

MINUTES

SCHEDULED COUNCIL MEETING

WARRNAMBOOL CITY COUNCIL

5:45 PM - MONDAY 4 SEPTEMBER 2023



VENUE:

Reception Room

Warrnambool Civic Centre

25 Liebig Street

Warrnambool

COUNCILLORS

Cr. Debbie Arnott (Mayor)

Cr. Otha Akoch

Cr. Ben Blain

Cr. Vicki Jellie AM

Cr. Angie Paspaliaris

Cr. Max Taylor

Cr. Richard Ziegeler

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

Andrew Mason

CHIEF EXECUTIVE OFFICER

AUDIO RECORDING OF COUNCIL MEETINGS

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

BEHAVIOUR AT COUNCIL MEETINGS

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

ORDER OF BUSINESS

Page No.

1. OPENING PRAYER & ORIGINAL CUSTODIANS STATEMENT	4
2. APOLOGIES	4
3. CONFIRMATION OF MINUTES	4
4. DECLARATION BY COUNCILLORS AND OFFICERS OF ANY CONFLICT OF INTEREST IN ANY ITEM ON THE AGENDA	5
5. MAYORAL PRESENTATION	5
6. PUBLIC QUESTION TIME	5
7. REPORTS	6
7.1. DRAFT OPERATIONS REPORT, FINANCIAL STATEMENTS , ANNUAL PERFORMANCE STATEMENT AND GOVERNANCE CHECKLIST 2022-2023	6
7.2. ADVOCACY 2023-2024	213
7.3. PLANNING SCHEME AMENDMENT - 19 HORNE ROAD, WARRNAMBOOL	226
7.4. PLANNING PERMIT APPLICATION - PP2022-0195 - 23 MCKIERNAN ROAD, WARRNAMBOOL	238
7.5. PLANNING PERMIT APPLICATION - PP2022-0120 - 271 KOROIT STREET, WARRNAMBOOL	325
7.6. BUSHFIELD WOODFORD STRATEGIC FRAMEWORK PLAN	387
7.7. TENDER EVALUATION 2023015R WARRNAMBOOL HOCKEY CLUB PITCH REPLACEMENT	451
7.8. OCCUPANCY OF SPORT AND RECREATION FACILITIES POLICY, FEE MODEL AND CLUB FEEDBACK	454
7.9. ADVISORY COMMITTEE REPORTS	474
7.10. INFORMAL MEETINGS OF COUNCIL REPORTS	480
7.11. MAYORAL & CHIEF EXECUTIVE OFFICER COUNCIL ACTIVITIES - SUMMARY REPORT	487
8. NOTICE OF MOTION	488
9. GENERAL BUSINESS	488
10. URGENT BUSINESS	488
11. CLOSE OF MEETING	488

**MINUTES OF THE SCHEDULED MEETING OF THE WARRNAMBOOL CITY COUNCIL
HELD IN THE RECEPTION ROOM, WARRNAMBOOL CIVIC CENTRE,
25 LIEBIG STREET, WARRNAMBOOL ON MONDAY 4 SEPTEMBER 2023
COMMENCING AT 5:45 PM**

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

IN ATTENDANCE: Mr Andrew Mason, Chief Executive Officer
Mr Peter Utri, Director Corporate Strategies
Mr David Leahy, Director City Infrastructure
Mr Luke Coughlan, Director City Growth
Ms Ingrid Bishop, Director Community Development
Mr James Plozza, Manager Governance
Mr John Brockway, Manager Financial Services
Ms Wendy Clark, Executive Assistant

1. OPENING PRAYER & ORIGINAL CUSTODIANS STATEMENT

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

ORIGINAL CUSTODIANS STATEMENT

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

2. APOLOGIES

Nil.

3. CONFIRMATION OF MINUTES

MOVED: CR MAX TAYLOR
SECONDED: CR OTHA AKOCH

That the Minutes of the Scheduled Council Meeting held on 7 August 2023, be confirmed.

CARRIED - 7:0

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

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

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

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

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

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

Nil.

5. MAYORAL PRESENTATION

For almost 70 years, Meals on Wheels has played a crucial role nationally in supporting the health and wellbeing of thousands of older Victorians.

Each year, across 87 service locations, every day, Meals on Wheels bring a friendly smile, a chat about the weather, a nutritious meal, and the knowledge that someone will drop by to say hello. In this way, Meals on Wheels positively improves the lives of many people, particularly elderly Australians and last year in Warrnambool, volunteers delivered over 21,000 meals to 285 residents and that's just a marvelous feat.

Volunteers are crucial to the operation of every Meals on Wheels organization. They drive the cars and deliver meals and food services. Volunteers also serve on management committees. They can also use their office skills, set up databases, write newsletters, or prepare promotional flyers for events. Every act of volunteering at Meals on Wheels contributes to a happier, healthier community. So a very big thank you to everyone involved in Meals on Wheels and congratulations on 70 years of providing such a wonderful service to so many in communities. So thank you.

6. PUBLIC QUESTION TIME

Nil.

7. REPORTS

7.1. DRAFT OPERATIONS REPORT, FINANCIAL STATEMENTS , ANNUAL PERFORMANCE STATEMENT AND GOVERNANCE CHECKLIST 2022-2023

DIRECTORATE : Corporate Strategies

PURPOSE:

The purpose of this report is to present the Draft 2022-2023 Performance Statement and Financial Statements to Council for in-principle approval as recommended by Council's Audit and Risk Committee and in accordance with Section 99 of the Local Government Act 2020.

It further seeks to nominate two Councillors to have the authority to sign the annual accounts and performance statement on behalf of Council, once final sign off has been received from the Victorian Auditor General's Office (VAGO).

This authorisation will enable Council to meet its statutory obligations for the presentation of its Annual Statements (as part of the Annual Report) to an open Council meeting by 31 October 2023. The Annual Report, which includes the Financial and Performance Statements, will return to Council for consideration at a future Council Meeting.

Also provided with this report for Council's information is the DRAFT Report of Operations, including governance information, which accompanies the Financial Statements and the Annual Performance Statement.

This report also seeks in-principle approval for the certifying of the Governance information by the Mayor and Chief Executive Officer.

EXECUTIVE SUMMARY

The Auditor-General is responsible under part 3 of the *Audit Act 1994* for the audit of Council's annual Financial and Performance Statements. These audits are conducted by contractors as agents of the Auditor-General. RSD Audit have been appointed Auditor-General's agent and conducted the 2022-23 audit.

The Audit and Risk Committee considered the Statements at its meeting held on Tuesday 29 August 2023. The recommendations in this report were endorsed by the Audit and Risk Committee at this meeting.

Sections 98-100 of the *Local Government Act 2020* (LGA) and the Local Government (Planning and Reporting) Regulations 2020 deal with statutory procedures that govern the preparation of an Annual Report inclusive of Financial Statements, Performance Statement, report of operations, auditor's reports, and adoption by Council.

Section 98 of the Local Government Act 2020 states that Council must prepare an Annual Report as soon as practicable after the end of each financial year.

The Annual Report must contain:

- a) a report of operations of the Council;
- b) an audited Performance Statement;
- c) audited Financial Statements;
- d) a copy of the auditor's report on the Performance Statement;

- e) a copy of the auditor's report on the Financial Statements under Part 3 of the Audit Act 1994;
- f) any other matters prescribed by the regulations.

Council must first pass a resolution to give in-principle approval to the Performance Statement and Financial Statements before providing the statements to the auditor.

After the Financial and Performance Statements have achieved final sign-off from the Victorian Auditor General, the Mayor must report on the implementation of the Council Plan by presenting the Annual Report at an open Council meeting within four months of the end of the financial year (October 31).

The final version of the Annual Report to be considered by Council will be aesthetically improved and include a pictorial record of operations.

Once considered the Annual Report remains available on Council's website for the community to access.

MOVED: CR BEN BLAIN

SECONDED: CR ANGIE PASPALIARIS

- 1. That Council approve in principle the 2022-2023 Financial Statements (refer Attachment 7.1.1) which have been subject to external audit by the Auditor-General's agent, with the outcomes also having been reviewed by Warrnambool City Council's Audit & Risk Committee.**
- 2. That Council approve in principle the 2022-2023 Performance Statement (refer Attachment 7.1.2) which has been subject to external audit by the Auditor-General's agent, with the outcomes also having been reviewed by Warrnambool City Council's Audit & Risk Committee.**
- 3. That Councillor Angie Paspaliaris and Councillor Ben Blain be authorised to certify the 2022-2023 Financial Statements, after any changes recommended by the review of audit from the Victorian Auditor General have been made.**
- 4. That Councillor Angie Paspaliaris and Councillor Ben Blain be authorised to certify the 2022-2023 Performance Statement, after any changes by the review of audit from the Victorian Auditor General have been made.**
- 5. That the Mayor Cr Debbie Arnott and Chief Executive Officer Andrew Mason be authorised to certify the government and management arrangements as contained in the Draft Operations Report.**
- 6. That the Council put out for public advertisement, its intention to consider the Annual Report at a future Council Meeting.**

CARRIED - 7:0

LEGISLATION / POLICY / COUNCIL PLAN CONTEXT

5 An effective Council

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

ATTACHMENTS

1. Draft FS 2023-08-29 v 2 [**7.1.1** - 69 pages]
2. Performance Statement - Warrnambool draft [**7.1.2** - 19 pages]
3. Draft of Operations Report 2022-2023 [**7.1.3** - 116 pages]

DRAFT

Warrnambool City Council

ANNUAL FINANCIAL REPORT for the year ended 30 June 2023



Warrnambool City Council

2022/2023 Financial Report

Annual Financial Report for the year ended 30 June 2023

Contents	Page
Certification of the Financial Statements	3
Victorian Auditor-General's Office Report	4
Understanding Council's Financial Statements	6
Financial Statements:	
Comprehensive Income Statement	7
Balance Sheet	8
Statement of Changes in Equity	9
Statement of Cash Flows	10
Statement of Capital Works	11
Notes to the Financial Statements	
Note 1 Overview	12
Note 2 Analysis of our results	14
2.1 Performance against budget	14
2.1.1 Income / Revenue and expenditure	14
2.1.2 Capital works	17
2.2 Analysis of Council results by program	19
Note 3 Funding for the delivery of our services	21
3.1 Rates and charges	21
3.2 Statutory fees and fines	21
3.3 User fees	22
3.4 Funding from other levels of government	23
3.5 Contributions	26
3.6 Net gain/(loss) on disposal of property, infrastructure, plant and equipment	27
3.7 Other income	28
3.8 Found Assets	28
Note 4 The cost of delivering services	29
4.1 Employee costs	29
4.2 Materials and services	29
4.3 Depreciation	30
4.4 Amortisation – Right of use assets	30
4.5 Bad and doubtful debts – allowance for impairment losses	31
4.6 Borrowing costs	31
4.7 Finance Costs – Leases	31
4.8 Other expenses	31
Note 5 Our financial position	32
5.1 Financial assets	32
5.2 Non-financial assets	34
5.3 Payables, trust funds and deposits and unearned income/revenue	35
5.4 Interest-bearing liabilities	36
5.5 Provisions	37

Warrnambool City Council

2022/2023 Financial Report

Annual Financial Report for the year ended 30 June 2023

Contents	Page
5.6 Financing arrangements	40
5.7 Commitments	41
5.8 Leases	42
Note 6 Assets we manage	45
6.1 Property, infrastructure, plant and equipment	45
6.2 Investments in associates, joint arrangements and subsidiaries	52
Note 7 People and relationships	53
7.1 Council and key management remuneration	53
7.2 Related party disclosure	56
Note 8 Managing uncertainties	57
8.1 Contingent assets and liabilities	57
8.2 Change in accounting standards	58
8.3 Financial instruments	58
8.4 Fair value measurement	60
8.5 Events occurring after balance date	61
Note 9 Other matters	62
9.1 Reserves	62
9.2 Reconciliation of cash flows from operating activities to surplus	65
9.3 Superannuation	65
Note 10 Changes in accounting policies	68

Warrnambool City Council

2022/2023 Financial Report

Annual Financial Report for the year ended 30 June 2023

Certification of the Financial Statements

In my opinion, the accompanying financial statements have been prepared in accordance with the *Local Government Act 2020*, the *Local Government (Planning and Reporting) Regulations 2020*, the Australian Accounting Standards and other mandatory professional reporting requirements.

John Brockway CPA
Principal Accounting Officer
Dated: dd MMMM yyyy
Warrnambool

In our opinion, the accompanying financial statements present fairly the financial transactions of Warrnambool City Council for the year ended 30 June 2023 and the financial position of the Council as at that date.

At the date of signing, we are not aware of any circumstances which would render any particulars in the financial statements to be misleading or inaccurate.

We have been authorised by the Council and by the *Local Government (Planning and Reporting) Regulations 2020* to certify the financial statements in their final form.

Cr Ben Blain
Councillor
Dated: dd MMMM yyyy
Warrnambool

Cr Angie Paspaliaris
Councillor
Dated: dd MMMM yyyy
Warrnambool

Andrew Mason
Chief Executive Officer
Dated: dd MMMM yyyy
Warrnambool

Warrnambool City Council

2022/2023 Financial Report

Annual Financial Report
for the year ended 30 June 2023

Victorian Auditor-General's Office Report

Insert VAGO Report here

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Warrnambool City Council

2022/2023 Financial Report

Annual Financial Report
for the year ended 30 June 2023

Victorian Auditor-General's Office Report (continued)

Insert VAGO Report here

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Warrnambool City Council

2022/2023 Financial Report

Annual Financial Report

for the year ended 30 June 2023

Understanding Council's Financial Statements

Introduction

Each year, individual Local Governments across Victoria are required to present a set of audited financial statements to their council and community.

What you will find in the Report

The financial report set out the financial performance, financial position and cash flows of Council for the financial year ended 30 June 2023.

The format of the financial report is standard across all Victorian Councils and complies with both the accounting and reporting requirements of Australian Accounting Standards and requirements as set down by Local Government Victoria.

About the Certification of the Financial Statements

The financial statements must be certified by senior staff and Councillors as "presenting fairly" the Council's financial results for the year as well as Council's financial position, and are required to be adopted by Council - ensuring both responsibility for and ownership of the financial statements.

About the Primary Financial Statements

The financial statements incorporate 5 "primary" financial statements:

1. Comprehensive Income Statement

Summarises Council's financial performance for the year, listing all income & expenses.

Includes other comprehensive income which primarily records changes in the fair values of Council's property, infrastructure, plant and equipment.

2. Balance Sheet

A 30 June snapshot of Council's financial position indicating its assets, liabilities and "net wealth".

3. Statement of Changes in Equity

The overall change for the year (in dollars) of Council's "net wealth".

4. Statement of Cash Flows

Indicates where Council's cash came from and where it was spent.

5. Statement of Capital Works

This statement details all amounts expended by Council on capital works.

About the Notes to the Financial Report

The Notes to the financial statements provide greater detail and additional information on the 5 primary financial statements.

About the Auditor's Reports

Council's financial statements are required to be audited by the Victorian Auditor General's Office.

The auditor provides an audit report which gives an opinion on whether the financial statements present fairly the Council's financial performance and position.

Who uses the Financial Report?

The financial report is a publicly available document and is used by (but not limited to) Councillors, residents and ratepayers, employees, suppliers, contractors, customers, Local Government Victoria, state and federal governments, and financiers including banks and other financial institutions.

The financial statements must be presented at a Council meeting (open to the public) by 31 October.

Warrnambool City Council

2022/2023 Financial Report

Comprehensive Income Statement for the year ended 30 June 2023

	Notes	2023 \$ '000	2022 \$ '000
Income / Revenue			
Rates and charges	3.1	45,038	43,202
Statutory fees and fines	3.2	2,296	2,239
User fees	3.3	19,435	16,261
Grants - operating	3.4	18,062	14,481
Grants - capital	3.4	9,150	8,157
Contributions - monetary	3.5	3,709	1,278
Found assets	3.8	—	102
Contributions - non monetary	3.5	6,647	4,705
Net gain on disposal of property, infrastructure, plant and equipment	3.6	—	126
Other income	3.7	1,951	2,742
Total income / revenue		106,288	93,293
Expenses			
Employee costs	4.1	37,635	35,990
Materials and services	4.2	30,312	25,228
Depreciation	4.3	13,375	12,435
Amortisation - Right of use assets	4.4	307	282
Bad and doubtful debts - allowance for impairment losses	4.5	212	37
Borrowing costs	4.6	272	211
Finance Costs - Leases	4.7	29	35
Net loss on disposal of property, infrastructure, plant and equipment	3.6	4,234	—
Other expenses	4.8	860	630
Total expenses		87,236	74,848
Surplus for the year		19,052	18,445
Other comprehensive income:			
Items that will not be reclassified to surplus or deficit in future periods			
Net asset revaluation increment/(decrement)	6.1	86,038	84,582
Total items which will not be reclassified subsequently to the operating result		86,038	84,582
Total other comprehensive income		86,038	84,582
Total comprehensive result		105,090	103,027

The above comprehensive income statement should be read in conjunction with the accompanying notes.

Warrnambool City Council

2022/2023 Financial Report

Balance Sheet

as at 30 June 2023

	Notes	2023 \$ '000	2022 \$ '000
Assets			
Current assets			
Cash and cash equivalents	5.1	7,795	12,838
Prepayments	5.2	987	552
Trade and other receivables	5.1	3,243	3,552
Other financial assets	5.1	40,500	25,000
Inventories	5.2	190	202
Other assets	5.2	2,099	1,617
Total current assets		54,814	43,761
Non-current assets			
Trade and other receivables	5.1	—	1
Other financial assets	5.1	2	2
Property, infrastructure, plant and equipment	6.1	830,928	737,030
Right-of-use assets	5.8	992	1,225
Total non-current assets		831,922	738,258
Total assets		886,736	782,019
Liabilities			
Current liabilities			
Trade and other payables	5.3	4,458	5,322
Trust funds and deposits	5.3	2,026	2,034
Unearned income/revenue	5.3	7,224	6,291
Provisions	5.5	6,913	6,813
Interest-bearing liabilities	5.4	1,909	1,562
Lease liabilities	5.8(b)	277	286
Total current liabilities		22,807	22,308
Non-current liabilities			
Provisions	5.5	961	992
Interest-bearing liabilities	5.4	8,420	9,039
Lease liabilities	5.8(b)	741	963
Total non-current liabilities		10,122	10,994
Total liabilities		32,929	33,302
Net assets		853,807	748,717
Equity			
Accumulated surplus		274,746	265,259
Reserves	9.1	579,061	483,458
Total Equity		853,807	748,717

The above balance sheet should be read in conjunction with the accompanying notes.

Warrnambool City Council

2022/2023 Financial Report

Statement of Changes in Equity for the year ended 30 June 2023

	Note	Total \$ '000	Accumulated Surplus \$ '000	Revaluation Reserves \$ '000	Other Reserves \$ '000
2023					
Balance at beginning of the financial year		748,717	265,259	469,456	14,002
Surplus/(deficit) for the year		19,052	19,052	—	—
Other comprehensive income					
Net asset revaluation increment/(decrement)	6.1	86,038	—	86,038	—
Other comprehensive income from investment in associates		—	—	—	—
Other comprehensive income		86,038	—	86,038	—
Total comprehensive income		105,090	19,052	86,038	—
Transfers to other reserves	9.1	—	(10,074)	—	10,074
Transfers from other reserves	9.1	—	509	—	(509)
Balance at end of the financial year		853,807	274,746	555,494	23,567
2022					
Balance at beginning of the financial year		645,690	248,976	384,874	11,840
Surplus/(deficit) for the year		18,445	18,445	—	—
Other comprehensive income					
Net asset revaluation increment/(decrement)	6.1	84,582	—	84,582	—
Other comprehensive income from investment in associates		—	—	—	—
Other comprehensive income		84,582	—	84,582	—
Total comprehensive income		103,027	18,445	84,582	—
Transfers to other reserves	9.1	—	(2,781)	—	2,781
Transfers from other reserves	9.1	—	619	—	(619)
Balance at end of the financial year		748,717	265,259	469,456	14,002

The above statement of changes in equity should be read in conjunction with the accompanying notes.

