style-type: none"> • 119 Bridge Road Woodford (amended) • 191-201 Morriss Road 	<ul style="list-style-type: none"> • 119 Bridge Rd: Original DP approved in 2021, planning permit issued. Design needed to be amended due to changes. Property sits within two different zones and on the edge on the farming zone buffer. Amendment is being submitted to Council in July for approval. • 191-201 Morriss Rd: Property sits within two different zones. 58 lots in proposed residential zone with Building envelopes. High density residential. Still under assessment. <p>FG: Langley street is a similar design already within Warrnambool.</p> <p>K-AT: Very limited opportunity for landscaping, too granular for a Development Plan.</p> <p>WB: Services, footpaths, traffic/cars within the development. Open space requirements?</p> <p>BW: hard to understand developer's process. Is there other developments like this anywhere (RW: Horsham, VCAT, less dense, same idea) – Feedback on this development.</p> <p>CM: Too detailed in the early Development. No other comparisons within Warrnambool.</p> <p>Reports seem to be lacking requirements under the Act eg. Traffic, waste disposal, affordable housing requirements. Lack of diversity within the development itself. Who will manage the common property area.</p>
8.	General Business	Nil
9.	Next Meeting – 6 September 2023	Closed 5.53pm

Informal Meeting of Council Record

Name of Committee or Group (if applicable):	Informal Meeting of Council (Councillor Briefing)
Date of Meeting:	10 July 2023
Time Meeting Commenced:	3.01pm
Councillors in Attendance:	Cr. D. Arnott, Mayor Cr. O. Akoch Cr. B. Blain (Left meeting at 5.08pm; returned at 5.10pm) Cr. V. Jellie AM Cr. A. Paspaliaris (Arrived at 4.00pm) Cr. M. Taylor (Left meeting at 6.23pm; returned at 6.25pm) Cr. R. Ziegeler (Left meeting at 5.56pm; returned at 5.58pm)
Council Officers in Attendance:	Andrew Mason, Chief Executive Officer (Via Zoom) (Left meeting at 6.26pm) Peter Utri, Director Corporate Strategies David Leahy, Director City Infrastructure Luke Coughlan, Acting Director City Growth Ingrid Bishop, Director Community Development James Plozza, Manager Governance Stephanie Bant, Acting Executive Assistant John Brockway, Manager Financial Services (2.58pm – 3.27pm) Sally Conheady, Revenue Coordinator (2.58pm – 3.27pm) Thomas Hall, Acting Coordinator Project Management Office (4.27pm – 4.40pm) Justin Harzmeyer, Coordinator Natural Environment & Sustainability (4.40pm – 4.44pm) Lauren Schneider, Manager Sustainability & Compliance (4.40pm – 4.44pm) Aaron Bradbrook, Director Art Gallery (4.48pm – 5.10pm) Ali Kemp, Manager Recreation & Culture (4.48pm – 5.19pm)
Other persons present:	2.1 Presentation: 2023/24 Rate & Valuation Statements, Valuer-General Victoria via Zoom (3.02pm – 3.19pm) Tim Gleeson, Associate Director, Preston Rowe Patterson Barrie Walder, Senior Regional Valuer (Warrnambool), Valuer-General Victoria 2.2 Presentation: Container Deposit Scheme, TOMRA Cleanaway via Zoom Michelle Mandl (3.31pm – 4.24pm) Tony Catania (3.44pm – 4.24pm) Claire McCormack (3.44pm – 4.24pm)
Apologies	
Matters Considered:	<ol style="list-style-type: none"> 1. Presentation: 2023/24 Rate & Valuation Statements, Valuer-General Victoria (3.02pm – 3.19pm) 2. Rates Update (3.20pm – 3.27pm) 3. South West Health Care Redevelopment – Car Parking & Traffic Strategy (3.27pm – 3.36pm) 4. Update on Status of Raglan Parade/ Hider Street/ Ardlie Street Intersection (3.36pm – 3.40pm) 5. Items Raised by Councillors and Officers (3.40pm – 3.44pm) 6. Presentation: Container Deposit Scheme, TOMRA Cleanaway via Zoom (3.44pm – 4.24pm) 7. Items Raised by Councillors and Officers (4.26pm – 4.31pm) 8. Tender 2022012 – Design Consultancy Services (4.31pm – 4.40pm)