Warrnambool City Council

2022/2023 Financial Report

Statement of Cash Flows

for the year ended 30 June 2023

	Notes	2023 Inflows/ (Outflows) \$ '000	2022 Inflows/ (Outflows) \$ '000
Cash flows from operating activities			
Rates and charges		44,766	43,630
Statutory fees and fines		2,489	1,905
User fees		21,506	15,357
Grants - operating		17,849	16,046
Grants - capital		10,339	6,185
Contributions - monetary		3,709	1,278
Interest received		1,268	47
Trust funds and deposits taken		4,204	5,223
Other receipts		(2,145)	1,635
Net GST refund/(payment)		203	209
Employee costs		(38,094)	(35,895)
Materials and services		(30,538)	(24,544)
Short-term, low value and variable lease payments		(260)	(234)
Trust funds and deposits repaid		(4,212)	(4,883)
Other payments (incl. Interest paid)		(622)	(841)
Net cash provided by/(used in) operating activities	9.2	30,462	25,118
Cash flows from investing activities			
Payments for property, infrastructure, plant and equipment	6.1	(20,034)	(20,141)
Proceeds from sale of property, infrastructure, plant and equipment		635	429
Payments for investments		(27,500)	(11,000)
Proceeds from sale of investments		12,000	6,000
Net cash provided by/(used in) investing activities		(34,899)	(24,712)
Cash flows from financing activities			
Proceeds from borrowings		1,375	4,125
Repayment of borrowings		(1,647)	(1,697)
Interest paid - lease liability		(29)	(35)
Repayment of lease liabilities		(305)	(275)
Net cash flow provided by/(used in) financing activities		(606)	2,118
Net Increase (decrease) in cash and cash equivalents		(5,043)	2,524
Cash and cash equivalents at the beginning of the financial year		12,838	10,314
Cash and cash equivalents at the end of the financial year		7,795	12,838
Financing arrangements	5.6	5,850	5,850

The above statement of cash flows should be read in conjunction with the accompanying notes.

Warrnambool City Council

2022/2023 Financial Report

Statement of Capital Works for the year ended 30 June 2023

	2023 \$ '000	2022 \$ '000
Property		
Land	–	429
Land improvements	62	–
Total land	62	429
Buildings specialised	3,750	2,875
Buildings non-specialised	18	–
Total buildings	3,768	2,875
Total property	3,830	3,304
Plant and equipment		
Plant, machinery and equipment	1,032	987
Computers and telecommunications	513	422
Library books	591	150
Paintings and exhibits	–	69
Total plant and equipment	2,136	1,628
Infrastructure		
Roads	3,509	4,609
Bridges	1,256	2,615
Footpaths and cycleways	3,542	754
Drainage	779	499
Recreational, leisure and community facilities	458	–
Parks, open space and streetscapes	1,587	6,733
Aerodromes	478	–
Off street car parks	–	–
Other infrastructure	2,448	1
Total infrastructure	14,057	15,211
Total capital works expenditure	20,023	20,143
Represented by:		
New asset expenditure	4,573	3,828
Asset renewal expenditure	9,211	14,103
Asset expansion expenditure	113	6
Asset upgrade expenditure	6,126	2,206
Total capital works expenditure	20,023	20,143

The above statement of capital works should be read in conjunction with the accompanying notes.

Warrnambool City Council

2022/2023 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2023

Note 1. Overview

Introduction

Warrnambool City Council was established by an Order of the Governor in Council on 20 September 1994 and is a body corporate.

The Council's main office is located at 25 Liebig Street, Warrnambool.

Statement of compliance

These financial statements are a general purpose financial report that consists of a Comprehensive Income Statement, Balance Sheet, Statement of Changes in Equity, Statement of Cash Flows, Statement of Capital Works and Notes accompanying these financial statements. The general purpose financial report complies with Australian Accounting Standards (AAS), other authoritative pronouncements of the Australian Accounting Standards Board, the *Local Government Act 2020*, and the *Local Government (Planning and Reporting) Regulations 2020*.

The Council is a not-for-profit entity and therefore applies the additional AUS paragraphs applicable to a not-for-profit entity under the Australian Accounting Standards.

Significant accounting policies

1.1 Basis of accounting

Accounting policies are selected and applied in a manner which ensures that the resulting financial information satisfies the concepts of relevance and reliability, thereby ensuring that the substance of the underlying transactions or other events is reported. Accounting policies applied are disclosed in sections where the related balance or financial statement matter is disclosed.

The accrual basis of accounting has been used in the preparation of these financial statements, except for the cash flow information, whereby assets, liabilities, equity, income and expenses are recognised in the reporting period to which they relate, regardless of when cash is received or paid.

The financial statements are based on the historical cost convention unless a different measurement basis is specifically disclosed in the notes to the financial statements.

The financial statements have been prepared on a going concern basis. The financial statements are in Australian dollars. The amounts presented in the financial statements have been rounded to the nearest thousand dollars unless otherwise specified. Minor discrepancies in tables between totals and the sum of components are due to rounding.

Judgements, estimates and assumptions are required to be made about the carrying values of assets and liabilities that are not readily apparent from other sources. The estimates and associated judgements are based on professional judgement derived from historical experience and various other factors that are believed to be reasonable under the circumstances. Actual results may differ from these estimates.

Revisions to accounting estimates are recognised in the period in which the estimate is revised and also in future periods that are affected by the revision. Judgements and assumptions made by management in the application of AAS's that have significant effects on the financial statements and estimates relate to:

- the fair value of land, buildings, infrastructure, plant and equipment (refer to Note 6.2.)
- the determination of depreciation for buildings, infrastructure, plant and equipment (refer to Note 6.2.).
- the determination of employee provisions (refer to Note 5.5.).
- the determination of landfill provisions (refer to Note 5.5.)
- the determination of whether performance obligations are sufficiently specific so as to determine whether an arrangement is within the scope of *AASB 15 Revenue from Contracts with Customers* or *AASB 1058 Income of Not-for-Profit Entities* (refer to Note 3)
- the determination, in accordance with *AASB 16 Leases*, of the lease term, the estimation of the discount rate when not implicit in the lease and whether an arrangement is in substance short-term or low value (refer to Note 5.8)
- whether or not *AASB 1059 Service Concession Arrangements: Grantors* is applicable
- other areas requiring judgements

Warrnambool City Council

2022/2023 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2023

Note 1. Overview (continued)

Unless otherwise stated, all accounting policies are consistent with those applied in the prior year. Where appropriate, comparative figures have been amended to accord with current presentation, and disclosure has been made of any material changes to comparatives.

Goods and Services Tax (GST)

Income and expenses are recognised net of the amount of associated GST. Receivables and payables are stated inclusive of the amount of GST receivable or payable. The net amount of GST recoverable from, or payable to, the taxation authority is included with other receivables or payables in the balance sheet.

1.2 Impact of Covid-19

During 2022-23 the COVID-19 pandemic impact to Council's financial operations were:

- Additional Revenue: Council received COVID-19 related grants of \$90,000 in the Community Development directorate which will be spent during 2023-24
- Additional costs: Council incurred costs amounting to \$594,829 during 2022-23 to complete projects using COVID-19 related grant funding brought forward from 2021-22

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Warrnambool City Council

2022/2023 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2023

Note 2. Analysis of our results

Note 2.1 Performance against budget

The performance against budget notes compare Council's financial plan, expressed through its annual budget, with actual performance. The *Local Government (Planning and Reporting) Regulations 2020* requires explanation of any material variances. Council has adopted a materiality threshold of greater than 10 percent and at least \$500,000 where further explanation is warranted. Explanations have not been provided for variations below the materiality threshold unless the variance is considered to be material because of its nature.

These notes are prepared to meet the requirements of the *Local Government Act 2020* and the *Local Government (Planning and Reporting) Regulations 2020*.

	Budget 2023 \$ '000	Actual 2023 \$ '000	Variance \$ '000	Variance %	Ref
2.1.1 Income / Revenue and expenditure					
Income / Revenue					
Rates and charges	44,693	45,038	345	1%	
Statutory fees and fines	2,233	2,296	63	3%	
User fees	18,629	19,435	806	4%	
Grants - operating	12,830	18,062	5,232	41%	1
Grants - capital	1,275	9,150	7,875	618%	2
Contributions - monetary	1,141	3,709	2,568	225%	3
Contributions - non monetary	6,500	6,647	147	2%	
Other income	455	1,951	1,496	329%	4
Total income / revenue	87,756	106,288	18,532	21%	
Expenses					
Employee costs	39,299	37,635	1,664	4%	
Materials and services	25,231	30,312	(5,081)	(20)%	5
Depreciation	12,966	13,375	(409)	(3)%	
Amortisation - right of use assets	265	307	(42)	(16)%	
Bad and doubtful debts - allowance for impairment losses	149	212	(63)	(42)%	
Borrowing costs	235	272	(37)	(16)%	
Finance costs - leases	46	29	17	37%	
Net loss on disposal of property, infrastructure, plant and equipment	624	4,234	(3,610)	(579)%	6
Other expenses	449	860	(411)	(92)%	
Total expenses	79,264	87,236	(7,972)	(10)%	
Surplus for the year	8,492	19,052	10,560	124%	
Other comprehensive income					
Net asset revaluation increment / (decrement)	10,848	86,038	75,190	693%	7
Total comprehensive result	19,340	105,090	85,750	443%	

continued on next page ...

Page 14 of 68

Warrnambool City Council

2022/2023 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2023

Note 2.1 Performance against budget (continued)

(i) Explanation of material variations

Variance Ref	Explanation
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- Operating grant income was \$5.23m favourable to the adopted budget, of which \$1.27m was received last financial year and recognised in 2022-23 as performance obligations were completed. These included the Covid-Safe Outdoor Activation project \$0.48m, Sustainability funding \$0.14m, Art Gallery Business Case \$0.11m, Building Blocks Inclusion \$0.11m, School Readiness \$0.11m plus a number of other grants under \$0.1m.

The remainder of operating grant variances to budget in 2022-23 include \$2.22m Victorian Grants Commission funding (including 100% of the 2023-24 allocation received in advance), Sessional Kindergarten funding for 2023 \$0.48m, L2P Program \$0.10m, LaunchVic program \$0.09m, and various other grants under \$0.09m.

- Capital grant income was \$7.88m favourable to budget, primarily due to the timing of projects. The Port of Warrnambool Boat Ramp Upgrade grant was carried over from 2021-22 of \$1.10m and an additional unbudgeted \$0.82m was received and spent on the project in 2022-23. Unbudgeted Port of Warrnambool Harbour Dredging funding received in 2022-23 of \$0.75m and \$0.29m carried over from 2021-22, which was transferred from the completed Enclosed Harbour Design Project with the approval of the State Government.

Other 2022-23 capital project funding spent and not budgeted for included Stanley Street Bridge Upgrade \$0.8m, Library Stock \$0.5m, Lake Pertobe Upgrade \$0.45m, Roads to Recovery \$0.43m, Local Roads and Community Infrastructure \$0.43m, South of the Merri Open Space \$0.33m, Preschool Facility Upgrades \$0.2m, Joint Use Library \$0.14m, Airport Sealing Project \$0.08m and Jetty Flat Pavilion \$0.05m.

Other funding carried over from previous years for the delivery of projects included Local Roads and Community Infrastructure \$0.6m, Jetty Flat Pavilion redevelopment \$0.43m, Jubilee Park Accessible Toilets \$0.17m, Preschool Building Blocks Planning \$0.10m, Jubilee Park Boat Ramp upgrade \$0.07m, Road Safety Implementation \$0.07m, and Dennington Reserve Netball Upgrade \$0.06m.

- A number of unbudgeted developer contributions were received during 2022-23, these relate to ongoing development projects and totalled \$2.02m.

Other unbudgeted contributions were received for various capital projects of \$0.55m; including funds for Bushfield Reserve \$0.19m, Reid Oval \$0.11m, and Jetty Flat Pavilion \$0.06m, plus a number of other contributions under \$0.06m that were not included in the budget.

- Other income was above budget mainly due to higher investment returns achieved on Council's investments \$1.11m (average term deposit rate at 30 June 2023 of 4.62% compared to 1.51% last year), and recognition of the volunteer workforce services income at Lighthouse Theatre and Meals on Wheels, which totalled \$0.34m (offset by an equivalent amount in expenditure).

- Materials and services expenditure was above budget primarily due to works being completed from new unbudgeted projects or the completion of projects carried forward from the previous year. This included the Port of Warrnambool boat ramp surface works \$1.93m and harbour dredging \$1.14m, which are Victorian Government owned assets managed by Warrnambool City Council, preschool facility upgrades at Lions Hopkins, South and Matron Swinton preschools \$0.25m, Building Blocks program inclusion equipment across the city's kindergartens \$0.11m and various City Sustainability projects \$0.22m.

Infrastructure Services Management includes timing of expenses relating to ongoing capital works of \$0.51m. An increase in events at the Lighthouse Theatre (post COVID-19) resulted in above budget expenditure of \$0.87m, which was offset by additional income, and the Art Gallery Business Case was completed at a cost of \$0.14m which was primarily funded from a prior year grant.

The above variances were partially offset by favourable variances including Aquazone utility costs \$0.14m and the impact of the saleyards closure \$0.12m.

Warrnambool City Council

2022/2023 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2023

Note 2.1 Performance against budget (continued)

6. The net loss on disposal of assets was higher than budget for the 2022-23 financial year due to the impact of carried-forward projects, including the demolition of old buildings at Reid Oval \$0.89m and Jetty Flat \$0.20m as part of project works; sale of 14 community houses \$1.60m and associated land \$1.60m. This was partially offset by higher gains on the sale of other assets such as plant and fleet.
7. Council has assessed the value of its asset base through a unit cost methodology. A revaluation of all infrastructure assets and buildings occurred in 2022-23 and there were significant increases in costs associated with roads, footpaths, bridges and specialised land.

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Warrnambool City Council

2022/2023 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2023

Note 2.1 Performance against budget (continued)

	Budget 2023 \$ '000	Actual 2023 \$ '000	Variance \$ '000	Variance %	Ref
2.1.2 Capital works					
Property					
Land	—	—	—	∞	
Land improvements	—	62	62	∞	
Total land	—	62	62	∞	
Buildings specialised	480	3,750	3,270	681%	1
Buildings non-specialised	3,425	18	(3,407)	(99)%	2
Building improvements	—	—	—	∞	
Total buildings	3,905	3,768	(137)	(4)%	
Total property	3,905	3,830	(75)	(2)%	
Plant and equipment					
Plant, machinery and equipment	1,762	1,032	(730)	(41)%	3
Computers and telecommunications	370	513	143	39%	
Library books	280	591	311	111%	
Paintings and exhibits	131	—	(131)	(100)%	
Total plant and equipment	2,543	2,136	(407)	(16)%	
Infrastructure					
Roads	4,269	3,509	(760)	(18)%	4
Bridges	2,500	1,256	(1,244)	(50)%	5
Footpaths and cycleways	3,364	3,542	178	5%	
Drainage	2,331	779	(1,552)	(67)%	6
Recreational, leisure and community facilities	3,741	458	(3,283)	(88)%	7
Parks, open space and streetscapes	2,584	1,587	(997)	(39)%	8
Aerodromes	30	478	448	1,493%	
Off street car parks	125	—	(125)	(100)%	
Other infrastructure	4,960	2,448	(2,512)	(51)%	9
Total infrastructure	23,904	14,057	(9,847)	(41)%	
Total capital works expenditure	30,352	20,023	(10,329)	(34)%	
Represented by:					
New asset expenditure	2,839	4,573	1,734	61%	10
Asset renewal expenditure	15,486	9,211	(6,275)	(41)%	11
Asset expansion expenditure	—	113	113	∞	
Asset upgrade expenditure	12,027	6,126	(5,901)	(49)%	12
Total capital works expenditure	30,352	20,023	(10,329)	(34)%	

continued on next page ...

Page 17 of 68

Warrnambool City Council

2022/2023 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2023

Note 2.1 Performance against budget (continued)

(i) Explanation of material variations

Variance Ref	Explanation
-----------------	-------------

- | | |
|-----|--|
| 1. | This budget line will be offset by the variance in the "Buildings non-specialised" line. |
| 2. | This budget line will be offset by the variance in the "Buildings specialised" line. |
| 3. | Council's fleet replacement program for 2022-23 was impacted by supply chain issues regarding availability and delivery delays. The program will be carried forward into the 2023-24 financial year. |
| 4. | Expenditure in 2022-23 included \$1.01m on Botanic Road, \$0.78m on Council's Road Resealing program, \$0.53m on the Wollaston Road, and \$0.14m on Renewal design works. The remainder of expenditure was spent on various projects, each with expenditure lower than \$0.1m. Unspent budget funds relating to Council's Local Roads Rehabilitation program will be carried forward into the 2023-24 financial year. |
| 5. | Council Budgeted \$2.3 million for the Stanley Street bridge in 2022-23. Council was unable to complete all of its bridge construction program for 2022-23. This budget was predominantly for Edwards Bridge. A greater proportion of this project than budgeted was spent in the previous year, meaning the carried forward amount into 2022-23 (and actual expenditure) was less than budgeted. |
| 6. | Council was unable to complete all of its drainage construction program for 2022/23 this is due to timing of project planning and design for the Japan Street catchment project. This budget will be carried forward into the 2023-24 financial year. |
| 7. | Actual works of \$0.4m for recreational, leisure and community facilities includes \$2.9m of additions offset by \$2.5m of transfers from other classes not included in capital works for 2022-23. Budget for 2022-23 included \$1.8m recreational facility upgrades, \$0.6m synthetic hockey pitch renewal and \$0.9m Jetty Flat redevelopment. Unspent budgets for these projects will be carried forward into the 2023-24 financial year. |
| 8. | Actual works for parks, open space and streetscape 2022-23 includes \$0.6m for the McGennan's toilet block and \$0.3m playground renewal. Council budgeted works for parks, open space and streetscape programs in 2022-23 included \$1.5m in Lake Pertobe upgrades, \$0.3m for the South of the Merri implementation and \$0.6m for playground renewal. Remaining unspent project budgets will be carried forward for delivery in the 2023-24 financial year. |
| 9. | The saleyards upgrade works were budgeted for the 2022-23 financial year. Council made the decision in 2022-23 to cease operations of this service. The remaining budget will be carried forward and utilised for the decommissioning project in 2023-24. Any unused funding at the completion of the decommissioning project will be returned to Council's cash reserves. |
| 10. | The Joint Use Library works were not included in the initial budget for 2022-23 as they were carried forward from the 2021-22 financial year. |
| 11. | The saleyards renewal works of \$1.9m were budgeted for in the 2022-23 financial year. The initial budget did not allow for the closure of the saleyards, as this decision was made by Council mid-year. Budgeted renewal works of \$4m for the 2022-23 financial year will be carried forward into the 2023-24 financial year, including \$0.9m of building renewal, \$0.3m of IT infrastructure, \$0.75m for Lake Pertobe upgrades, \$0.4m for the city pound, \$0.7m for fleet purchases and \$0.6m for the synthetic hockey pitch. |
| 12. | The saleyards upgrade works \$3m were budgeted for the 2022-23 financial year. The initial budget did not allow for the closure of the saleyards, as this decision was made by Council mid-year. Budgeted upgrade works of \$3.0m for the 2022-23 financial year will be carried forward into the 2023-24 financial year, including the Japan Street Drainage project, and environmental sustainability projects. |

Warrnambool City Council

2022/2023 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2023

Note 2.2 Analysis of Council results by program

2.2.1 Analysis of Council results by program

Council delivers its functions and activities through the following programs.

Corporate Strategies

The Corporate Strategies directorate is responsible for financial services, procurement, revenue, property and land management, leasing and legal issues, city assist (customer service), organisational development (human resources, occupational health and safety, learning and development), business improvement, information technology and records, communication services and the Warrnambool Livestock Exchange (ceased operations on 13 December 2022).

The directorate is largely responsible for servicing the administrative and legislative needs of other directorates with back-of-house systems and other support.

City Infrastructure

The City Infrastructure directorate provides infrastructure, capital works, asset management, waste management, environment and sustainability services, local laws, and services to the Port of Warrnambool and the management of the Warrnambool Regional Airport. The directorate also assists in facility management and oversight of the council cleaning contract, security contract and essential safety measures contract, through the building services team included in the strategic assets property and projects branch. Administrative support is provided to a number of Project Control Groups, Reference Groups and where possible administration support is provided to other programs outside of the City Infrastructure directorate.

The directorate provides engineering services including investigation, design, road safety projects, processing of development approvals, project management and engineering supervision of key infrastructure projects. Strategy and policy advice is provided to council along with technical services and advice to the community. Provision of contract management for most projects in the capital works program as well as servicing the community by managing the city's road, drainage and footpath network, parks, recreational and sporting facilities and vehicle fleet. City Infrastructure also takes responsibility for playground renewals, accessible parking and project management advice, where required.

The directorate is also responsible for local law enforcement, traffic and animal control and administration of school crossing supervision and is active in promoting and has taken a lead role in the management and supply protective equipment to reduce the spread of covid-19 through the procurement of essential items, such as, masks, sanitiser and rapid antigen tests. The directorate's immunisation team have also actively assisted in the roll-out of influenza vaccines and were previously assisting with covid-19 vaccines through South West Health Care.

In 2022/23, the City Infrastructure team has overseen the implementation of a number of large capital works projects. These include the completion of the play-space at Lake Pertobe, a project funded through the Commonwealth Building Better Regions Fund and Council. The completion of the upgrade to the Warrnambool Boat Ramp and improvements to the facilities for boat launching at Jubilee Park – Allansford, both projects funded via Better Boating Victoria, the completion of a significant upgrade to the pavilion at the Jetty Flat sporting precinct (adjacent to Lake Pertobe) and oversaw the initial stages of the decommissioning of the South West Victorian Livestock Exchange. In addition to these large capital works exercises, the directorate also managed a large asset renewal program, which included approximately \$900K of road renewal, just over \$800K of road reseals and approximately \$600K of footpath renewal in the Warrnambool CBD. All of these projects have required the management of significant grant funds to enable them to be undertaken.

City Infrastructure staff have also facilitated the detailed designs for a large drainage contract to be undertaken in Japan Street Warrnambool to alleviate urban flooding, an upgrade to a drainage line in Allansford to reduce flood risk to the central section of the town when the Hopkins River is high, designed a new pedestrian/school crossing for Raglan Parade (Princes Highway) and completed designs for an upgrade to the Lava Street/Kepler Street roundabout as a Blackspot funded project. All of these projects are programmed to be completed in the first quarter of the 2023/24 financial year.

Community Development

The Community Development directorate plans for and provides a broad range of strategies, plans and policies, functions and services across social, cultural, community, recreational and educational services, children and family services and community facilities to support residents and users of all ages and stages of life. The Directorate receives funding from a variety of sources including Fee for service, State and Federal Government departments in order to subsidise, deliver and/or support Council services and facilities provided. The Directorate also works in partnership with a range of Government departments, not-for-profits and non-government agencies, private sector / philanthropic partners in order to plan, advocate, develop and / or deliver projects, programs or initiatives that achieve the community's strategic goals and aspirations.

Services in the Directorate include: community policy and planning, early years program, maternal and child health, family and children services, pre-schools, family day care, outside school hours care, Warrnambool Library and Learning Centre, AquaZone aquatic centre, multi-purpose sports stadium, recreation and planning, Warrnambool Art Gallery, Lighthouse

continued on next page ...

Page 19 of 68

Warrnambool City Council

2022/2023 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2023

Note 2.2 Analysis of Council results by program (continued)

Theatre, youth services, Archie Graham Community Centre, volunteer services, home and community care, meals on wheels, home maintenance, respite care, social support programs, neighbourhood house, social inclusion initiatives, Municipal health and wellbeing program, reconciliation planning and initiatives, advocacy, strategic workforce planning (mental health), community planning and a range of major community projects and events.

City Growth

The City Growth Directorate is required to plan, facilitate and deliver growth of population, jobs and investment but with the added responsibility of maintaining the liveability of Warrnambool for residents and visitors. City Growth has a key role in engaging business and all tiers of government, as well as supporting regional growth in business and tourism.

The City Growth directorate provides many services including tourism development, visitor information centre, holiday parks, Flagstaff Hill Maritime Village, economic development and investment, business support, events, regional skilled migration programs (including the Great South Coast Designated Area Migration Agreement), city statutory planning and development, strategic planning to cater for new residential and commercial/industrial growth, building services, environmental health services, open space planning and graphical information support.

The directorate also has responsibility for supporting and adding value to the city's international relationships with Miura (Japan), Changchun (China), Knoxville (USA) and Mariestad (Sweden).

2.2.2 Summary of income / revenue, expenses, assets and capital expenses by program

Functions/activities	Income / Revenue \$ '000	Expenses \$ '000	Surplus / (Deficit) \$ '000	Grants included in income / revenue \$ '000	Total assets \$ '000
2023					
Corporate Strategies	62,363	25,012	37,351	7,837	70,390
City Infrastructure	12,823	28,771	(15,948)	8,040	815,004
Community Development	22,652	24,908	(2,256)	10,452	718
City Growth	8,450	8,545	(95)	883	624
Total functions and activities	106,288	87,236	19,052	27,212	886,736
2022					
Corporate Strategies	58,056	24,315	33,741	6,396	49,361
City Infrastructure	8,226	18,935	(10,709)	3,473	718,243
Community Development	21,504	23,583	(2,079)	12,159	1,222
City Growth	5,507	8,015	(2,508)	610	13,193
Total functions and activities	93,293	74,848	18,445	22,638	782,019

The 2022 financials have been restated in line with an internal restructure that occurred in 2023.

Warrnambool City Council

2022/2023 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2023

Note 3. Funding for the delivery of our services

	2023	2022
	\$ '000	\$ '000

3.1 Rates and charges

Council uses Capital Improved Value (CIV) as the basis of valuation of all properties within the municipal district. The CIV of a property is its imputed market value.

The valuation base used to calculate general rates for 2022/23 was \$10.494 billion (2021/22: \$7.526 billion).

Residential Rates	23,251	22,435
Municipal charge	5,248	5,067
Waste management charge	7,240	6,691
Commercial rates	5,345	5,240
Vacant Land rates	1,418	1,285
Industrial rates	1,892	1,840
Urban farm rates	454	442
Cultural and recreational land rates	75	87
Interest on rates and charges	115	115
Total rates and charges	45,038	43,202

The date of the latest general revaluation of land for rating purposes within the municipal district was 1 January 2022, and the valuation will be first applied in the rating year commencing 1 July 2022.

Annual rates and charges are recognised as revenues when Council issues annual rates notices. Supplementary rates are recognised when a valuation and reassessment is completed and a supplementary rates notice issued.

	2023	2022
	\$ '000	\$ '000

3.2 Statutory fees and fines

Town planning and building	561	752
Parking fines	716	503
Animal control	517	448
Permits and certificates	354	348
Health and Local Laws	148	188
Total statutory fees and fines	2,296	2,239

Statutory fees and fines (including parking fees and fines) are recognised as revenue when the service has been provided, the payment is received, or when the penalty has been applied, whichever first occurs.

Warrnambool City Council

2022/2023 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2023

Note 3. Funding for the delivery of our services (continued)

	2023 \$ '000	2022 \$ '000
3.3 User fees		
Children's services	4,506	4,123
Foreshore holiday parks	3,523	2,622
Regulatory control	1,993	1,779
Cultural centres	2,610	1,546
Indoor aquatic centre	1,912	1,339
Tourism and promotion	1,510	1,144
Livestock exchange	511	1,138
Property management	846	806
Multi Purpose Sports Stadium	894	766
Aged services fees	690	646
Other fees and charges	440	352
Total user fees	19,435	16,261

User fees are recognised as revenue at a point in time, or over time, when (or as) the performance obligation is satisfied. Recognition is based on the underlying contractual terms.

Warrnambool City Council

2022/2023 Financial Report

Notes to the Financial Statements for the year ended 30 June 2023

Note 3. Funding for the delivery of our services (continued)

	2023 \$ '000	2022 \$ '000
3.4 Funding from other levels of government		
Grants were received in respect of the following:		
Summary of grants		
Commonwealth funded grants	11,824	9,466
State funded grants	15,388	13,172
Total grants received	27,212	22,638
(a) Operating Grants		
Recurrent - Commonwealth Government		
Victoria Grants Commission - Financial Assistance Grant	5,631	4,786
Victoria Grants Commission - local roads	1,044	858
Aged Services	1,890	2,076
Recurrent - State Government		
Family and children	3,861	3,079
Aged services	758	542
Pension rebate	792	751
Cultural centres	737	713
School crossing supervision	236	197
Port operations	97	97
Environment initiatives	70	70
Other	252	48
Total recurrent operating grants	15,368	13,217
Non-recurrent - Commonwealth Government		
Other	32	9
Non-recurrent - State Government		
Family and children	1,152	345
Economic development	612	588
Aged services	127	84
Environment initiatives	192	71
Cultural centres	154	7
Recreation	1	9
Infrastructure Services	142	151
Other	282	—
Total non-recurrent operating grants	2,694	1,264
Total operating grants	18,062	14,481

Warrnambool City Council

2022/2023 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2023

Note 3. Funding for the delivery of our services (continued)

	2023 \$ '000	2022 \$ '000
(b) Capital Grants		
Recurrent - Commonwealth Government		
Roads to recovery	425	650
Total recurrent capital grants	425	650
Non-recurrent - Commonwealth Government		
Infrastructure services	2,802	1,087
Non-recurrent - State Government		
Other	1,360	1,396
Infrastructure services	715	860
Recreation	591	3,920
Port operations	3,257	244
Total non-recurrent capital grants	8,725	7,507
Total capital grants	9,150	8,157

(c) Recognition of grant income

Before recognising funding from government grants as revenue the Council assesses whether there is a contract that is enforceable and has sufficiently specific performance obligations in accordance with AASB 15 Revenue from Contracts with Customers. When both these conditions are satisfied, the Council:

- identifies each performance obligation relating to revenue under the contract/agreement
- determines the transaction price
- recognises a contract liability for its obligations under the agreement
- recognises revenue as it satisfies its performance obligations, at the time or over time when services are rendered.

Where the contract is not enforceable and/or does not have sufficiently specific performance obligations, the Council applies AASB 1058 Income for Not-for-Profit Entities.

Grant revenue with sufficiently specific performance obligations is recognised over time as the performance obligations specified in the underlying agreement are met. Where performance obligations are not sufficiently specific, grants are recognised on the earlier of receipt or when an unconditional right to receipt has been established. Grants relating to capital projects are generally recognised progressively as the capital project is completed. The following table provides a summary of the accounting framework under which grants are recognised.

The Commonwealth Government paid 100% of the Grants Commission allocation for 2023/24 in advance

	2023 \$ '000	2022 \$ '000
Income recognised under AASB 1058 Income of Not-for-Profit Entities		
General purpose	15,028	13,037
Specific purpose grants to acquire non-financial assets	8,781	8,234
Other specific purpose grants	2,188	791
Revenue recognised under AASB 15 Revenue from Contracts with Customers		
Specific purpose grants	1,215	576
	27,212	22,638

Warrnambool City Council

2022/2023 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2023

Note 3. Funding for the delivery of our services (continued)

	2023 \$ '000	2022 \$ '000
(d) Unspent grants received on condition that they be spent in a specific manner:		
Operating		
Balance at start of year	2,274	700
Received during the financial year and remained unspent at balance date	1,488	2,272
Received in prior years and spent during the financial year	(1,764)	(698)
Balance at year end	1,998	2,274
Capital		
Balance at start of year	4,017	6,018
Received during the financial year and remained unspent at balance date	5,197	2,527
Received in prior years and spent during the financial year	(4,008)	(4,528)
Balance at year end	5,206	4,017

Unspent grants are determined and disclosed on a cash basis.

Warrnambool City Council

2022/2023 Financial Report

Notes to the Financial Statements for the year ended 30 June 2023

Note 3. Funding for the delivery of our services (continued)

	2023 \$ '000	2022 \$ '000
3.5 Contributions		
Monetary contributions		
Monetary	3,709	1,278
Total monetary contributions	3,709	1,278
Non-monetary contributions		
Non-monetary	6,647	4,705
Total non-monetary contributions	6,647	4,705
Total contributions	10,356	5,983

Contributions of non monetary assets were received in relation to the following asset classes.

Land	—	284
Roads	3,108	1,863
Drainage	2,174	1,857
Footpaths and cycleways	1,335	701
Land under roads	—	—
Paintings and exhibits	—	—
Parks, Open Space & Streetscape	30	—
Total non-monetary contributions	6,647	4,705

Monetary and non monetary contributions are recognised as revenue at their fair value when Council obtains control over the contributed asset.

Warrnambool City Council

2022/2023 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2023

Note 3. Funding for the delivery of our services (continued)

	2023 \$ '000	2022 \$ '000
3.6 Net gain/(loss) on disposal of property, infrastructure, plant and equipment		
Land and buildings		
Proceeds of sale	150	—
Written down value of assets disposed	(3,995)	—
Total net gain/(loss) on disposal of land and buildings	(3,845)	—
Plant and equipment		
Proceeds of sale	485	429
Written down value of assets disposed	(266)	(289)
Total net gain/(loss) on disposal of plant and equipment	219	140
Infrastructure Assets		
Written down value of assets disposed	(608)	(14)
Total net gain/(loss) on disposal of Infrastructure Assets	(608)	(14)
Total net gain/(loss) on disposal of property, infrastructure, plant and equipment	(4,234)	126

The profit or loss on sale of an asset is determined when control of the asset has passed to the buyer.

Warrnambool City Council

2022/2023 Financial Report

Notes to the Financial Statements for the year ended 30 June 2023

Note 3. Funding for the delivery of our services (continued)

	2023 \$ '000	2022 \$ '000
3.7 Other income		
Reimbursements	193	1,630
Interest	1,217	50
Infrastructure services	115	174
Family and community	8	14
Recreation and cultural programs	2	38
Recognition of in-kind volunteer support	343	218
Other	73	618
Total other income	1,951	2,742

Interest is recognised as it is earned.

Other income is measured at the fair value of the consideration received or receivable and is recognised when Council gains control over the right to receive the income.

	2023 \$ '000	2022 \$ '000
3.8 Found Assets		
Found Assets were received in relation to the following asset classes		
Roads	—	102
Total found assets	—	102

Found assets are recorded if they are discovered when Council completes its maintenance program. This mainly occurs with assets that are underground such as drainage and drainage pits.

Warrnambool City Council

2022/2023 Financial Report

Notes to the Financial Statements for the year ended 30 June 2023

Note 4. The cost of delivering services

	2023 \$ '000	2022 \$ '000
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4.1 Employee costs

(a) Employee costs

Wages and salaries	33,097	31,470
Superannuation	3,349	3,033
WorkCover	861	1,220
Fringe benefits tax	328	267
Total employee costs	37,635	35,990

(b) Superannuation

Council made contributions to the following funds:

Defined benefit fund

Employer contributions to Local Authorities Superannuation Fund (Vision Super)	184	201
	184	201

Accumulation funds

Employer contributions to Local Authorities Superannuation Fund (Vision Super)	2,180	2,149
Employer contributions - other funds	985	683
	3,165	2,832

Total superannuation costs

	3,349	3,033
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Employer contributions payable at reporting date

Contributions made exclude amounts accrued at balance date. Refer to note 9.3 for further information relating to Council's superannuation obligations.

4.2 Materials and services

Infrastructure services	9,304	5,330
Corporate services	5,148	4,762
Recreation and cultural services	4,712	4,912
Waste management	4,155	3,870
Children's services	1,718	1,288
Tourism and promotion	1,672	1,594
Health and local laws	1,031	1,086
Aged services	858	850
Foreshore caravan parks	695	587
Livestock Exchange	391	474
Family day care	134	136
Office administration	—	1
Other	494	338
Total materials and services	30,312	25,228

Expenses are recognised as they are incurred and reported in the financial year to which they relate.

Warrnambool City Council

2022/2023 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2023

Note 4. The cost of delivering services (continued)

	2023 \$ '000	2022 \$ '000
4.3 Depreciation		
Property		
Land improvements	26	16
Buildings - specialised	2,158	2,077
Buildings - non specialised	34	37
Building improvements	23	19
Total depreciation - property	2,241	2,149
Plant and equipment		
Plant machinery and equipment	1,077	1,004
Fixtures fittings and furniture	101	98
Computers and telecomms	611	619
Library books	137	62
Total depreciation - plant and equipment	1,926	1,783
Infrastructure		
Roads	4,691	4,389
Bridges	275	386
Footpaths and cycleways	1,481	1,307
Drainage	1,033	940
Recreational, leisure and community	166	103
Waste management	41	41
Parks open spaces and streetscapes	647	608
Aerodromes	291	257
Off street car parks	350	330
Other infrastructure	233	142
Total depreciation - infrastructure	9,208	8,503
Total depreciation	13,375	12,435

Refer to note 5.8 and 6.1 for a more detailed breakdown of depreciation and amortisation charges and accounting policy.

4.4 Amortisation - Right of use assets

Property	39	51
Plant & equipment	268	231
Total Amortisation - Right of use assets	307	282

Warrnambool City Council

2022/2023 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2023

Note 4. The cost of delivering services (continued)

	2023 \$ '000	2022 \$ '000
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4.5 Bad and doubtful debts - allowance for impairment losses

Local Laws debtors	188	24
Other debtors	24	13
Total bad and doubtful debts - allowance for impairment losses	212	37

Movement in allowance for impairment losses in respect of debtors

Balance at the beginning of the year	880	870
New provisions recognised during the year	218	30
Amounts already provided for and written off as uncollectible	(5)	(17)
Amounts provided for but recovered during the year	(5)	(3)
Balance at end of year	1,088	880

An allowance for impairment losses in respect of debtors is recognised based on an expected credit loss model. This model considers both historic and forward looking information in determining the level of impairment.

4.6 Borrowing costs

Interest - Borrowings	272	211
Total borrowing costs	272	211

Borrowing costs are recognised as an expense in the period in which they are incurred, except where they are capitalised as part of a qualifying asset constructed by Council.

4.7 Finance Costs - Leases

Interest - Lease Liabilities	29	35
Total finance costs	29	35

4.8 Other expenses

Councillors' allowances	358	281
Auditors' remuneration - Internal Audit	105	72
Auditors' remuneration - VAGO - audit of the financial statements, performance statement and grant acquittals	51	56
Recognition of in-kind volunteer support	346	221
Total other expenses	860	630

Warrnambool City Council

2022/2023 Financial Report

Notes to the Financial Statements for the year ended 30 June 2023

Note 5. Our financial position

	2023 \$ '000	2022 \$ '000
5.1 Financial assets		
(a) Cash and cash equivalents		
Current		
Cash at bank	7,747	12,790
Cash on hand	48	48
Total current cash and cash equivalents	7,795	12,838
(b) Other financial assets		
Current		
Term deposits - current	40,500	25,000
Total current other financial assets	40,500	25,000
Non-current		
Unlisted shares in corporations	2	2
Total non-current other financial assets	2	2
Total current financial assets	48,295	37,838
Total non-current financial assets	2	2

Cash and term deposits held to fund carried forward capital works.

Cash and cash equivalents include cash on hand, deposits at call, and other highly liquid investments with original maturities of three months or less, net of outstanding bank overdrafts.

Other financial assets are valued at fair value, at balance date. Term deposits are measured at original cost. Any unrealised gains and losses on holdings at balance date are recognised as either a revenue or expense.

Other financial assets include term deposits and those with original maturity dates of three to 12 months are classified as current, whilst term deposits with maturity dates greater than 12 months are classified as non-current.

Warrnambool City Council

2022/2023 Financial Report

Notes to the Financial Statements for the year ended 30 June 2023

Note 5. Our financial position (continued)

	2023 \$ '000	2022 \$ '000
(c) Trade & Other Receivables		
Current		
<i>Statutory receivables</i>		
Rates debtors	931	659
Infringement debtors	1,494	1,288
GST receivable	463	409
<i>Non-statutory receivables</i>		
Development and buildings	243	62
Animals	195	138
Child care	45	39
TAFE	62	60
Fire Service Levy	11	10
Loans and advances to community organisations	14	14
Other debtors	873	1,753
<i>Provisions for doubtful debts</i>		
Provision for doubtful debts - other debtors	(38)	(19)
Provision for doubtful debts - infringements	(1,050)	(861)
Total current trade and other receivables	3,243	3,552
Non-Current		
<i>Non-statutory receivables</i>		
Loans and advances to community organisations	—	1
Total non-current trade and other receivables	—	1
Total trade and other receivables	3,243	3,553

Short term receivables are carried at invoice amount. A provision for doubtful debts is recognised when there is objective evidence that an impairment has occurred. Long term receivables are carried at amortised cost using the effective interest rate method.

	2023 \$ '000	2022 \$ '000
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(d) Ageing of receivables

The ageing of the Council's trade & other receivables (excluding statutory receivables) that are not impaired was:

Current (not yet due)	707	1,702
Past due by up to 30 days	81	139
Past due between 31 and 180 days	427	65
Past due between 181 and 365 days	62	14
Past due by more than 1 year	128	138
Total trade and other receivables	1,405	2,058

Warrnambool City Council

2022/2023 Financial Report

Notes to the Financial Statements for the year ended 30 June 2023

Note 5. Our financial position (continued)

	2023	2022
	\$ '000	\$ '000

5.2 Non-financial assets

(a) Inventories

Current

Inventories held for sale	125	136
Inventories held for distribution	65	66
Total current inventories	190	202

Inventories held for distribution are measured at cost, adjusted when applicable for any loss of service potential. All other inventories, including land held for sale, are measured at the lower of cost and net realisable value. Where inventories are acquired for no cost or nominal consideration, they are measured at current replacement cost at the date of acquisition.