	9. Draft Warrnambool Pest Plant & Animal Framework (4.40pm – 4.44pm) 10. Items Raised by Councillors and Officers (4.45pm – 4.50pm) 11. Warrnambool Art Gallery Collection Development Policy 2023 - 2026 (4.50pm – 5.00pm) 12. Art Gallery Operational Update (5.00pm – 5.10pm) 13. Heritage Works Accommodation (5.11pm – 5.19pm) 14. Warrnambool City Council Electoral Structure Review – Preliminary Report (5.20pm – 5.46pm) 15. Advocacy Priorities (5.47pm – 6.26pm) 16. Items Raised by Councillors and Officers (6.27pm – 6.36pm)
Council and Officer Items Raised	<ul style="list-style-type: none"> • Senior Citizens Ombudsman Investigation • Commonwealth Home Support Programme (CHSP) • Media Enquiry regarding Council's position on Home Care Reform • Public Question for Council Meeting received from Council Watch • Request for copy of public questions to be provided to all Councillors before a Council meeting • Let's Talk Presentation date for Informal Meeting • Accessibility for Planning Hearings • Meeting protocol for Hearing of Submissions to be updated • Fletcher Jones site update • Flagstaff Hill update
Councillor Conflicts of interest Disclosures:	
Nil.	
Councillor /Officer Name:	
Nil.	
Meeting close time:	6.36pm
Record Completed by:	Stephanie Bant Acting Executive Assistant

Informal Meeting of Council Record

Name of Committee or Group (if applicable):	Informal Meeting of Council (Councillor Briefing)
Date of Meeting:	17 July 2023
Time Meeting Commenced:	3.02pm
Councillors in Attendance:	Cr. D. Arnott, Mayor Cr. O. Akoch (Left meeting at 5.06pm; returned at 5.08pm) Cr. B. Blain (Left meeting at 4.58pm; returned at 5.00pm) Cr. V. Jellie AM Cr. A. Paspaliaris (Arrived at 3.31pm) Cr. M. Taylor (Left meeting at 5.33pm; returned at 5.34pm) Cr. R. Ziegeler (Via Zoom)
Council Officers in Attendance:	Andrew Mason, Chief Executive Officer Peter Utri, Director Corporate Strategies David Leahy, Director City Infrastructure Luke Coughlan, Acting Director City Growth Ashish Sitoula, Acting Director Community Development James Plozza, Manager Governance Stephanie Bant, Acting Executive Assistant
Other persons present:	<p>2.1 Presentation: Let's Talk Foundation (3.10pm – 3.47pm)</p> <ul style="list-style-type: none"> Alex Mellert, Executive Officer Mick Fitzgibbon, Board Member and Co-Founder <p>2.2 Presentation: Leadership Great South Coast (3.48pm – 4.06pm)</p> <ul style="list-style-type: none"> Kate Roache, Executive Officer, Alumni Catherine Darkin, Program Manager, Alumni Justin Harzmeyer, Alumni <p>2.3 Presentation: Heritage Works (4.11pm – 5.02pm)</p> <ul style="list-style-type: none"> Janet Macdonald – President, Warrnambool & District Historical Society. David Turland – President, Warrnambool Family History Group. Glenys Phillpot – Chair, Heritage Works Committee.
Apologies	Nil
Matters Considered:	<ol style="list-style-type: none"> Items Raised by Councillors & Officers (3.02pm – 3.10pm) Presentation: Let's Talk Foundation (3.10pm – 3.47pm) Presentation: Leadership Great South Coast (3.48pm – 4.06pm) Internal Discussion on Leadership Great South Coast (4.06pm – 4.10pm) Presentation: Heritage Works (4.11pm – 5.02pm) Internal Discussion on Heritage Works (5.02pm – 5.06pm) CONFIDENTIAL – Tender 2022012 – Design Consultancy Services (5.07pm – 5.10pm) Let's Talk Foundation – Presentation Information (5.10pm – 5.35pm) Warrnambool City Council Electoral Structure Review – Draft Submission (5.35pm – 5.49pm) Items Raised by Councillors & Officers (5.49pm – 5.57pm)
Council and Officer Items Raised	<ul style="list-style-type: none"> AFLW announcement of game in October Former sale yards magistrates court outcome Off shore gas Ideas Place Pitch Night on Thursday 20th July Council Vehicle Policy for private use vehicles

	<ul style="list-style-type: none">• West Warrnambool Neighbourhood House
Councillor Conflicts of interest Disclosures: Nil.	
Councillor /Officer Name: Nil.	
Meeting close time:	5.57pm
Record Completed by:	Stephanie Bant Acting Executive Assistant