(b) Other assets

Current

Accrued income	2,099	1,617
Total current other assets	2,099	1,617

Prepayments

Prepayments	987	552
Total current Prepayments	987	552

Warrnambool City Council

2022/2023 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2023

Note 5. Our financial position (continued)

	2023 \$ '000	2022 \$ '000
5.3 Payables, trust funds and deposits and unearned income/revenue		
(a) Trade and other payables		
Current		
<i>Non-statutory payables</i>		
Accrued expenses	3,603	4,054
Trade payables	840	1,047
<i>Statutory payables</i>		
Net GST payable	15	221
Total current trade and other payables	4,458	5,322
(b) Trust funds and deposits		
Current		
Refundable deposits	1,967	1,969
Retention amounts	59	65
Total current trust funds and deposits	2,026	2,034
(c) Unearned income/revenue		
Current		
Grants received in advance:		
Grants received in advance - operating	1,998	2,274
Grants received in advance - capital	5,206	4,017
Total grants received in advance	7,204	6,291
User fees received in advance:		
Other	20	—
Total user fees received in advance	20	—
Total current unearned income/revenue	7,224	6,291

Unearned income/revenue represents contract liabilities and reflect consideration received in advance from customers in respect of which Council is yet to meet its obligations. \$3.75 million of the 2022-23 balance relates to the Coastal Connect project, which is being delivered in conjunction with Corangamite Shire and Moyne Shire councils. Unearned income are derecognised and recorded as revenue when promised goods and services are transferred to the customer. Refer to Note 3.

Amounts received as deposits and retention amounts controlled by Council are recognised as trust funds until they are returned, transferred in accordance with the purpose of the receipt, or forfeited. Trust funds that are forfeited, resulting in council gaining control of the funds, are to be recognised as revenue at the time of forfeit.

Purpose and nature of items

Refundable developer deposits - Deposits are taken by council as a form of surety in a number of circumstances, including in relation to building works, tender deposits, contract deposits and the use of civic facilities.

Fire Service Levy - Council is the collection agent for fire services levy on behalf of the State Government. Council remits amounts received on a quarterly basis. Amounts disclosed here will be remitted to the state government in line with that process.

Retention Amounts - Council has a contractual right to retain certain amounts until a contractor has met certain requirements or a related warrant or defect period has elapsed. Subject to the satisfactory completion of the contractual obligations, or the elapsing of time, these amounts will be paid to the relevant contractor in line with Council's contractual obligations.

continued on next page ...

Page 35 of 68

Warrnambool City Council

2022/2023 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2023

Note 5. Our financial position (continued)

	2023 \$ '000	2022 \$ '000
5.4 Interest-bearing liabilities		
Current		
Treasury Corporation of Victoria borrowings - secured	397	268
Other borrowings - secured	1,512	1,294
Total current interest-bearing liabilities	1,909	1,562
Non-current		
Treasury Corporation of Victoria borrowings - secured	4,639	3,746
Other borrowings - secured	3,781	5,293
Total non-current interest-bearing liabilities	8,420	9,039
Total	10,329	10,601
Borrowings are secured by Council rates		
a) The maturity profile for Council's borrowings is:		
Not later than one year	1,909	1,561
Later than one year and not later than five years	6,665	6,625
Later than five years	1,755	2,415
	10,329	10,601

Borrowings are initially measured at fair value, being the cost of the interest bearing liabilities, net of transaction costs. The measurement basis subsequent to initial recognition depends on whether the Council has categorised its interest-bearing liabilities as either financial liabilities designated at fair value through the profit and loss, or financial liabilities at amortised cost. Any difference between the initial recognised amount and the redemption value is recognised in net result over the period of the borrowing using the effective interest method.

The classification depends on the nature and purpose of the interest bearing liabilities. The Council determines the classification of its interest bearing liabilities at initial recognition. At present, all Council's borrowings are classified as amortised cost.

Warrnambool City Council

2022/2023 Financial Report

Notes to the Financial Statements for the year ended 30 June 2023

Note 5. Our financial position (continued)

	Employee provisions \$ '000	Landfill restoration \$ '000	Total \$ '000
5.5 Provisions			
2023			
Balance at the beginning of the financial year	7,238	567	7,805
Additional provisions	2,992	—	2,992
Amounts used	(2,871)	(43)	(2,914)
Change in the discounted amount arising because of time and the effect of any change in the discount rate	2	(11)	(9)
Balance at the end of the financial year	7,361	513	7,874
Provisions			
Provisions - current	6,832	81	6,913
Provisions - non-current	529	432	961
Total Provisions	7,361	513	7,874
2022			
Balance at the beginning of the financial year	7,284	652	7,936
Additional provisions	2,788	—	2,788
Amounts used	(2,816)	(62)	(2,878)
Change in the discounted amount arising because of time and the effect of any change in the discount rate	(18)	(23)	(41)
Balance at the end of the financial year	7,238	567	7,805
Provisions			
Provisions - current	6,732	81	6,813
Provisions - non-current	506	486	992
Total Provisions	7,238	567	7,805

Warrnambool City Council

2022/2023 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2023

Note 5. Our financial position (continued)

	2023 \$ '000	2022 \$ '000
(a) Employee provisions		
Current provisions expected to be wholly settled within 12 months		
Annual leave	2,307	2,240
Long service leave	635	661
	<u>2,942</u>	<u>2,901</u>
Current provisions expected to be wholly settled after 12 months		
Annual leave	201	261
Long service leave	3,689	3,570
	<u>3,890</u>	<u>3,831</u>
Total current employee provisions	<u>6,832</u>	<u>6,732</u>
Non-Current		
Long service leave	529	506
Total Non-Current Employee Provisions	<u>529</u>	<u>506</u>
Aggregate Carrying Amount of Employee Provisions:		
Current	6,832	6,732
Non-current	529	506
Total Aggregate Carrying Amount of Employee Provisions	<u>7,361</u>	<u>7,238</u>
The calculation of employee costs and benefits includes all relevant on-costs and are calculated as follows at reporting date.		
<i>Annual leave</i>		
A liability for annual leave is recognised in the provision for employee benefits as a current liability because the Council does not have an unconditional right to defer settlement of the liability. Liabilities for annual leave are measured at:		
- nominal value if the Council expects to wholly settle the liability within 12 months		
- present value if the Council does not expect to wholly settle within 12 months.		
Liabilities that are not expected to be wholly settled within 12 months of the reporting date are recognised in the provision for employee benefits as current liabilities, measured at the present value of the amounts expected to be paid when the liabilities are settled using the remuneration rate expected to apply at the time of settlement.		
<i>Long service leave</i>		
Liability for long service leave (LSL) is recognised in the provision for employee benefits. Unconditional LSL is disclosed as a current liability as the Council does not have an unconditional right to defer settlement. Unconditional LSL is measured at nominal value if expected to be settled within 12 months or at present value if not expected to be settled within 12 months. Conditional LSL that has been accrued, where an employee is yet to reach a qualifying term of employment, is disclosed as a non-current liability and measured at present value.		
Key assumptions:		
- on-cost rate	13.07%	12.10%
- wage inflation rate	4.35%	3.85%
- discount rate	4.06%	3.69%

continued on next page ...

Page 38 of 68

Warrnambool City Council

2022/2023 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2023

Note 5. Our financial position (continued)

	2023 \$ '000	2022 \$ '000
(b) Landfill restoration		
Current		
Current	81	81
Total current	81	81
Non-current		
Non-current	432	486
Total non-current	432	486

Council is obligated to restore Watson Street landfill site to a particular standard. The forecast life of the site is based on current estimates of remaining capacity and the forecast rate of infill. The provision for landfill restoration has been calculated based on the present value of the expected cost of works to be undertaken. The expected cost of works has been estimated based on current understanding of work required to reinstate the site to a suitable standard. Accordingly, the estimation of the provision required is dependent on the accuracy of the forecast timing of the work, work required and related costs.

Council reviews the landfill restoration provision on an annual basis, including the key assumptions listed below.

Key assumptions:

- inflation rate	6.00%	5.10%
- rehabilitation years	30	30
- remaining rehabilitated years	6	7

Warrnambool City Council

2022/2023 Financial Report

Notes to the Financial Statements
for the year ended 30 June 2023

Note 5. Our financial position (continued)

	2023 \$ '000	2022 \$ '000
5.6 Financing arrangements		
The Council has the following funding arrangements in place as at 30 June 2023.		
Bank overdraft	200	200
Credit card facilities	150	150
Treasury Corporation of Victoria facilities	5,500	5,500
Total Facilities	5,850	5,850
Used facilities	5,543	4,197
Used facilities	5,543	4,197
Unused facilities	307	1,653

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Warrnambool City Council

2022/2023 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2023

Note 5. Our financial position (continued)

5.7 Commitments

The Council has entered into the following commitments. Commitments are not recognised in the Balance Sheet. Commitments are disclosed at their nominal value and presented inclusive of the GST payable.

(a) Commitments for expenditure

	Not later than 1 year \$ '000	Later than 1 year and not later than 2 years \$ '000	Later than 2 years and not later than 5 years \$ '000	Later than 5 years \$ '000	Total \$ '000
2023					
Operating					
Recycling collection	1,309	1,400	3,102	—	5,811
Waste collection	2,078	2,177	4,788	—	9,043
Consultancies	538	—	—	—	538
Other	63	23	17	—	103
Food and organics collection	1,412	1,511	2,849	—	5,772
Glass collection	547	585	1,296	—	2,428
Transactional banking	63	67	148	—	278
Cleaning services	688	218	—	—	906
Security Services	232	207	—	—	439
Parking Services	50	—	—	—	50
Animal Services	169	—	—	—	169
Internal Audit	42	—	—	—	42
Meals for delivery	179	—	—	—	179
Information technology	51	—	—	—	51
Total	7,421	6,188	12,200	—	25,809
Capital					
Infrastructure	3,358	21	—	—	3,379
Total	3,358	21	—	—	3,379
2022					
Operating					
Recycling collection	1,003	1,029	2,135	—	4,167
Waste collection	1,931	1,979	4,062	—	7,972
Food and organics collection	1,334	1,367	2,838	—	5,539
Glass collection	485	497	1,031	—	2,013
Transactional banking	56	59	128	—	243
Cleaning services	747	516	164	—	1,427
Security Services	217	222	190	—	629
Parking Services	50	—	—	—	50
Animal Services	485	165	—	—	650
Internal Audit	78	40	—	—	118
Meals for delivery	167	—	—	—	167
Information technology	50	47	—	—	97
Total	6,603	5,921	10,548	—	23,072
Capital					
Infrastructure	7,511	78	21	—	7,610
Library and Learning HUB	1,650	—	—	—	1,650
Total	9,161	78	21	—	9,260

continued on next page ...

Page 41 of 68

Warrnambool City Council

2022/2023 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2023

Note 5. Our financial position (continued)

5.8 Leases

At inception of a contract, Council assesses whether a contract is, or contains, a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. To identify whether a contract conveys the right to control the use of an identified asset, it is necessary to assess whether:

- The contract involves the use of an identified asset;
- Council has the right to obtain substantially all of the economic benefits from use of the asset throughout the period of use; and
- Council has the right to direct the use of the asset.

This policy is applied to contracts entered into, or changed, on or after 1 July 2019.

As a lessee, Council recognises a right-of-use asset and a lease liability at the lease commencement date. The right-of-use asset is initially measured at cost which comprises the initial amount of the lease liability adjusted for:

- any lease payments made at or before the commencement date less any lease incentives received; plus
- any initial direct costs incurred; and
- an estimate of costs to dismantle and remove the underlying asset or to restore the underlying asset or the site on which it is located.

The right-of-use asset is subsequently depreciated using the straight-line method from the commencement date to the earlier of the end of the useful life of the right-of-use asset or the end of the lease term. The estimated useful lives of right-of-use assets are determined on the same basis as those of property, plant and equipment. In addition, the right-of-use asset is periodically reduced by impairment losses, if any, and adjusted for certain measurements of the lease liability.

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, an appropriate incremental borrowing rate. Generally, Council uses an appropriate incremental borrowing rate as the discount rate.

Lease payments included in the measurement of the lease liability comprise the following:

- Fixed payments
- Variable lease payments that depend on an index or a rate, initially measured using the index or rate as at the commencement date;
- Amounts expected to be payable under a residual value guarantee; and
- The exercise price under a purchase option that Council is reasonably certain to exercise, lease payments in an optional renewal period if Council is reasonably certain to exercise an extension option, and penalties for early termination of a lease unless Council is reasonably certain not to terminate early.

When the lease liability is remeasured in this way, a corresponding adjustment is made to the carrying amount of the right-of-use asset, or is recorded in profit or loss if the carrying amount of the right-of-use asset has been reduced to zero.

Under AASB 16 Leases, Council as a not-for-profit entity has elected not to measure right-of-use assets at initial recognition at fair value in respect of leases that have significantly below-market terms.

Warrnambool City Council

2022/2023 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2023

Note 5. Our financial position (continued)

(a) Right-of-Use Assets

	Property \$ '000	Plant & Equipment \$ '000	Total \$ '000
2023			
Balance at 1 July	83	1,142	1,225
Additions	–	75	75
Adjustments to right-of-use assets due to re-measurement of lease liability	–	–	–
Other	(31)	30	(1)
Amortisation charge	(52)	(255)	(307)
Balance at 30 June	–	992	992
2022			
Balance at 1 July	97	1,330	1,427
Additions	36	44	80
Adjustments to right-of-use assets due to re-measurement of lease liability	–	–	–
Amortisation charge	(50)	(232)	(282)
Balance at 30 June	83	1,142	1,225

	2023 \$ '000	2022 \$ '000
--	-----------------	-----------------

(b) Lease Liabilities

Maturity analysis - contractual undiscounted cash flows		
Less than one year	301	315
One to five years	778	872
More than five years	–	149
Total undiscounted lease liabilities as at 30 June:	1,079	1,336

Lease liabilities included in the Balance Sheet at 30 June:

Current	277	286
Non-current	741	963
Total lease liabilities	1,018	1,249

Short-term and low value leases

Council has elected not to recognise right-of-use assets and lease liabilities for short-term leases that have a lease term of 12 months or less and leases of low-value assets (individual assets worth less than existing capitalisation thresholds for a like asset up to a maximum of AUD\$10,000), including IT equipment. Council recognises the lease payments associated with these leases as an expense on a straight-line basis over the lease term.

Expenses relating to:

Leases of low value assets	260	234
Total	260	234

Variable lease payments (not included in measurement of lease liabilities)

Variable lease payments	–	–
Total	–	–

Variable lease payments are those that depend on an index or a rate, for example payments linked to the consumer price index, a benchmark interest rate or changes in market rental rates.

continued on next page ...

Page 43 of 68

Warrnambool City Council

2022/2023 Financial Report

Notes to the Financial Statements
for the year ended 30 June 2023

Note 5. Our financial position (continued)

	2023	2022
	\$ '000	\$ '000
Non-cancellable lease commitments - Short-term and low-value leases		
Commitments for minimum lease payments for short-term and low-value leases are payable as follows:		
Payable:		
Within one year	248	254
Later than one year but not later than five years	332	536
Total lease commitments	580	790

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Warrnambool City Council

2022/2023 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2023

Note 6. Assets we manage

6.1 Property, infrastructure, plant and equipment

Summary of property, infrastructure, plant and equipment	Carrying amount 30 June 2022 \$ '000	Additions \$ '000	Contributions \$ '000	Revaluation \$ '000	Depreciation \$ '000	Disposal \$ '000	Write-off \$ '000	Transfers \$ '000	Carrying amount 30 June 2023 \$ '000
Property	290,199	80	—	51,679	(2,241)	(3,969)	—	8,366	344,114
Plant and equipment	21,779	1,657	—	—	(1,926)	(263)	—	95	21,342
Infrastructure	401,328	5,423	6,647	34,361	(9,208)	(629)	—	10,118	448,040
Work in progress	23,728	12,863	—	—	—	—	(580)	(18,579)	17,432
Total	737,034	20,023	6,647	86,040	(13,375)	(4,861)	(580)	—	830,928

Summary of Work in Progress	Opening WIP \$ '000	Additions \$ '000	Write-off \$ '000	Transfers \$ '000	Closing WIP \$ '000
Property	3,082	3,750	(134)	(1,570)	5,128
Plant and equipment	299	479	(24)	(96)	658
Infrastructure	20,347	8,634	(422)	(16,912)	11,647
Total	23,728	12,863	(580)	(18,578)	17,433

continued on next page ...

Page 45 of 68

Warrnambool City Council

2022/2023 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2023

Note 6. Assets we manage (continued)

	Land specialised \$ '000	Land non specialised \$ '000	Land improvements \$ '000	Total land and land improvements \$ '000	Buildings specialised \$ '000	Buildings non specialised \$ '000	Building improvements \$ '000	Total buildings \$ '000	Work in progress \$ '000	Total property \$ '000
Property										
At fair value 1 July 2022	160,694	2,689	996	164,379	137,611	2,839	866	141,316	3,082	308,777
Accumulated depreciation at 1 July 2022	—	—	(439)	(439)	(14,632)	(302)	(126)	(15,060)	—	(15,499)
	160,694	2,689	557	163,940	122,979	2,537	740	126,256	3,082	293,278
Movements in fair value										
Additions	—	—	62	62	—	18	—	18	3,750	3,830
Contributions and Found Assets	—	—	—	—	—	—	—	—	—	—
Revaluation	50,860	819	—	51,679	—	—	—	—	—	51,679
Disposal	—	(1,608)	(6)	(1,614)	(1,090)	(1,600)	(5)	(2,695)	—	(4,309)
Write-off	—	—	—	—	—	—	—	—	(134)	(134)
Transfers	486	—	—	486	7,880	—	—	7,880	(1,570)	6,796
Write-off	—	—	—	—	—	—	—	—	—	—
	51,346	(789)	56	50,613	6,790	(1,582)	(5)	5,203	2,046	57,862
Movements in accumulated depreciation										
Depreciation and amortisation	—	—	(26)	(26)	(2,158)	(34)	(23)	(2,215)	—	(2,241)
Accumulated depreciation of disposals	—	—	1	1	118	216	5	339	—	340
Revaluation	—	—	—	—	—	—	—	—	—	—
Transfers	—	—	—	—	—	—	—	—	—	—
	—	—	(25)	(25)	(2,040)	182	(18)	(1,876)	—	(1,901)
At fair value 30 June 2023	212,039	1,900	1,053	214,992	144,401	1,257	861	146,519	5,128	366,639
Accumulated depreciation at 30 June 2023	—	—	(463)	(463)	(16,671)	(120)	(143)	(16,934)	—	(17,397)
Carrying amount	212,039	1,900	590	214,529	127,730	1,137	718	129,585	5,128	349,242

continued on next page ...

Page 46 of 68

Warrnambool City Council

2022/2023 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2023

Note 6. Assets we manage (continued)

	Plant machinery and equipment \$ '000	Fixtures fittings and furniture \$ '000	Computers and telecomms \$ '000	Library books \$ '000	Paintings and exhibits \$ '000	Total \$ '000	Work in progress \$ '000	Total plant and equipment \$ '000
Plant and Equipment								
At fair value 1 July 2022	10,781	5,787	7,300	382	13,193	37,443	299	37,742
Accumulated depreciation at 1 July 2022	(6,628)	(4,835)	(4,143)	(62)	—	(15,668)	—	(15,668)
	4,153	952	3,157	320	13,193	21,775	299	22,074
Movements in fair value								
Additions	1,032	—	34	591	—	1,657	479	2,136
Contributions and Found Assets	—	—	—	—	—	—	—	—
Revaluation	—	—	—	—	—	—	—	—
Disposal	(656)	—	(89)	(139)	—	(884)	—	(884)
Write-off	—	—	—	—	—	—	(24)	(24)
Transfers	—	—	28	—	67	95	(96)	(1)
Write-off	—	—	—	—	—	—	—	—
	376	—	(27)	452	67	868	359	1,227
Movements in accumulated depreciation								
Depreciation and amortisation	(1,077)	(101)	(611)	(137)	—	(1,926)	—	(1,926)
Accumulated depreciation of disposals	619	—	2	—	—	621	—	621
Transfers	—	—	—	—	—	—	—	—
	(458)	(101)	(609)	(137)	—	(1,305)	—	(1,305)
At fair value 30 June 2023	11,157	5,787	7,274	834	13,260	38,312	659	38,971
Accumulated depreciation at 30 June 2023	(7,085)	(4,935)	(4,752)	(199)	—	(16,971)	—	(16,971)
Carrying amount	4,072	852	2,522	635	13,260	21,341	659	22,000

continued on next page ...

Page 47 of 68

Warrnambool City Council

2022/2023 Financial Report

Notes to the Financial Statements for the year ended 30 June 2023

Note 6. Assets we manage (continued)

	Roads \$ '000	Bridges \$ '000	Foot- paths and cycle- ways \$ '000	Drainage \$ '000	Recreati- on, leisure, communi- ty \$ '000	Waste manage- ment \$ '000	Parks, open spaces, streetsca- pes \$ '000	Aerodro- mes \$ '000	Off street car parks \$ '000	Other infra- structure \$ '000	Total \$ '000	Work in progress \$ '000	Total infra- structure \$ '000
Infrastructure													
At fair value 1 July 2022	287,067	24,754	78,664	110,140	7,032	606	16,261	9,263	14,844	8,886	557,517	20,347	577,864
Accumulated depreciation at 1 July 2022	(57,853)	(8,663)	(46,532)	(21,322)	(4,366)	(131)	(6,589)	(1,100)	(4,942)	(4,688)	(156,186)	–	(156,186)
	<u>229,214</u>	<u>16,091</u>	<u>32,132</u>	<u>88,818</u>	<u>2,666</u>	<u>475</u>	<u>9,672</u>	<u>8,163</u>	<u>9,902</u>	<u>4,198</u>	<u>401,331</u>	<u>20,347</u>	<u>421,678</u>
Movements in fair value													
Additions	–	970	1,152	310	458	–	–	478	–	2,055	5,423	8,634	14,057
Contributions and Found Assets	3,107	–	1,335	2,175	–	–	30	–	–	–	6,647	–	6,647
Revaluation	22,980	1,656	1,412	(10)	–	–	–	–	–	–	26,038	–	26,038
Disposal	(83)	(1,360)	(9)	(23)	(30)	–	(206)	–	(117)	–	(1,828)	–	(1,828)
Write-off	–	–	–	–	–	–	–	–	–	–	–	(422)	(422)
Transfers	1,188	2,730	348	92	2,503	–	3,254	–	–	2	10,117	(16,913)	(6,796)
	<u>27,192</u>	<u>3,996</u>	<u>4,238</u>	<u>2,544</u>	<u>2,931</u>	<u>–</u>	<u>3,078</u>	<u>478</u>	<u>(117)</u>	<u>2,057</u>	<u>46,397</u>	<u>(8,701)</u>	<u>37,696</u>
Movements in accumulated depreciation													
Depreciation and amortisation	(4,691)	(275)	(1,481)	(1,033)	(166)	(41)	(647)	(291)	(350)	(233)	(9,208)	–	(9,208)
Accumulated depreciation of disposals	53	887	5	11	2	–	173	–	60	–	1,191	–	1,191
Revaluations	6,136	(568)	3,372	(1)	–	–	–	–	(617)	–	8,322	–	8,322
Transfers	–	–	–	–	–	–	–	–	–	–	–	–	–
	<u>1,498</u>	<u>44</u>	<u>1,896</u>	<u>(1,023)</u>	<u>(164)</u>	<u>(41)</u>	<u>(474)</u>	<u>(291)</u>	<u>(907)</u>	<u>(233)</u>	<u>305</u>	<u>–</u>	<u>305</u>
At fair value 30 June 2023	314,260	28,750	82,902	112,685	9,963	606	19,339	9,725	14,727	10,945	603,902	11,647	615,549
Accumulated depreciation at 30 June 2023	(56,354)	(8,618)	(44,636)	(22,345)	(4,529)	(172)	(7,064)	(1,375)	(5,849)	(4,921)	(155,863)	–	(155,863)
Carrying amount	<u>257,906</u>	<u>20,132</u>	<u>38,266</u>	<u>90,340</u>	<u>5,434</u>	<u>434</u>	<u>12,275</u>	<u>8,350</u>	<u>8,878</u>	<u>6,024</u>	<u>448,039</u>	<u>11,647</u>	<u>459,686</u>

continued on next page ...

Page 48 of 68

Warrnambool City Council

2022/2023 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2023

Note 6. Assets we manage (continued)

Acquisition

The purchase method of accounting is used for all acquisitions of assets, being the fair value of assets provided as consideration at the date of acquisition plus any incidental costs attributable to the acquisition. Fair value is the price that would be received to sell an asset (or paid to transfer a liability) in an orderly transaction between market participants at the measurement date.

Where assets are constructed by Council, cost includes all materials used in construction, direct labour, borrowing costs incurred during construction, and an appropriate share of directly attributable variable and fixed overheads.

In accordance with Council's policy, the threshold limits have applied when recognising assets within an applicable asset class and unless otherwise stated are consistent with the prior year.

Asset recognition thresholds and depreciation periods

	Depreciation Period years	Threshold Limit \$ '000
Land and land improvements		
land	n/a	—
land improvements	10 - 200 years	5
Buildings		
buildings	20 - 150 years	5
building improvements	25 - 60 years	1
leasehold improvements	10 - 20 years	1
Plant and Equipment		
plant, machinery and equipment	3 - 40 years	1
fixtures, fittings and furniture	2 - 25 years	5
computers and telecommunications	5 - 30 years	2
paintings and exhibits	n/a	—
Infrastructure		
roads	16 - 80 years	5
bridges	30 - 200 years	5
footpaths and cycleways	10 - 80 years	5
drainage	20 - 200 years	1
recreational, leisure and community facilities	20 - 80 years	1
off street car parks	16 - 60 years	5
parks, open spaces and streetscapes	15 - 80 years	5
aerodromes	16 - 80 years	1
other infrastructure	20 - 80 years	5

Land under roads

Council recognises land under roads it controls at fair value from 1 January 2008.

Depreciation and amortisation

Buildings, land improvements, plant and equipment, infrastructure, and other assets having limited useful lives are systematically depreciated over their useful lives to the Council in a manner, which reflects consumption of the service potential embodied in those assets. Estimates of remaining useful lives and residual values are made on a regular basis with major asset classes reassessed annually. Depreciation rates and methods are reviewed annually.

Where assets have separate identifiable components that are subject to regular replacement, these components are assigned distinct useful lives and residual values and a separate depreciation rate is determined for each component.

Road earthworks are not depreciated on the basis that they are assessed as not having a limited useful life.

continued on next page ...

Page 49 of 68

Warrnambool City Council

2022/2023 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2023

Note 6. Assets we manage (continued)

Straight line depreciation is charged based on the residual useful life as determined each year.

Depreciation periods used are listed above and are consistent with the prior year unless otherwise stated.

Repairs and maintenance

Where the repair relates to the replacement of a component of an asset and the cost exceeds the capitalisation threshold the cost is capitalised and depreciated. The carrying value of the replaced asset is expensed.

Valuation of land and buildings

Land- Non Specialised

Valuation of non-specialised land was undertaken by Mr T Gleeson, Senior Valuer in 2023. The valuation of land is at fair value, being market value based on highest and best use permitted by relevant land planning provisions. Where land use is restricted through existing planning provisions the valuation is reduced to reflect this limitation. This adjustment is an unobservable input in the valuation. The adjustment has no impact on the comprehensive income statement.

Land - Specialised

Specialised land is valued at fair value using site values adjusted for engloba (undeveloped and/or unserved) characteristics, access rights and private interests of other parties and entitlements of infrastructure assets and services. This adjustment is an unobservable input in the valuation. The adjustment has no impact on the comprehensive income statement.

Any significant movements in the unobservable inputs for land and land under roads will have a significant impact on the fair value of these assets.

Buildings - Non-specialised

Non-specialised buildings were reviewed in 2022 by Mr Sam Ortisi (Graduate Diploma - Electrical Engineering and Quality Management) from CT Management who reviewed the unit rates used in the valuation process. It should be noted that non-specialised buildings are fair value hierarchy 2 due to the available market for this type of asset.

Buildings - Specialised

The current valuation of specialised buildings is based on an independent assessment by a qualified Quantity Surveyor, component level condition assessments, and on current replacement costs. The valuation was conducted by Mr Sam Ortisi (Graduate Diploma - Electrical Engineering and Quality Management) from CT Management who was engaged by Warrnambool City Council in 2022. The details of the current valuation are detailed in the table below.

The date and type of the current valuation is detailed in the following table.

Details of the Council's land and buildings and information about the fair value hierarchy as at 30 June 2023 are as follows:

	Level 1	Level 2	Level 3	Date of valuation	Type of Valuation
Land - non specialised	—	1,900	—	Jun-23	Independent
Land - specialised	—	—	212,040	Jun-23	Independent
Land improvements	—	—	590	Jun-21	Independent
Buildings - non-specialised	—	1,137	—	Jun-22	Independent
Buildings - specialised	—	—	127,730	Jun-22	Independent
Building improvements	—	—	718	Jun-22	Independent
Total	—	3,037	341,078		

Valuation of Infrastructure

Valuation of infrastructure assets was performed by internal professional staff, and independent assessments by qualified external subject matter experts whom have all been approved by Mr. David Leahy, Director City Infrastructure with Warrnambool City Council. The date of the current assessment is 30 June 2023.

The date and type of the current valuation is detailed in the following table. The valuation is at fair value based on current replacement cost less accumulated depreciation as at the date of valuation.

Details of the Council's infrastructure and information about the fair value hierarchy as at 30 June 2023 are as follows:

continued on next page ...

Page 50 of 68

Warrnambool City Council

2022/2023 Financial Report

Notes to the Financial Statements for the year ended 30 June 2023

Note 6. Assets we manage (continued)

	Level 1	Level 2	Level 3	Date of valuation	Type of Valuation
Roads	—	—	257,907	Jun-23	Independent
Bridges	—	—	20,132	Jun-23	Independent
Footpaths and cycleways	—	—	38,266	Jun-23	Independent
Drainage	—	—	90,341	Jun-23	Independent
Recreational, leisure & community facilities	—	—	5,436	Jun-22	Independent
Waste management	—	—	434	Jun-19	Independent
Parks, open space & streetscapes	—	—	12,277	Jun-22	Independent
Aerodromes	—	—	8,350	Jun-22	Independent
Off street car parks	—	—	8,878	Jun-22	Independent
Other	—	—	6,024	Jun-22	Independent
Total	—	—	448,045		

Description of significant unobservable inputs into level 3 valuations

Specialised land and land under roads is valued using a market based direct comparison technique.

Significant unobservable inputs include the extent and impact of restriction of use and the market cost of land per square metre. The extent and impact of restrictions on use varies and results in a reduction to surrounding land values between 70% and 95%. The market value of land varies significantly depending on the location of the land and the current market conditions. Currently land values range between \$27.23 and \$32.84 per square metre.

Specialised buildings are valued using a current replacement cost technique. Significant unobservable inputs include the current replacement cost and remaining useful lives of buildings. Current replacement costs is calculated on a square metre basis and ranges from \$1,522 to \$6,955 per square metre. The remaining useful lives of buildings are determined on the basis of the current condition of buildings and vary from 20 years to 150 years. Replacement cost is sensitive to changes in market conditions, with any increase or decrease in cost flowing through to the valuation. Useful lives of buildings are sensitive to changes in expectations or requirements that could either shorten or extend the useful lives of buildings.

Infrastructure assets are valued based on the current replacement cost. Significant unobservable inputs include the current replacement cost and remaining useful lives of infrastructure. The remaining useful lives of infrastructure assets are determined on the basis of the current condition of the asset and vary from 10 years to 200 years. Replacement cost is sensitive to changes in market conditions, with any increase or decrease in cost flowing through to the valuation. Useful lives of infrastructure are sensitive to changes in use, expectations or requirements that could either shorten or extend the useful lives of infrastructure assets.

Reconciliation of specialised land

	2023 \$ '000	2022 \$ '000
Land under roads	5,506	5,506
Crown land	75,144	75,144
Council freehold land	131,390	80,044
Total specialised land	212,040	160,694

Warrnambool City Council

2022/2023 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2023

Note 6. Assets we manage (continued)

	2023 \$ '000	2022 \$ '000
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6.2 Investments in associates, joint arrangements and subsidiaries

(a) Investments in associates

Council does not have any investments in associates, joint arrangements or subsidiaries.

(b) Committees of management

Committees of management

Port of Warrnambool

The Council is the Committee of Management for the Port of Warrnambool. The financial transactions have been included in Council's financial statements and are summarised below:

Summarised Statement of Comprehensive Income

Income		
Grants - operating	97	97
User fees	6	6
Grants - capital	1,750	1,297
Expenditure		
Materials and Services	(103)	(226)
Capital expenditure	(3,187)	(160)
Surplus/(Deficit) for the Year	(1,437)	1,014

The operation of the Port of Warrnambool is by an agreement between Warrnambool City Council and the Department of Transport. Any assets are returnable on cessation of the agreement.

Warrnambool City Council

2022/2023 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2023

Note 7. People and relationships

7.1 Council and key management remuneration

(a) Related Parties

Parent entity

Warrnambool City Council is the parent entity.

Subsidiaries and Associates

Interests in subsidiaries and associates are detailed in Note 6.2.

(b) Key Management Personnel

Key management personnel (KMP) are those people with the authority and responsibility for planning, directing and controlling the activities of Warrnambool City Council. The Councillors, Chief Executive Officer and Executive Directors are deemed KMP.

Details of KMP at any time during the year are:

Councillors	Councillor Debbie Arnott (Deputy Mayor 01/07/2022 - 23/10/2022; Mayor 24/10/2022 - 30/06/2023) Councillor Max Taylor (Deputy Mayor 01/07/2022 - 30/06/2023) Councillor Vicki Jellie (Mayor 01/07/2022 - 23/10/2022) Councillor Richard Ziegeler Councillor Otha Akoch Councillor Angie Paspaliaris Councillor Ben Blain
Chief Executive Officer	Mr Andrew Mason (appointed 20/02/2023) Mr David Leahy (acting CEO 13/01/2023 - 19/02/2023) Mr Peter Schnieder (01/07/2022 - 12/01/2023)
Key Management Personnel	Director - Corporate Strategies Mr Peter Utri Director - City Infrastructure Mr David Leahy Director - City Growth Mr Andrew Paton 01/07/2022 - 03/12/2022, Mr Luke Coughlan (acting 04/12/2022 - 30/06/2023) Director - Community Development Ms Jodie McNamara (acting 01/07/2022 - 26/08/2022), Ms Ingrid Bishop (12/09/2022 - 30/06/2023)

	2023 No.	2022 No.
Total Number of Councillors	7	7
Total of Chief Executive Officer and other Key Management Personnel	8	6
Total Number of Key Management Personnel	15	13

Warrnambool City Council

2022/2023 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2023

Note 7. People and relationships (continued)

	2023 \$ '000	2022 \$ '000
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(c) Remuneration of Key Management Personnel

Remuneration comprises employee benefits including all forms of consideration paid, payable or provided by Council, or on behalf of the Council, in exchange for services rendered. Remuneration of Key Management Personnel and Other senior staff is disclosed in the following categories.

Short-term employee benefits include amounts such as wages, salaries, annual leave or sick leave that are usually paid or payable on a regular basis, as well as non-monetary benefits such as allowances and free or subsidised goods or services.

Other long-term employee benefits include long service leave, other long service benefits or deferred compensation.

Post-employment benefits include pensions, and other retirement benefits paid or payable on a discrete basis when employment has ceased.

Termination benefits include termination of employment payments, such as severance packages.

Total remuneration of key management personnel was as follows:

Short-term employee benefits	1,436	1,287
Other long-term employee benefits	26	25
Post-employment benefits	113	94
Termination benefits	25	—
Total	1,600	1,406

	2023 No.	2022 No.
--	-------------	-------------

The numbers of key management personnel whose total remuneration from Council and any related entities, fall within the following bands:

\$10,000 - \$19,999	—	2
\$20,000 - \$29,999	1	3
\$30,000 - \$39,999	5	—
\$40,000 - \$49,999	—	1
\$50,000 - \$59,999	1	1
\$60,000 - \$69,999	—	1
\$70,000 - \$79,999	1	—
\$90,000 - \$99,999	1	—
\$120,000 - \$129,999	1	—
\$130,000 - \$139,999	—	1
\$190,000 - \$199,999	1	—
\$200,000 - \$209,999	2	—
\$210,000 - \$219,999	1	1
\$220,000 - \$229,999	—	2
\$230,000 - \$239,999	1	—
\$320,000 - \$329,999	—	1
	15	13

Warrnambool City Council

2022/2023 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2023

Note 7. People and relationships (continued)

(d) Remuneration of other senior staff

Other senior staff are officers of Council, other than Key Management Personnel, whose total remuneration exceeds \$160,000 and who report directly to a member of the KMP. *

Total remuneration of other senior staff was as follows:

	2023 \$ '000	2022 \$ '000
Short-term employee benefits	—	473
Other long-term employee benefits	—	12
Post-employment benefits	—	44
Termination benefits	—	—
Total	—	529

The number of other senior staff are shown below in their relevant income bands:

	2023 No.	2022 No.
Income Range:		
\$150,000 - \$159,999	—	1
\$170,000 - \$179,999	—	1
\$200,000 - \$209,999	—	1
	—	3

	2023 \$ '000	2022 \$ '000
Total Remuneration for the reporting year for Senior Officers included above amounted to:	—	529

* Due to a definitional change the comparative figures in this note may not align with the previous year's annual report, which included disclosure of senior officers as defined in the Local Government Act 1989.

Warrnambool City Council

2022/2023 Financial Report

Notes to the Financial Statements for the year ended 30 June 2023

Note 7. People and relationships (continued)

7.2 Related party disclosure

(a) Transactions with related parties

During the period Council entered into the following transactions with related parties:

Councillor	Related Party	Nature of Relationship	Terms and Conditions	Nature of Transaction	Aggregate Total \$'000
Cr Taylor	Taylor's Surfodesy	Controlled entity	Commercial	Voucher	0.05
Cr Paspaliaris	Alex Pye Electrics	Spouse controlled entity	Commercial	Electrical repairs and maintenance	24.2

(b) Outstanding balances with related parties

The following balances are outstanding at the end of the reporting period in relation to transactions with related parties:

2023 - Nil (2022 - Nil)

(c) Loans to/from related parties

The aggregate amount of loans in existence at balance date that have been made, guaranteed or secured by the council to a related party as follows:

2023 - Nil (2022 - Nil)

(d) Commitments to/from related parties

The aggregate amount of commitments in existence at balance date that have been made, guaranteed or secured by the council to a related party are as follows:

2023 - Nil (2022 - Nil)

Warrnambool City Council

2022/2023 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2023

Note 8. Managing uncertainties

8.1 Contingent assets and liabilities

Contingent assets and contingent liabilities are not recognised in the Balance Sheet, but are disclosed and if quantifiable, are measured at nominal value. Contingent assets and liabilities are presented inclusive of GST receivable or payable, respectively.

(a) Contingent assets

Contingent assets are possible assets that arise from past events, whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Council.

Construction of infrastructure assets by developers in the course of creating new subdivisions results in the infrastructure assets being vested in Council when Council issues a Statement of Compliance.

At reporting date, developers had commenced construction of assets that will eventually be transferred to Council contingent upon council issuing a Statement of Compliance.

Due to the nature of the arrangements in place and the assets involved, a contingent asset amount cannot be reliably measured prior to completion.

(b) Contingent liabilities

Contingent liabilities are:

- possible obligations that arise from past events, whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Council; or
- present obligations that arise from past events but are not recognised because:
- it is not probable that an outflow of resources embodying economic benefits will be required to settle the obligation; or
- the amount of the obligation cannot be measured with sufficient reliability.

Superannuation

Council has obligations under a defined benefit superannuation scheme that may result in the need to make additional contributions to the scheme, matters relating to this potential obligation are outlined below. As a result of the volatility in financial markets the likelihood of making such contributions in future periods exists.

Liability Mutual Insurance

Council is a participant of the MAV Liability Mutual Insurance (LMI) Scheme. The LMI scheme provides public liability and professional indemnity insurance cover. The LMI scheme states that each participant will remain liable to make further contributions to the scheme in respect of any insurance year in which it was a participant to the extent of its participant's share of any shortfall in the provision set aside in respect of that insurance year, and such liability will continue whether or not the participant remains a participant in future insurance years.

MAV Workcare

Council was a participant of the MAV WorkCare Scheme. The MAV WorkCare Scheme provided workers compensation insurance. MAV WorkCare commenced business on 1 November 2017 and the last day the Scheme operated as a self-insurer was 30 June 2021. In accordance with the Workplace Injury Rehabilitation and Compensation Act 2013, there is a six year liability period following the cessation of the Scheme (to 30 June 2027). During the liability period, adjustment payments may be required (or received). The determination of any adjustment payments is dependent upon revised actuarial assessments of the Scheme's tail claims liabilities as undertaken by WorkSafe Victoria. If required, adjustments will occur at the 3-year and 6-year points during the liability period, and will affect participating members.

Gallagher Bassett is a direct provider appointed by WorkSafe Victoria to provide workers compensation insurance and have been appointed as Council's agent since the closure of the MAV WorkCare Scheme.

Warrnambool City Council

2022/2023 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2023

Note 8. Managing uncertainties (continued)

(c) Guarantees for loans to other entities

The amount disclosed for financial guarantee in this note is the nominal amount of the underlying loan that is guaranteed by the Council, not the fair value of the financial guarantee.

Financial guarantee contracts are not recognised as a liability in the balance sheet unless the lender has exercised their right to call on the guarantee or Council has other reasons to believe that it is probable that the right will be exercised.