Informal Meeting of Council Record

Name of Committee or Group (if applicable):	Informal Meeting of Council (Councillor Briefing)
Date of Meeting:	24 July 2023
Time Meeting Commenced:	3.00pm
Councillors in Attendance:	Cr. D. Arnott, Mayor Cr. O. Akoch Cr. B. Blain (Left meeting at 5.30pm; returned at 5.32pm) Cr. V. Jellie AM Cr. A. Paspaliaris (Arrived at 3.54pm) Cr. M. Taylor (Left meeting at 4.35pm; returned at 4.40pm) Cr. R. Ziegeler
Council Officers in Attendance:	Andrew Mason, Chief Executive Officer David Leahy, Director City Infrastructure Luke Coughlan, Acting Director City Growth Ashish Sitoula, Acting Director Community Development James Plozza, Manager Governance Stephanie Bant, Acting Executive Assistant Paul Thompson, Manager Tourism (3.00pm – 3.47pm) Stephen Hoy, Manager Economic Development & Events (3.50pm – 4.46pm) Lauren Edney, Service Manager Events & Promotion (3.50pm – 4.46pm) Tina McLeod, Manager Children's and Family Services (5.07pm – 5.32pm)
Other persons present:	<p>2.1 Presentation: Great Ocean Road Tourism (GORT) (3.00pm – 3.47pm)</p> <ul style="list-style-type: none"> • Liz Price, General Manager • Jeremy Johnston, Chair • Sam Lucas, Warrnambool based Director <p>2.2 2. Presentation: Melbourne to Warrnambool Cycling Classic (3.50pm - 4.24pm)</p> <ul style="list-style-type: none"> • Shane Wilson • Richard Adams
Apologies	Nil
Matters Considered:	<ol style="list-style-type: none"> 1. Presentation: Great Ocean Road Tourism (GORT) (3.00pm – 3.47pm) 2. Presentation: Melbourne to Warrnambool Cycling Classic (3.50pm - 4.24pm) 3. Internal discussion on Melbourne to Warrnambool Cycling Classic (4.24pm – 4.29pm) 4. Items raised by Councillors and Officers (4.30pm-4.33pm) 5. Festivals & Events Fund 2023 Recommendation (4.33pm-4.46pm) 6. Presentation: West Warrnambool Neighbourhood House Update (4.47pm-5.07pm) 7. Presentation: Childcare Status (5.07pm – 5.32pm) 8. Items raised by Councillors and Officers (5.32pm – 5.47pm)
Council and Officer Items Raised	<ul style="list-style-type: none"> • Council's response to Angel Investors Pitch. • Planning permit for Cleanaway site. • 6 Eccles Street Panel Hearing. • Commonwealth Games – Advocacy Projects. • Southern Stay Purchase of Timor Street building. • Meeting with New Market Capital (New owners of Gateway Plaza site)

	<ul style="list-style-type: none">• Three pillars of gratification.• Councillor mail.
Councillor Conflicts of interest Disclosures: Nil.	
Councillor /Officer Name: Nil.	
Meeting close time:	5.47pm
Record Completed by:	Stephanie Bant Acting Executive Assistant

Informal Meeting of Council Record

Name of Committee or Group (if applicable):	Informal Meeting of Council (Councillor Briefing)
Date of Meeting:	31 July 2023
Time Meeting Commenced:	3.00pm
Councillors in Attendance:	Cr. D. Arnott, Mayor Cr. O. Akoch Cr. B. Blain (Left meeting at 4.20pm; returned at 4.23pm) Cr. V. Jellie AM Cr. A. Paspaliaris (Arrived at 3.43pm) Cr. M. Taylor (Left meeting at 4.44pm) Cr. R. Ziegeler
Council Officers in Attendance:	Andrew Mason, Chief Executive Officer David Leahy, Director City Infrastructure (Via Zoom) Luke Coughlan, Acting Director City Growth John Brockway, Acting Director Corporate Strategies Tina McLeod, Acting Director Community Development James Plozza, Manager Governance Stephanie Bant, Acting Executive Assistant Julie McLean, Manager, City Strategy and Development (3.19pm – 3.34pm) Robert Wandell, Coordinator City Development (3.19pm-3.34pm) Stephen Hoy, Manager Economic Development & Events (3.36pm-4.15pm)
Other persons present:	Nil
Apologies	Nil
Matters Considered:	<ol style="list-style-type: none"> 1. Privacy Policy (3.02pm – 3.09pm) 2. Community Group Loan Policy (3.09pm – 3.27pm) 3. Planning Permit Application – PP2023-0061 – 19 Preston Street (3.27pm – 3.34pm) 4. Draft Economic Development Strategy 2023-2028 (3.35pm-4.15pm) 5. Advisory Committee Reports (4.16pm- 4.18pm) 6. Notice of Motion – Councillor Paspaliaris (4.18pm – 4.33pm) 7. Mayoral Diary Update (4.33pm-4.34pm) 8. Items Raised by Councillors & Officers (4.34pm-5.01pm)
Council and Officer Items Raised	<ul style="list-style-type: none"> • Cr Otha Akoch update on the Deakin Medical Program. • Re-painting of 1 hour free car parking in Parkers car park. • Councillor Representative on GORRT committee. • Commercial lease of Council building. • Football club lease fees and arrangements. • Three pillars of gratification artwork maintenance. • Offshore wind farm consultation session. • Related parties disclosures. • James Plozza and Andrew Mason meet and greet with Government organisations in Melbourne. • IBAC operation Sandon reports likely impacts on planning and governance • Upcoming sister city visits.
Councillor Conflicts of interest Disclosures:	Nil.
Councillor /Officer Name:	Nil.

Meeting close time:	5.01pm
Record Completed by:	Stephanie Bant Acting Executive Assistant