The Council acts as guarantor in respect of bank loans provided to the following clubs and community groups:

Entity and Institution	Original Loan \$'000	Balance of borrowings 2023 \$'000	2022 \$'000
Warrnambool Returned Services Club -Commonwealth Bank	3,351	2,236	2,176
Warrnambool Football Netball Club - Commonwealth Bank	800	474	556
Old Collegians Football Netball Club - NAB	100	86	90
Dennington Football Netball Club - Bendigo Bank	49	31	35
Dennington Bowls Club -Bendigo Bank (discharged)	100	0	8

8.2 Change in accounting standards

Certain new Australian Accounting Standards and interpretations have been published that are not mandatory for the 30 June 2023 reporting period. Council assesses the impact of these new standards. As at 30 June 2023 there were no new accounting standards or interpretations issued by the AASB which are applicable for the year ending 30 June 2023 that are expected to impact Council.

8.3 Financial instruments

(a) Objectives and policies

The Council's principal financial instruments comprise cash assets, term deposits, receivables (excluding statutory receivables), payables (excluding statutory payables) and bank and/or TCV borrowings. Details of the significant accounting policies and methods adopted, including the criteria for recognition, the basis of measurement and the basis on which income and expenses are recognised, in respect of each class of financial asset, financial liability and equity instrument is disclosed in the notes of the financial statements. Risk management is carried out by senior management under policies approved by the Council. These policies include identification and analysis of the risk exposure to Council and appropriate procedures, controls and risk minimisation.

(b) Market risk

Market risk is the risk that the fair value or future cash flows of Council financial instruments will fluctuate because of changes in market prices. The Council's exposure to market risk is primarily through interest rate risk with only insignificant exposure to other price risks and no exposure to foreign currency risk.

Interest rate risk

Interest rate risk refers to the risk that the value of a financial instrument or cash flows associated with the instrument will fluctuate due to changes in market interest rates. Council's interest rate liability risk arises primarily from long term loans and borrowings at fixed rates which exposes Council to fair value interest rate risk. Cash flow interest rate risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in market interest rates. Council has minimal exposure to cash flow interest rate risk through its cash and deposits that are at floating rates.

Investment of surplus funds is made with approved financial institutions under the *Local Government Act 2020*.

Warrnambool City Council

2022/2023 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2023

Note 8. Managing uncertainties (continued)

Council manages interest rate risk by adopting an investment policy that ensures:

- diversification of investment product;
- monitoring of return on investment; and
- benchmarking of returns and comparison with budget.

There has been no significant change in the Council's exposure, or its objectives, policies and processes for managing interest rate risk or the methods used to measure this risk from the previous reporting period.

Interest rate movements have not been sufficiently significant during the year to have an impact on the Council's year end result.

(c) Credit risk

Credit risk is the risk that a contracting entity will not complete its obligations under a financial instrument and cause Council to make a financial loss. Council has exposure to credit risk on some financial assets included in the balance sheet. Particularly significant areas of credit risk exist in relation to outstanding fees and fines as well as loans and receivables from sporting clubs and associations. To help manage this risk:

- Council has a policy for establishing credit limits for the entities Council deals with;
- Council may require collateral where appropriate; and
- Council only invests surplus funds with financial institutions which have a recognised credit rating specified in Council's investment policy.

Receivables consist of a large number of customers, spread across the ratepayer, business and government sectors. Credit risk associated with the Council's financial assets is minimal because the main debtor is secured by a charge over the rateable property.

There are no material financial assets which are individually determined to be impaired.

Council may also be subject to credit risk for transactions which are not included in the balance sheet, such as when Council provides a guarantee for another party. Details of our contingent liabilities are disclosed in Note 8.1(b).

The maximum exposure to credit risk at the reporting date to recognised financial assets is the carrying amount, net of any provisions for impairment of those assets, as disclosed in the balance sheet and notes to the financial statements. Council does not hold any collateral.

(d) Liquidity risk

Liquidity risk includes the risk that, as a result of Council's operational liquidity requirements it will not have sufficient funds to settle a transaction when required or will be forced to sell a financial asset at below value or may be unable to settle or recover a financial asset.

To help reduce these risks Council:

- have a liquidity policy which targets a minimum and average level of cash and cash equivalents to be maintained;
- have readily accessible standby facilities and other funding arrangements in place;
- have a liquidity portfolio structure that requires surplus funds to be invested within various bands of liquid instruments;
- monitor budget to actual performance on a regular basis; and
- set limits on borrowings relating to the percentage of loans to rate revenue and percentage of loan principal repayments to rate revenue.

The Council's maximum exposure to liquidity risk is the carrying amounts of financial liabilities as disclosed on the face of the balance sheet and the amounts related to financial guarantees disclosed in Note 8.1(c), and is deemed insignificant based on prior periods' data and current assessment of risk.

There has been no significant change in Council's exposure, or its objectives, policies and processes for managing liquidity risk or the methods used to measure this risk from the previous reporting period.

With the exception of borrowings, all financial liabilities are expected to be settled within normal terms of trade. Details of the maturity profile for borrowings are disclosed at Note 5.4.

Warrnambool City Council

2022/2023 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2023

Note 8. Managing uncertainties (continued)

Unless otherwise stated, the carrying amounts of financial instruments reflect their fair value.

(e) Sensitivity disclosure analysis

Taking into account past performance, future expectations, economic forecasts, and management's knowledge and experience of the financial markets, Council believes the following movements are 'reasonably possible' over the next 12 months:

- A shift of + 1 % and - 1 % in market interest rates (AUD) from year-end rates of 4.10%.

These movements will not have a material impact on the valuation of Council's financial assets and liabilities, nor will they have a material impact on the results of Council's operations.

8.4 Fair value measurement

Fair Value Hierarchy

Council's financial assets and liabilities are not valued in accordance with the fair value hierarchy, Council's financial assets and liabilities are measured at amortised cost.

Council measures certain assets and liabilities at fair value where required or permitted by Australian Accounting Standards. AASB 13 Fair value measurement, aims to improve consistency and reduce complexity by providing a definition of fair value and a single source of fair value measurement and disclosure requirements for use across Australian Accounting Standards.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within a fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities
- Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable; and
- Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

For the purpose of fair value disclosures, Council has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above.

In addition, Council determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

Revaluation

Subsequent to the initial recognition of assets, non-current physical assets, other than plant and equipment, are measured at their fair value, being the price that would be received to sell an asset (or paid to transfer a liability) in an orderly transaction between market participants at the measurement date. (For plant and equipment carrying amount is considered to approximate fair value given short useful lives). At balance date, the Council reviewed the carrying value of the individual classes of assets measured at fair value to ensure that each asset materially approximated its fair value. Where the carrying value materially differed from the fair value at balance date, the class of asset was revalued.

Fair value valuations are determined in accordance with a valuation hierarchy. Changes to the valuation hierarchy will only occur if an external change in the restrictions or limitations of use of an asset result in changes to the permissible or practical highest and best use of the asset. In addition, Council undertakes a formal revaluation of land, buildings, and infrastructure assets on a regular basis ranging from 1 to 5 years. The valuation is performed either by experienced council officers or independent experts.

Where the assets are revalued, the revaluation increments are credited directly to the asset revaluation reserve except to the extent that an increment reverses a prior year decrement for that class of asset that had been recognised as an expense in which case the increment is recognised as revenue up to the amount of the expense. Revaluation decrements are recognised as an expense except where prior increments are included in the asset revaluation reserve for that class of asset in which case the decrement is taken to the reserve to the extent of the remaining increments. Within the same class of assets, revaluation increments and decrements within the year are offset.

Impairment of assets

At each reporting date, the Council reviews the carrying value of its assets to determine whether there is any indication that these assets have been impaired. If such an indication exists, the recoverable amount of the asset, being the higher of the asset's fair value less costs of disposal and value in use, is compared to the assets carrying value. Any excess of the assets

continued on next page ...

Page 60 of 68

Warrnambool City Council

2022/2023 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2023

Note 8. Managing uncertainties (continued)

carrying value over its recoverable amount is expensed to the comprehensive income statement, unless the asset is carried at the revalued amount in which case, the impairment loss is recognised directly against the revaluation surplus in respect of the same class of asset to the extent that the impairment loss does not exceed the amount in the revaluation surplus for that same class of asset.

8.5 Events occurring after balance date

The South West Livestock Exchange ceased operating as a saleyard during the 2022-23 financial year. Council is undertaking a review of the site and is expected to decommission a large portion of assets in the 2023-24 financial year. Potential revenue from the sale of decommissioned assets has not been determined as at the 30th June 2023.

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Warrnambool City Council

2022/2023 Financial Report

Notes to the Financial Statements for the year ended 30 June 2023

Note 9. Other matters

	Balance at beginning of reporting period \$ '000	Increment (decrement) \$ '000	Share of incr. (decr) on revaluation of the asset through disposal of investment \$ '000	Balance at end of reporting period \$ '000
9.1 Reserves				
(a) Asset revaluation reserves				
2023				
Property				
Land - specialised	—	50,860	—	50,860
Land	124,251	819	—	125,070
Buildings	94,689	—	—	94,689
	218,940	51,679	—	270,619
Plant and equipment				
Artworks	2,640	—	—	2,640
	2,640	—	—	2,640
Infrastructure				
Roads	171,768	29,115	—	200,883
Bridges	9,403	1,088	—	10,491
Footpaths and cycleways	—	4,784	—	4,784
Drainage	39,758	(11)	—	39,747
Aerodromes	733	—	—	733
Offstreet car parks	553	(617)	—	(64)
Other infrastructure	25,661	—	—	25,661
	247,876	34,359	—	282,235
Total asset revaluation reserves	469,456	86,038	—	555,494

Warrnambool City Council

2022/2023 Financial Report

Notes to the Financial Statements for the year ended 30 June 2023

Note 9. Other matters (continued)

	Balance at beginning of reporting period \$ '000	Increment (decrement) \$ '000	Share of incr. (decr) on revaluation of the asset through disposal of investment \$ '000	Balance at end of reporting period \$ '000
2022				
Property				
Land	124,251	—	—	124,251
Buildings	92,113	2,576	—	94,689
	216,364	2,576	—	218,940
Plant and equipment				
Artworks	2,640	—	—	2,640
	2,640	—	—	2,640
Infrastructure				
Roads	99,350	72,418	—	171,768
Bridges	15,346	(5,943)	—	9,403
Footpaths and cycleways	677	(677)	—	—
Drainage	21,218	18,540	—	39,758
Aerodromes	238	495	—	733
Offstreet car parks	—	553	—	553
Other infrastructure	29,041	(3,380)	—	25,661
	165,870	82,006	—	247,876
Total asset revaluation reserves	384,874	84,582	—	469,456

The asset revaluation reserve is used to record the increased (net) value of Council's assets over time.

Warrnambool City Council

2022/2023 Financial Report

Notes to the Financial Statements for the year ended 30 June 2023

Note 9. Other matters (continued)

	Balance at beginning of reporting period \$ '000	Transfer from Accumulated Surplus \$ '000	Transfer to Accumulated Surplus \$ '000	Balance at end of reporting period \$ '000
(b) Other reserves				
2023				
Main drainage fund	399	—	(210)	189
Committed reserve	11,091	7,383	—	18,474
Heritage restoration fund	46	2	—	48
Insurance claims reserve	90	—	—	90
Art gallery reserve	48	1	—	49
Resort and recreation reserve	261	289	—	550
Car park fund	485	—	(40)	445
North of the Merri developer contribution reserve	1,170	—	(259)	911
Hopkins Point Road developer contribution reserve	248	124	—	372
North East growth area developer contribution reserve	164	877	—	1,041
Small infrastructure fund	—	595	—	595
Horne Road developer contribution reserve	—	803	—	803
Total Other reserves	14,002	10,074	(509)	23,567
2022				
Main drainage fund	886	—	(487)	399
Committed reserve	8,556	2,535	—	11,091
Heritage restoration fund	45	1	—	46
Insurance claims reserve	90	—	—	90
Art gallery reserve	47	1	—	48
Resort and recreation reserve	190	71	—	261
Car park fund	617	—	(132)	485
North of the Merri developer contribution reserve	1,113	57	—	1,170
Hopkins Point Road developer contribution reserve	140	108	—	248
North East growth area developer contribution reserve	156	8	—	164
Small infrastructure fund	—	—	—	—
Horne Road developer contribution reserve	—	—	—	—
Total Other reserves	11,840	2,781	(619)	14,002

Main Drainage Fund is maintained specifically for future major drainage works.
Committed Reserve is specifically for future works and Councils small infrastructure fund.
Heritage Restoration Fund is maintained specifically for grant loans for heritage works.
Insurance Claims Reserve is maintained specifically for Council's self-insurance.
Information Technology Reserve is maintained specifically for major information technology upgrades.
Art Gallery Reserve is maintained specifically for the purchase of art pieces.
Resort and Recreation Reserve is maintained specifically for public open space works.
Car Park Fund is maintained specifically for future major car park works.
North of the Merri Developer Contributions Reserve is maintained specifically for contributions held in this growth area.
Hopkins Point Road Developer Contributions Reserve is maintained specifically for contributions held in this growth area.
Northeast Developer Contributions Reserve is maintained specifically for contributions held for this growth area.
Small Infrastructure Fund is maintained specifically for Council's small infrastructure grant program.
Horne Road Developer Contributions Reserve is maintained specifically for contributions held for the Horne Road Industrial Estate.

continued on next page ...

Page 64 of 68

Warrnambool City Council

2022/2023 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2023

Note 9. Other matters (continued)

	2023 \$ '000	2022 \$ '000
9.2 Reconciliation of cash flows from operating activities to surplus		
Surplus for the year	19,052	18,445
Add / (deduct) non-cash items:		
Depreciation/amortisation	13,682	12,717
Profit/(loss) on disposal of property, infrastructure, plant and equipment	4,234	(126)
Contributions - Non-monetary assets	(6,647)	(4,705)
Found assets	—	(102)
Prior year WIP written off	580	—
Bad and doubtful debts expense	212	37
Interest on lease liabilities	29	35
Prior year periodical collections written off	—	48
Change in assets and liabilities:		
(Increase)/decrease in trade and other receivables	98	(662)
(Increase)/decrease in inventories	12	(27)
(Increase)/decrease in prepayments	(435)	273
Increase/(decrease) in accrued income	(482)	(1,256)
Increase/(decrease) in trade and other payables	(867)	659
Increase/(decrease) in provisions	69	(131)
Increase/(decrease) in trust deposits	(8)	340
Increase/(decrease) in unearned income /revenue	933	(427)
Net cash provided by/(used in) operating activities	30,462	25,118

9.3 Superannuation

Council makes the majority of its employer superannuation contributions in respect of its employees to the Local Authorities Superannuation Fund (the Fund). This Fund has two categories of membership, accumulation and defined benefit, each of which is funded differently. Obligations for contributions to the Fund are recognised as an expense in the Comprehensive Income Statement when they are made or due.

Accumulation

The Fund's accumulation category, Vision MySuper/Vision Super Saver, receives both employer and employee contributions on a progressive basis. Employer contributions are normally based on a fixed percentage of employee earnings (for the year ended 30 June 2023, this was 10.5% as required under Superannuation Guarantee (SG) legislation (2022: 10.0%)).

Defined Benefit

Council does not use defined benefit accounting for its defined benefit obligations under the Fund's Defined Benefit category. This is because the Fund's Defined Benefit category is a pooled multi-employer sponsored plan.

There is no proportional split of the defined benefit liabilities, assets or costs between the participating employers as the defined benefit obligation is a floating obligation between the participating employers and the only time that the aggregate obligation is allocated to specific employers is when a call is made. As a result, the level of participation of the Council in the Fund cannot be measured as a percentage compared with other participating employers. Therefore, the Fund Actuary is unable to allocate benefit liabilities, assets and costs between employers for the purposes of AASB 119.

Funding Arrangements

Council makes employer contributions to the Defined Benefit category of the Fund at rates determined by the Trustee on the advice of the Fund Actuary.

Warrnambool City Council

2022/2023 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2023

Note 9. Other matters (continued)

A triennial actuarial investigation is currently underway for the Defined Benefit category which is expected to be completed by 31 December 2023. Council was notified of the 30 June 2023 VBI during August 2023 (2022: August 2022). The financial assumptions used to calculate the 30 June 2023 VBI were:

Net investment returns 5.7% pa
Salary information 3.5% pa
Price inflation (CPI) 2.8% pa.

As at 30 June 2022, an interim actuarial investigation was held as the Fund provides lifetime pensions in the Defined Benefit category. The vested benefit index (VBI) of the Defined Benefit category of which Council is a contributing employer was 102.2%. The financial assumptions used to calculate the VBI were:

Net investment returns 5.5% pa
Salary information 2.5% pa to 30 June 2023, and 3.5% pa thereafter
Price inflation (CPI) 3.00% pa.

Council was notified of the 30 June 2022 VBI during August 2022 (2021: August 2021). Vision Super has advised that the VBI at June 2023 was 104.1%.

The VBI is used as the primary funding indicator. Because the VBI was above 100%, the 30 June 2022 actuarial investigation determined the Defined Benefit category was in a satisfactory financial position and that no change was necessary to the Defined Benefit category's funding arrangements from prior years.

Employer contributions

(a) Regular contributions

On the basis of the results of the 2022 interim actuarial investigation conducted by the Fund Actuary, Council makes employer contributions to the Fund's Defined Benefit category at rates determined by the Fund's Trustee. For the year ended 30 June 2023, this rate was 10.5% of members' salaries (10.0% in 2021/22). This rate is expected to increase in line with any increases in the SG contribution rate and was reviewed as part of the 30 June 2022 interim valuation.

In addition, Council reimburses the Fund to cover the excess of the benefits paid as a consequence of retrenchment above the funded resignation or retirement benefit.

(b) Funding calls

If the Defined Benefit category is in an unsatisfactory financial position at an actuarial investigation or the Defined Benefit category's VBI is below its shortfall limit at any time other than the date of the actuarial investigation, the Defined Benefit category has a shortfall for the purposes of SPS 160 and the Fund is required to put a plan in place so that the shortfall is fully funded within three years of the shortfall occurring. The Fund monitors its VBI on a quarterly basis and the Fund has set its shortfall limit at 97%.

In the event that the Fund Actuary determines that there is a shortfall based on the above requirement, the Fund's participating employers (including Council) are required to make an employer contribution to cover the shortfall.

Using the agreed methodology, the shortfall amount is apportioned between the participating employers based on the pre-1 July 1993 and post-30 June 1993 service liabilities of the Fund's Defined Benefit category, together with the employer's payroll at 30 June 1993 and at the date the shortfall has been calculated.

Due to the nature of the contractual obligations between the participating employers and the Fund, and that the Fund includes lifetime pensioners and their reversionary beneficiaries, it is unlikely that the Fund will be wound up. If there is a surplus in the Fund, the surplus cannot be returned to the participating employers.

In the event that a participating employer is wound-up, the defined benefit obligations of that employer will be transferred to that employer's successor.

The 2022 interim actuarial investigation surplus amounts

An actuarial investigation is conducted annually for the Defined Benefit category of which Council is a contributing employer. Generally, a full actuarial investigation is conducted every three years and interim actuarial investigations are conducted for each intervening year. An interim investigation was conducted as at 30 June 2022 and the last full investigation was conducted as at 30 June 2020.

Warrnambool City Council

2022/2023 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2023

Note 9. Other matters (continued)

The Fund's actuarial investigations identified the following for the Defined Benefit category of which Council is a contributing employer:

	2022 (Interim) \$m	2021 (Interim) \$m
- A VBI Surplus	44.6	214.7
- A total service liability surplus	105.8	270.3
- A discounted accrued benefits surplus	111.9	285.2

The VBI surplus means that the market value of the fund's assets supporting the defined benefit obligations exceed the vested benefits that the defined benefit members would have been entitled to if they had all exited on 30 June 2022.

The total service liability surplus means that the current value of the assets in the Fund's Defined Benefit category plus expected future contributions exceeds the value of expected future benefits and expenses as at 30 June 2022.

The discounted accrued benefits surplus means that the current value of the assets in the Fund's Defined Benefit category exceeds the value of benefits payable in the future but accrued in respect of service to 30 June 2022.

The 2023 triennial actuarial investigation

A triennial actuarial investigation is being conducted for the Fund's position as at 30 June 2023. It is anticipated that this actuarial investigation will be completed by 31 December 2023. The financial assumptions for the purposes of this investigation are:

	2023 Triennial investigation	2020 Triennial investigation
Net investment return	5.7% pa	5.6% pa
Salary inflation	3.50% pa	2.5% pa For the first two years and 2.75% pa thereafter
Price inflation	2.8% pa	2.0% pa

Superannuation contributions

Contributions by Council (excluding any unfunded liability payments) to the above superannuation plans for the financial year ended 30 June 2023 are detailed below:

Scheme	Type of scheme	Rate	2023 \$ '000	2022 \$ '000
Vision Super	Defined benefit	10.5% (2022:10.0%)	184	201
Vision Super	Accumulation fund	10.5% (2022:10.0%)	2,180	2,149
Other Funds	Accumulation fund	10.5% (2022:10.0%)	985	683

In addition to the above contributions, Council has paid unfunded liability payments to Vision Super totalling \$0 during the 2022/23 year (2021/22 \$0).

There were \$297k contributions outstanding and no loans issued from or to the above schemes as at 30 June 2023.

The expected contributions to be paid to the Defined Benefit category of Vision Super for the year ending 30 June 2024 is \$175k.

Warrnambool City Council

2022/2023 Financial Report

Notes to the Financial Statements for the year ended 30 June 2023

Note 10. Changes in accounting policies

There have been no changes to accounting policies in the 2022-23 year.

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Warrnambool City Council

Performance Statement

For the year ended 30 June 2023

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Performance Statement

For the year ended 30 June 2023

Description of municipality

The municipality of Warrnambool covers 120sqkm in Victoria's South West.

It includes the city of Warrnambool and townships of Allansford, Bushfield and Woodford.

Warrnambool is 263km south-west of Melbourne and connected to the capital via the Princes Highway and by rail.

It has annual population growth of about one per cent, a population of 35,600 and is the most populous city in the South West.

It contains the coastal city of Warrnambool and the towns of Allansford, Bushfield and Woodford.

Warrnambool has a growing population and over recent years has attracted people seeking a seachange and those from the region who are seeking professional and educational opportunities.

Stunning Lady Bay provides a focal point and major attraction for residents and visitors and in winter and spring the bay is home to southern right whales and their calves.

Warrnambool serves as a centre for a regional population of about 120,000 people. It contains a TAFE college, a Deakin University campus including a School of Medicine and a base hospital which is part of South West Healthcare. The major employment sectors are health care and social assistance, retail, manufacturing, education and training, accommodation and food services, professional services and construction.

Warrnambool has a moderate climate with an average maximum summer temperature of about 24°C, while the average winter maximum is about 14°C.

The Great South Coast region features major visitor attractions including the 12 Apostles, Tower Hill and Budj Bim National Park.

Along with the natural attractions visitors are drawn to events including the speedway car racing, the May Racing Carnival and surf lifesaving events.

The region also features some of Australia's most fertile agricultural land much of which is dedicated to dairy and beef production. Major dairy manufacturers and a large meat processor are situated in and around Warrnambool providing a major source of employment.

Warrnambool's economy generates an annual output of \$4.743 billion accounting for over 25 per cent of the Great South Coast region's economic output from less than one per cent of the land area.

Sustainable Capacity Indicators								
For the year ended 30 June 2023								
	Results							
Indicator / measure [formula]	2020	2021	2022	2023	Comment			
Population								
<i>Expenses per head of municipal population</i>	\$2,052.59	\$2,044.55	\$2,102.06	\$2,366.61	Increases in Materials and Services due to current costs of materials and labour shortages has resulted in higher cost per head			
[Total expenses / Municipal population]								
<i>Infrastructure per head of municipal population</i>	\$13,267.27	\$13,429.52	\$16,094.87	\$16,507.63				
[Value of infrastructure / Municipal population]								
<i>Population density per length of road</i>	104.71	104.82	104.11	102.96				
[Municipal population / Kilometres of local roads]								
Own-source revenue								
<i>Own-source revenue per head of municipal population</i>	\$1,685.48	\$1,617.14	\$1,813.41	\$1,934.68				
[Own-source revenue / Municipal population]								

Recurrent grants								
<i>Recurrent grants per head of municipal population</i>	\$342.09	\$359.36	\$389.45	\$444.62	Council received 100% of the 2023/24 Victoria Grants Commission payment in 2022/23			
[Recurrent grants / Municipal population]								
Disadvantage								
<i>Relative Socio-Economic Disadvantage</i>	5.00	5.00	5.00	5.00				
[Index of Relative Socio-Economic Disadvantage by decile]								
Workforce turnover								
<i>Percentage of staff turnover</i>	13.1%	10.5%	13.1%	12.4%				
[Number of permanent staff resignations and terminations / Average number of permanent staff for the financial year] x100								

Definitions

"adjusted underlying revenue" means total income other than:

- (a) non-recurrent grants used to fund capital expenditure; and
- (b) non-monetary asset contributions; and
- (c) contributions to fund capital expenditure from sources other than those referred to above

"infrastructure" means non-current property, plant and equipment excluding land

"local road" means a sealed or unsealed road for which the council is the responsible road authority under the Road Management Act 2004

"population" means the resident population estimated by council

"own-source revenue" means adjusted underlying revenue other than revenue that is not under the control of council (including government grants)

"relative socio-economic disadvantage", in relation to a municipality, means the relative socio-economic disadvantage, expressed as a decile for the relevant financial year, of the area in which the municipality is located according to the Index of Relative Socio-Economic Disadvantage (Catalogue Number 2033.0.55.001) of SEIFA

"SEIFA" means the Socio-Economic Indexes for Areas published from time to time by the Australian Bureau of Statistics on its Internet website

"unrestricted cash" means all cash and cash equivalents other than restricted cash.

Service Performance Indicators

For the year ended 30 June 2023

	Results							
Service/ <i>indicator/measure</i> [formula]	2020	2021	2022	2023	Comment			
Aquatic Facilities								
Utilisation								
<i>Utilisation of aquatic facilities</i> [Number of visits to aquatic facilities / Municipal population]	4.37	3.65	3.96	5.63	Focus on moving back towards pre-COVID numbers has resulted in stronger attendance across all areas of operations.			
Animal Management								
Health and safety								
<i>Animal management prosecutions</i> [Number of successful animal management prosecutions / Number of animal management prosecutions] x 100	0%	0%	0%	0%	During the 2022-23 financial year, Council did not initiate any animal management prosecutions as there was no incidents that warranted a prosecution.			

Food Safety								
Health and safety								
<p><i>Critical and major non-compliance outcome notifications</i></p> <p>[Number of critical non-compliance outcome notifications and major non-compliance notifications about a food premises followed up / Number of critical non-compliance outcome notifications and major non-compliance notifications about a food premises] x100</p>	100.00%	47.22%	100.00%	50.00%	Council was unable to address all major & critical outcome notifications due to staffing constraints. These notifications have been rolled over to 2023/24 & made a priority.			
Governance								
Satisfaction								
<p><i>Satisfaction with council decisions</i></p> <p>[Community satisfaction rating out of 100 with how council has performed in making decisions in the interest of the community]</p>	38	49	58	44	A high base in 21/22 and a number of controversial items that were being considered by Council at the time of the survey has contributed to the decline in community satisfaction.			
Libraries								
Participation								
<p><i>Active library borrowers in municipality</i></p> <p>[Number of active library borrowers in the last three years / The sum of the population for the last three years] x100</p>	13.87%	12.36%	11.22%	17.10%	The new joint use public and TAFE Library opened on 13th October 2022 offering vastly improved levels of service and improved and new functional spaces. It is has been very well received by community and TAFE cohort			

Maternal and Child Health (MCH)								
Participation								
<i>Participation in the MCH service</i> [Number of children who attend the MCH service at least once (in the year) / Number of children enrolled in the MCH service] x100	77.68%	82.25%	82.97%	79.42%				
Participation								
<i>Participation in the MCH service by Aboriginal children</i> [Number of Aboriginal children who attend the MCH service at least once (in the year) / Number of Aboriginal children enrolled in the MCH service] x100	80.00%	86.81%	93.21%	80.75%	Aboriginal MCH program/ coordinator position vacant at partner service used by Council, who assist with families who identify as Aboriginal, therefore the uptake of MCH services was lower than previous years.			
Roads								
Satisfaction								
<i>Satisfaction with sealed local roads</i> [Community satisfaction rating out of 100 with how council has performed on the condition of sealed local roads]	48	59	60	50	The public perceptions in relation to this category relate predominately to the State road network. The assessment of Council's performance regarding the condition of sealed local roads has experienced a decline over the past year, although it still performs higher than the State-wide and Regional Centres group. Efforts are being made to enhance community understanding in this specific area.			

Statutory Planning								
Decision making								
<i>Council planning decisions upheld at VCAT</i> [Number of VCAT decisions that did not set aside council's decision in relation to a planning application / Number of VCAT decisions in relation to planning applications] x100	0.00%	50.00%	0.00%	80.00%	During 2022/23 5 planning applications were referred to VCAT			
Waste Collection								
Waste diversion								
<i>Kerbside collection waste diverted from landfill</i> [Weight of recyclables and green organics collected from kerbside bins / Weight of garbage, recyclables and green organics collected from kerbside bins] x100	64.30%	64.44%	66.24%	67.24%				

Definitions

"Aboriginal child" means a child who is an Aboriginal person

"Aboriginal person" has the same meaning as in the Aboriginal Heritage Act 2006

"active library borrower" means a member of a library who has borrowed a book from the library

"annual report" means an annual report prepared by a council under section 98 of the Act

"class 1 food premises" means food premises, within the meaning of the Food Act 1984, that have been declared as class 1 food premises under section 19C of that Act

"class 2 food premises" means food premises, within the meaning of the Food Act 1984, that have been declared as class 2 food premises under section 19C of that Act

"critical non-compliance outcome notification" means a notification received by council under section 19N(3) or (4) of the Food Act 1984, or advice given to council by an authorized officer under that Act, of a deficiency that poses an immediate serious threat to public health

"food premises" has the same meaning as in the Food Act 1984

"local road" means a sealed or unsealed road for which the council is the responsible road authority under the Road Management Act 2004

"major non-compliance outcome notification" means a notification received by a council under section 19N(3) or (4) of the Food Act 1984, or advice given to council by an authorized officer under that Act, of a deficiency that does not pose an immediate serious threat to public health but may do so if no remedial action is taken

"MCH" means the Maternal and Child Health Service provided by a council to support the health and development of children within the municipality from birth until school age

"population" means the resident population estimated by council

[illegible]

Liquidity									
Working capital									
<i>Current assets compared to current liabilities</i>	158.72%	158.93%	196.17%	240.47%	246.37%	234.88%	257.36%	277.51%	Council's cash balance increased due to the receipt of a number of grants for projects that will commenced in 2023/24. Council also received 100% of the 2023/24 Victoria Grants Commission payment in 2022/23, there was an increase in user fees and salary costs were lower than expected due to vacancies. A number of multi-year capital projects or capital projects scheduled for 2022/23 that were not completed have been rolled over into 2023/24 which will reduce the ratio in that year before averaging out over the coming years.
[Current assets / Current liabilities] x100									
Unrestricted cash									
<i>Unrestricted cash compared to current liabilities</i>	125.43%	77.97%	109.24%	138.76%	192.23%	184.13%	192.96%	198.80%	Council's cash balance increased due to the receipt of a number of grants for projects that will commenced in 2023/24. Council also received 100% of the 2023/24 Victoria Grants Commission payment in 2022/23, there was an increase in user fees and salary costs were lower than expected due to vacancies. A number of multi-year capital projects or capital projects scheduled for 2022/23 that were not completed have been rolled over into 2023/24 which will reduce the ratio in that year

[illegible]

[illegible]

[illegible]

Definitions

"adjusted underlying revenue" means total income other than:

- (a) non-recurrent grants used to fund capital expenditure; and
- (b) non-monetary asset contributions; and
- (c) contributions to fund capital expenditure from sources other than those referred to above

"adjusted underlying surplus (or deficit)" means adjusted underlying revenue less total expenditure

"asset renewal expenditure" means expenditure on an existing asset or on replacing an existing asset that returns the service capability of the asset to its original capability

"current assets" has the same meaning as in the AAS

"current liabilities" has the same meaning as in the AAS

"non-current assets" means all assets other than current assets

"non-current liabilities" means all liabilities other than current liabilities

"non-recurrent grant" means a grant obtained on the condition that it be expended in a specified manner and is not expected to be received again during the period covered by a council's Strategic Resource Plan

"own-source revenue" means adjusted underlying revenue other than revenue that is not under the control of council (including government grants)

"population" means the resident population estimated by council

"rate revenue" means revenue from general rates, municipal charges, service rates and service charges

"recurrent grant" means a grant other than a non-recurrent grant

"residential rates" means revenue from general rates, municipal charges, service rates and service charges levied on residential properties

"restricted cash" means cash and cash equivalents, within the meaning of the AAS, that are not available for use other than for a purpose for which it is restricted, and includes cash to be used to fund capital works expenditure from the previous financial year

"unrestricted cash" means all cash and cash equivalents other than restricted cash.

Other Information

For the year ended 30 June 2023

1. Basis of preparation

Council is required to prepare and include a performance statement within its annual report. The performance statement includes the results of the prescribed sustainable capacity, service performance and financial performance indicators and measures together with a description of the municipal district and an explanation of material variations in the results. This statement has been prepared to meet the requirements of the *Local Government Act 2020* and *Local Government (Planning and Reporting) Regulations 2020*.

Where applicable the results in the performance statement have been prepared on accounting bases consistent with those reported in the Financial Statements. The other results are based on information drawn from council information systems or from third parties (e.g. Australian Bureau of Statistics).

The performance statement presents the actual results for the current year and for the prescribed financial performance indicators and measures, the results forecast by the council's strategic resource plan. The *Local Government (Planning and Reporting) Regulations 2020* requires explanation of any material variations in the results contained in the performance statement. Council has adopted materiality thresholds relevant to each indicator and measure and explanations have not been provided for variations below the materiality thresholds unless the variance is considered to be material because of its nature.

The forecast figures included in the performance statement are those adopted by council in its financial plan on 28 June 2021 and which forms part of the council plan. The financial plan includes estimates based on key assumptions about the future that were relevant at the time of adoption and aimed at achieving sustainability over the long term. Detailed information on the actual financial results is contained in the General Purpose Financial Statements. The financial plan can be obtained by contacting council.

Certification of the Performance Statement

In my opinion, the accompanying performance statement has been prepared in accordance with the *Local Government Act 2020* and the *Local Government (Planning and Reporting) Regulations 2020*.

John Brockway CPA
Principal Accounting Officer
Dated:

In our opinion, the accompanying performance statement of the Warrnambool City Council for the year ended 30 June 2023 presents fairly the results of council's performance in accordance with the *Local Government Act 2020* and the *Local Government (Planning and Reporting) Regulations 2020*.

The performance statement contains the relevant performance indicators, measures and results in relation to service performance, financial performance and sustainable capacity.

At the date of signing, we are not aware of any circumstances that would render any particulars in the performance statement to be misleading or inaccurate.

We have been authorised by the council and by the *Local Government (Planning and Reporting) Regulations 2020* to certify this performance statement in its final form.

Cr Ben Blain
Councillor
Dated:

Cr Angie Paspaliaris
Councillor
Dated:

Andrew Mason
Chief Executive Officer
Dated:

DRAFT

Warrnambool City Council Annual Report 2022-2023

Warrnambool City Council
Annual Report of Operations
For the year ended June 30, 2023

DRAFT

Report of Operations

For the year ended 30 June 2023

Table of contents

Introduction	
Welcome to the report of operations 2022-2023	21
Snapshot of council	21
Highlights of the year	22
Challenges and future outlook	22
The year in review	
Mayor's message	24
CEO's message	24
Financial summary	25
Description of operations	28
Our council	
City profile	31
Council offices	31
Councillors	32
Our people	
Organisational structure	34
Council staff	35
Equal employment opportunity program	36
Other staff matters	37
Our performance	
Planning and accountability framework	39
Council plan	39
Performance	40
Governance, management and other information	
Governance	59
Management	62
Governance and management checklist	63
Statutory information	68

Report of Operations

For the year ended 30 June 2023

Introduction

Warrnambool City Council is committed to transparent reporting and accountability to the community.

The Annual Report 2022-2023 is the primary means of advising the Warrnambool City community about council's operations and performance during the financial year.

Snapshot of council

Warrnambool City Council includes the city of Warrnambool and the townships of Allansford, Bushfield and Woodford.

In 2022 the estimated residential population was 35,520 and the municipality's population density was 294.1 people per square kilometre.

The average household size is 2.32 and the median age is 42.

Age structure - Service age groups

]Warrnambool City - Total persons (Usual residence)	2021			2016			Change 2016 to 2021
	Number	%	Regional VIC %	Number	%	Regional VIC %	
Service age group (years)							
Babies and pre-schoolers (0 to 4)	1,828	5.2	5.4	1,950	5.8	5.8	-122
Primary schoolers (5 to 11)	2,967	8.4	8.4	2,898	8.6	8.7	+69
Secondary schoolers (12 to 17)	2,638	7.5	7.2	2,591	7.7	7.4	+47
Tertiary education and independence (18 to 24)	2,695	7.6	7.3	3,127	9.3	7.9	-432
Young workforce (25 to 34)	4,509	12.7	11.7	4,061	12.1	10.9	+448
Parents and homebuilders (35 to 49)	6,394	18.1	17.6	6,184	18.4	18.1	+210
Older workers and pre-retirees (50 to 59)	4,553	12.9	13.1	4,413	13.1	13.9	+140
Empty nesters and retirees (60 to 69)	4,479	12.6	13.6	3,985	11.8	13.4	+494
Seniors (70 to 84)	4,281	12.1	13.0	3,466	10.3	11.1	+815
Elderly aged (85 and over)	1,065	3.0	2.7	969	2.9	2.7	+96
Total	35,409	100.0	100.0	33,644	100.0	100.0	+1,765

Analysis of the service age groups of Warrnambool City in 2021 compared to Regional VIC shows that there was a similar proportion of people in the younger age groups (0 to 17 years) and a lower proportion of people in the older age groups (60+ years).

Overall, 21.0% of the population was aged between 0 and 17, and 27.7% were aged 60 years and over, compared with 21.0% and 29.3% respectively for Regional VIC.

The major differences between the age structure of Warrnambool City and Regional VIC were:

- A *larger* percentage of 'Young workforce' (12.7% compared to 11.7%)
- A *smaller* percentage of 'Empty nesters and retirees' (12.6% compared to 13.6%)
- A *smaller* percentage of 'Seniors' (12.1% compared to 13.0%)

- 84.8% were born in Australia
- 1.7% were born in England
- 1.1% were born in New Zealand.

17,310 people living in Warrnambool City in 2021 were employed, of which 55% worked full-time and 38% part-time.

Industry sector of employment

Warrnambool City - Employed persons (Usual residence)				2021			2016			Change
Industry sector	Number	%	Regional VIC %	Number	%	Regional VIC %	Number	%	Regional VIC %	2016 to 2021
Agriculture, Forestry and Fishing	507	2.9	7.2	461	3.0	7.7				+46
Mining	66	0.4	0.7	62	0.4	0.7				+4
Manufacturing	1,562	9.0	7.4	1,473	9.4	8.1				+89
Electricity, Gas, Water and Waste Services	269	1.6	1.4	229	1.5	1.5				+40
Construction	1,489	8.6	10.0	1,202	7.7	8.8				+287
Wholesale trade	369	2.1	2.2	512	3.3	2.2				-143
Retail Trade	2,071	12.0	9.5	1,968	12.6	10.6				+103
Accommodation and Food Services	1,367	7.9	6.6	1,365	8.7	7.0				+2
Transport, Postal and Warehousing	523	3.0	3.8	519	3.3	3.9				+4
Information Media and Telecommunications	127	0.7	0.8	143	0.9	1.0				-16
Financial and Insurance Services	277	1.6	1.9	287	1.8	1.9				-10
Rental, Hiring and Real Estate Services	182	1.1	1.0	181	1.2	1.1				+1
Professional, Scientific and Technical Services	711	4.1	4.5	611	3.9	4.2				+100
Administrative and Support Services	461	2.7	2.8	423	2.7	2.8				+38
Public Administration and Safety	929	5.4	6.3	784	5.0	6.1				+145
Education and Training	1,619	9.4	8.8	1,453	9.3	8.7				+166
Health Care and Social Assistance	3,357	19.4	16.2	2,578	16.5	14.3				+779
Arts and Recreation Services	225	1.3	1.5	250	1.6	1.5				-25
Other Services	623	3.6	3.6	568	3.6	3.6				+55
Inadequately described or not stated	553	3.2	3.9	545	3.5	4.0				+8
Total employed persons aged 15+	17,287	100.0	100.0	15,614	100.0	100.0				+1,673

Selected subpopulation categories

Warrnambool City - Total people (Usual residence)	2021			2016			Change
Population group	Number	%	Regional VIC %	Number	%	Regional VIC %	2016 to 2021
Males	17,033	48.1	49.2	16,157	48.0	49.1	+876
Females	18,369	51.9	50.8	17,502	52.0	50.9	+867
Aboriginal and Torres Strait Islander population	707	2.0	2.0	556	1.7	1.6	+151
Australian citizens	31,691	89.5	88.6	29,788	88.5	88.2	+1,903
Eligible voters (citizens aged 18+)	24,882	70.3	69.4	22,940	68.2	68.1	+1,942
Population over 15	29,221	82.5	82.4	27,547	81.8	81.8	+1,674
Employed Population	17,310	96.9	95.9	15,606	94.7	94.0	+1,704
Overseas visitors (enumerated)	27			293			-266

Vision

Council's vision is for Warrnambool to be a thriving city at the heart of coast and country.

Values

Accountability
Collaboration
Progressiveness
Respect
Wellbeing

Council's Asset Plan 2022-2032 includes details on Council's tangible assets which are valued at more than \$860 million and include:

Roads and off-street car parks: 2,700,000m² sealed; 200,00m² unsealed.

Kerb and channel: 490 km

Bridges and major culverts: 61.

Paths: 350km concrete and sealed paths, 21km gravel and natural paths, 2.6km timber paths.

Drainage (stormwater): 11,399 pits and 265km piping.

The year in review

Mayor's message

I am pleased to present the 2022-2023 Annual Report.

This Annual Report, details Warrnambool City Council's achievements towards the strategic objectives of the 2021-2025 Council Plan. It is the third report of this Council.

The role of council is to provide good governance in its municipal district for the benefit and wellbeing of the municipal community.

In fulfilling its role Council must consider the following overarching governance principles:

- Council decisions are to be made and actions taken in accordance with the relevant law;
- priority is to be given to achieving the best outcomes for the municipal community, including future generations; Authorised by the Chief Parliamentary Counsel Part 2—Councils Local Government Act 2020 No. 9 of 2020 28
- the economic, social and environmental sustainability of the municipal district, including mitigation and planning for climate change risks, is to be promoted;
- the municipal community is to be engaged in strategic planning and strategic decision making; (e) innovation and continuous improvement is to be pursued;
- collaboration with other Councils and Governments and statutory bodies is to be sought; (g) the ongoing financial viability of the Council is to be ensured;
- regional, state and national plans and policies are to be taken into account in strategic planning and decision making;
- the transparency of Council decisions, actions and information is to be ensured.

Over the course of the year there were significant highlights including the opening in October 2022 of the new \$22.8m public library officially known as the Warrnambool Library and Learning Centre.

Opened by Minister for Training and Skills and Higher Education Gayle Tierney, the library features a modern indoor-outdoor café, public computers, exhibition and display areas, places to study, meeting rooms, and a games and digital media zone. The top floor offers a quiet reading area with views across Lake Pertobe to the ocean.

The Victorian Government contributed \$16.3 million to the library, Council \$3.1 million and SW TAFE \$830,000 with contributions also coming from local philanthropic organisations.

Also in October Warrnambool hosted its first AFLW football game at the redeveloped Reid Oval. The match between Essendon and Geelong drew one of the largest home and away crowds of the 2022 season and Council received positive feedback about the playing surface and facilities from players and club administration staff.

The new Lake Pertobe Adventure Playspace and a new Edwards Bridge were opened in December 2022. These were great improvements to the popular foreshore precinct and the new bridge include better conditions for pedestrians and cyclists.

Council continued to advocate on behalf of the community for funding was successful in attracting funding for Stage 1 of the redevelopment of Brierly Recreation Reserve.

Funding of \$384,000 was also secured for the Children's Services Centre to create a new Maternal and Child Health facility. Warrnambool South and Lions Hopkins kindergartens will share in a combined \$104,000 to create modern kitchens to allow the children to take part in supervised cooking activities as part of their kinder program.

Council also appointed a new Chief Executive Officer, Andrew Mason, who joined Council in February 2023, succeeding Peter Schneider, who had served in the role from early 2019.

Overall, this year we have delivered on more than 90 per cent of our council plan commitments. I would like to thank my fellow councillors for their commitment to the city and their ongoing efforts on behalf of residents. I also thank businesses, members of community groups and council officers for all having contributed to improving the liveability and amenity of our city.

Cr Debbie Arnott
Mayor

Message from the Chief Executive Officer

It has been a great privilege to join Warrnambool City Council in early 2023 and to get to know the organisation over the second half of the financial year.

The Warrnambool municipality – including the city of Warrnambool and the townships of Allansford, Bushfield and Woodford – has a really bright future and is continue to consolidate its role as the “capital of the South West” in terms of being a major centre for employment, professional services, education, manufacturing and health.

The annual report provides a detailed record of our financial performance, charts our progress against the objectives in the Council Plan and showcases a number of the key outcomes achieved by Council for the community.

The best outcomes have always involved partnerships with our community so a huge thank goes out to all the residents who took the time to provide us with feedback and ideas about how we could better deliver our projects and services.

I would like to take the opportunity to acknowledge the Councillors, the local community and Council staff who have all contributed to delivering our Council's vision and plan.

Andrew Mason
Chief Executive Officer

Highlights of the year

Library and Learning Centre

In October the new Warrnambool Library and Learning Centre, situated at the Kepler Street campus of South West TAFE, was opened. The library proved immediately popular with the public and visitors to Warrnambool.

Funded by Council (\$3.12 million), the Victorian Government (\$16.3 million) and TAFE (\$830,000) the new library generated a surge in membership and visitation. The distinctive building has also received several architecture awards.

Edwards Bridge

In December the new Edwards Bridge was opened. This project involved the replacement of an old timber bridge with a new structure able to safely carry heavy vehicles including buses and trucks. This was an essential project that ensured there were two exit and access points to the Foreshore Precinct. It also means that large, heavy machinery can reach the Port of Warrnambool for maintenance of infrastructure including the breakwater.

Lake Pertobe Adventure Playspace

The new Lake Pertobe Adventure Playspace was opened in December. Funded equally by Council and the Australian Government through its Building Better Regions fund, the replacement of ageing playground equipment had been identified as a priority in the Lake Pertobe Master Plan. The design of the new playground was done with the involvement of the community.

The new playspace features swings, including an all-abilities swing with full harness, water splash play area with hand-operated pump, a carousel that can accommodate a wheelchair, log channel, talking tubes, butterfly sundial and a network of footpaths that make getting to the different elements of this playground very easy. A centrepiece is a 9m tower with an enclosed slide.

AFLW comes to Warrnambool

The upgrade of Reid Oval last financial year – both the playing surface and the pavilion – was the catalyst for Warrnambool being in a position to host its first AFLW match. The game between Geelong and Essendon in October 2022 drew a crowd of 3,808, one of the largest of the home and away games in the AFLW competition.

McGennan Amenities Building

Construction was commenced on another important foreshore project, the replacement of the McGennan toilet block with a new accessible, inclusive amenities building. When it is finished in the second half of 2023, the new building, identified as a priority in the Lake Pertobe Master Plan, will feature improved accessibility, junior toilets, baby change tables, bench seats, external warm showers.

The \$814,000 project has been funded by Council and the Australian Government's Building Better Regions fund.

Jetty Flat Pavilion

The Jetty Flat Pavilion was officially re-opened in March following a \$980,000 upgrade that created two new change areas and amenities that were non gender-specific and which provided clear separation between club amenities and the general public.

The upgrade allowed for a clear line of sight from the pavilion to the BMX track to the south and the cricket oval to the north.

Designated umpires amenities now include a separate shower, toilet and changing space while the shared community and social spaces can be transformed from one space to two.

The south-facing canteen servery will have a clear view of the BMX track, so that volunteering and watching children participate are not mutually exclusive.

Council was successful in its application to the Victorian Government's Local Sports Infrastructure Fund seeking \$500,000 for the project. Council committed \$395,000 towards the project, while a further \$30,000 came from Cricket Victoria and \$55,000 from the Warrnambool BMX Club and Russells Creek Cricket Club.

Merri River kayak launch

Warrnambool's Merri River was made accessible to paddlers of all abilities with the opening of the kayak pontoon on Woodend Road.

The floating pontoon has all ability access which provides for people of limited mobility and wheelchairs to access the waterway for kayaking, canoeing, fishing and other recreational activities.

The pontoon has been installed by Warrnambool City Council through the Glenelg Hopkins CMA's Merri Connections Projects, which has been funded by the Victorian Government through the Recreational Water Values Program.

The \$400,000 funding also support enhanced pedestrian access to the Merri River through the construction of all-weather walking track paths and seating on top of the floating pontoon.

Small Infrastructure Fund

In July Council allocated \$30,000 to the Warrnambool Artists Society to improve a car park; \$150,000 to the Warrnambool Community Gardens for stage two of its quarry project while \$30,000 was allocated for change shelters at McGennan Car Park.

In September Council allocated \$45,000 from the Small Infrastructure Fund to the Dennington Bowls Club to enable the construction of a shelter over a new barbecue area and to light the car park area at the club.

Council also allocated \$39,000 to the Warrnambool Dog Training Club as a contribution towards the construction of a storage facility at the Harris Street Reserve site.

Community Development Fund

Council allocated \$140,000 to the Community Development Fund in 2022/23.

Fifty applications requesting \$196,875 were submitted under the 2022/23 funding round.

All applications were assessed against the CDF criteria. Once assessed, applications were ranked according to project merit, equity, and the balance of funds available. Based on ranking and the ability to meet eligibility a total of \$110,036 is recommended to be funded.

Allocation summary:

- Sport and Recreation \$63,753
- Culture and Arts \$30,587

- Environment and Sustainability \$15,696

The following organisations and projects were funded.

Organisation	Project Title	Amount
Warrnambool Rangers Football Club	Junior goals	\$5000
Warrnambool Rifle Club	Purchase of essential equipment	\$5,000
Warrnambool Roller Derby	Purchase of essential equipment	\$1,540
Rotary Club of Warrnambool Daybreak	Purchase of essential equipment	\$4,429
One Day Studios	Recycled bottle tops art project	\$5,000
Warrnambool & District Historical Society	Purchase of essential equipment	\$3,147
Warrnambool Ukulele Group	Purchase of essential equipment	\$1,554
Beach Patrol 3280-3284	Community Beach Cleans	\$4,793
Coast Care Land Care	Weed control	\$2035
Old Collegians Football Netball Club	Purchase of essential equipment	\$5,000
Warrnambool Organ Festival	Faure's Requiem	\$4,250
F-Project	Youth Arts Space	\$3154
Friends of Victoria Park	Removal of invasive weed species	\$2,420
Warrnambool Toy Library	Purchase of essential equipment	\$5,000
Warrnambool Volleyball Association	Purchase of essential equipment	\$4,075
Warrnambool Kayak Club	Increased Awareness of club activities	\$2,947
Warrnambool Model Railway Club	Purchase of essential equipment	\$2,810
Warrnambool Theatre Company	Microphones for The Wizard of Oz	\$4,653
Warrnambool Squash Club	Purchase of essential equipment	\$4,974
Warrnambool Little Athletics Centre	Purchase of essential equipment	\$5,000
Warrnambool Camera Club	Purchase of essential equipment	\$4,400
Warrnambool Ultimate	Purchase of essential equipment	\$3,535
Warrnambool St Ayles Skiff Community Rowing Club	Purchase of essential equipment	\$5,000
Warrnambool City Croquet Club	Purchase of essential equipment	\$5,000
Breakwater Barbell	Purchase of essential equipment	\$5,000

Warrnambool Men's Shed	Purchase of essential equipment	\$5,000
Dennington Bowls Club	Purchase of essential equipment	\$1,740
Warrnambool Wolves Soccer Club	Purchase of essential equipment	\$2,132
Friends of Swan Reserve	Purchase of essential equipment	\$1,448

The Ideas Place

In January Council opened applications for its Ideas Place program, which supports innovative business ideas. The program included a series of masterclasses, seminars and events with industry experts who will help you get innovative businesses or products market-ready.

The Ideas Place is a partnership between the Warrnambool City, Moyne Shire and Corangamite Shire councils, South West TAFE, Food and Fibre Great South Coast, Deakin University and LaunchVic.

Unretire the 'Bool

To help tackle labour shortages, in February Council launched a campaign to encourage retired people to re-enter the workforce. The program aimed to provide mutual benefits with the "unretired" worker gaining income and involvement in the social side of a workplace while the employer gains an extra set of hands and someone with great life and work experience

Warrnambool and Moyne Youth Award winners

For the first time since 2019, a large crowd gathered in-person to celebrate the winners and nominees of the 2022 Warrnambool and Moyne Youth Awards.

The award ceremony was held on Sunday September 11 at Deakin University's Warrnambool Campus.

Warrnambool award winners were Akira Fish-Laird (12-15 age category), Paris Nagorcka (16-18 age category) and Sidney Davies (19-25 age category) while Sahara Davey (12-15 age category), Tayla Spencer (16-18 age category) and Mitchell Spencer (19-25 age category) were recognised as the Moyne winners.

Runners up included Rachel Nsubuga, Charlee Sutcliffe, Chloe Matthey, Hayley Nagorcka, Sam Niklaus, Jermaine Ferguson, Sienna Gladstone, Brianna Hallinan and Keneisha Ferguson.

Putting live music centre stage

Warrnambool hosted over 75 performances across 10 days in a bumper live music program aimed at giving our local musicians, hit hard by the pandemic, a boost while putting live music centre stage.

Warrnambool Live ran from September 9 to September 18, finishing with a 'Celebration of Live Music' concert on the Civic Green.

Buskers took to the CBD streets while Gateway Plaza hosted a performance hub.

Along with providing support for an industry significantly impacted by COVID-19, Warrnambool Live hoped to chart a course forward for the region's live music scene.

Warrnambool Live included a professional development session for musicians in the form of a forum on September 28 at the Lighthouse Theatre.

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Description of operations

Warrnambool City Council provides a diverse range of services which include: the building and maintenance of municipal roads, footpaths, cycling paths and public amenities; waste management; tourism and economic development; Meals on Wheels, respite care, early childhood services, recreation services including provision and maintenance of sporting facilities; planning; a live performance theatre, aquatic centre, art gallery, sporting stadium, a visitor information centre maritime museum and village tourism attraction.

Council's vision, strategic objectives and strategies to maintain or improve services and facilities are described in the Council Plan 2021-2025, the 2022-2022 Council budget and the annual report. The delivery of services, facilities, support and advocacy to achieve the Strategic Objectives is measured by a set of service performance indicators and measures. Council has a wide range of responsibilities under Victorian and Australian legislation.

Economic factors

The rising cost of construction nation-wide also impacts on local government, not only building projects but also road maintenance.

Major capital works

Edwards Bridge

The new \$4.6 million Edwards Bridge was officially opened in December 2022. The new bridge replaced an older timber bridge from the late 1800s that could not support heavier vehicles.

The new bridge retains the character of the old with the side railings reminiscent of the previous structure, and a "wood grain" stencil has been used on the concrete footpath. Safety for pedestrians and bike riders has been improved, with the new bridge having pedestrian walkways on both sides along with on-road bike lanes.

The new bridge also means that a 15 tonne load limit has been lifted. Due to the iconic Norfolk Pines on Pertobe Road, Stanley Street and Edwards Bridge represent the only way many heavy vehicles can access the Port of Warrnambool.

McGennan Amenities Building

This \$814,000 project began in February 2023 with the demolition of an older, less accessible building.

The new building, featuring timbers salvaged from the original Edwards Bridge, will contain two accessible toilets including junior toilets, baby change tables, bench seats and vanity; two ambulant toilets with bench seats and hooks; three other cubicles with bench seats and hooks; a communal hand wash basin area; and four warm water external showers, two of which are accessible

Library and Learning Centre

Warrnambool's new \$22.8m public library was officially opened on Saturday, October 22, by Minister for Training and Skills and Higher Education Gayle Tierney.

The Victorian Government contributed \$16.3 million to the library, Council \$3.1 million and SW TAFE \$830,000 with contributions also coming from local philanthropic organisations.

The library features a modern indoor-outdoor café, public computers, exhibition and display areas, places to study, meeting rooms, and a games and digital media zone. The top floor offers a quiet reading area with views across Lake Pertobe to the ocean.

Situated at 8 Kepler Street on the campus of SW TAFE, the library comprises a three-storey building and the refurbishment of the adjoining heritage building.

The project supported around 280 jobs during construction, including 47 apprentices. More than 20 per cent of the project's work hours were completed by trainees and apprentices.

Port of Warrnambool boat ramp upgrade

The Port of Warrnambool boat ramp reopened in late 2022 following a comprehensive upgrade.

The concreted ramp entry was made longer and safer, parking and turning space at the ramp was increased and jetties to the north and south of the ramp were rebuilt and improved.

The project was funded with \$3.5 million worth of funding from Better Boating Victoria (BBV), which reinvested boaters licence and registration fees through the Better Boating Fund.

Complementary dredging was carried out near the ramp which to help mitigate the wave and swell experienced at the ramp.

The ramp upgrade and dredging were key components of the Victorian Government's \$4.75 million works package at the iconic harbour and breakwater.

Lake Pertobe Adventure Playspace

The new Lake Pertobe Adventure Playspace, funded by the Australian Government's Building Better Regions fund and Council, opened in December 2022

The new playspace features swings, including an all-abilities swing with full harness, water splash play area with hand-operated pump, a carousel that can accommodate a wheelchair, log channel, talking tubes, butterfly sundial and a network of footpaths that make getting to the different elements of this playground very easy.

A centrepiece is a 9m tower with an enclosed slide.

Brierly Reserve Redevelopment

In April the outdated pavilion at Brierly Recreation Reserve was demolished, marking the beginning of on-site work of Stage One of the redevelopment.

Design work is under way for an upgrade to the field of play on the eastern oval, which will incorporate two full-sized soccer pitches with a synthetic cricket wicket in between, allowing both Brierly Christ Church Cricket Club and Warrnambool Rangers Football Club to host matches at the venue.

The redevelopment also includes drainage, sub-surface irrigation, fencing and lighting with a capacity of 200 lux.

The construction of these elements will start in 2023 and be completed in mid-2024.

In October 2022 the Victorian Government, through its Local Sports Infrastructure Fund, committed \$1 million for the Stage One redevelopment of Brierly Reserve. Council will also contribute up to \$1 million towards Stage One.

Major changes

In November 2022 Council made a decision to close the South-West Victorian Livestock Exchange. Declining throughput, an alternative saleyards operation in nearby Mortlake and the large cost to make the livestock exchange viable were key factors behind the decision.

In 2022-2023 Council continued to explore options for the potential siting of a new art gallery building to replace the existing cramped and outdated facility in Liebig Street. A business case found that a new building at Cannon Hill was not economically viable so Council voted to have a second business case examine the potential viability of a new building at the current site at the edge of the Civic Green.

Other activities

Council hosted the Health in a Changing Climate forum on May 25, 2023. With the World Health Organisation highlighting climate change as the biggest threat to human health this century the forum aimed to showcase good work already being done along with encouraging connections and collaboration between peak bodies, organisations, schools, workplaces and grassroots community groups.

Report of operations

Municipal profile

The Warrnambool municipality covers an area of 120sqkm and is situated in the Great South Coast region of Victoria, 263km south-west of Melbourne.

It contains the coastal city of Warrnambool and the towns of Allansford, Bushfield and Woodford.

Warrnambool has a growing population and over recent years has attracted people seeking a seachange and those from the surrounding region who are seeking professional and educational opportunities.

Stunning Lady Bay provides a focal point and major attraction for residents and visitors and in winter and spring the bay is home to southern right whales and their calves.

Warrnambool serves as a centre for a regional population of about 120,000 people. It contains a TAFE college, a Deakin University campus including a School of Medicine and a base hospital which is part of South West Healthcare. The major employment sectors are health care and social assistance, retail, manufacturing, education and training, accommodation and food services, professional services and construction.

Warrnambool has a moderate climate with an average maximum summer temperature of about 24°C, while the average winter maximum is about 14°C.

The Great South Coast region features major visitor attractions including the 12 Apostles, Tower Hill and Budj Bim National Park.

Along with the natural attractions visitors are drawn to events including the speedway car racing, the May Racing Carnival and surf lifesaving events.

The region also features some of Australia's most fertile agricultural land much of which is dedicated to dairy and beef production. Major dairy manufacturers and a large meat processor are situated in and around Warrnambool providing a major source of employment.

Contacting Council

Warrnambool City Council
Civic Centre
25 Liebig Street
Warrnambool 3280
Telephone: 03 5559 4800
Email: contact@warrnambool.vic.gov.au
Website: www.warrnambool.vic.gov.au
Postal address: P.O. Box 198, Warrnambool 3280

Councillors

The council was elected to provide leadership for the good governance of the municipal district and the local community. In 2020 the Warrnambool City Council community elected this council for a four year term. The municipality is divided into 10 wards, represented by one councillor in each ward. The 10 councillors are the elected representatives of all residents and ratepayers across the City. They have responsibility for setting the strategic direction for the municipality, policy development, identifying service standards and monitoring performance across the organisation. The councillors are listed below.

Cr Debbie Arnott (Mayor)

Date elected: October 2020

E: darnott@warrnambool.vic.gov.au M: 0438 034 169

Cr Max Taylor (Deputy Mayor)

Date elected: October 2020

E: mtaylor@warrnambool.vic.gov.au M: 0438 091 575

Cr Otha Akoch

Date elected: October 2020

E: oakoch@warrnambool.vic.gov.au M: 0437 906 424

Cr Ben Blain

Date elected: October 2020

E: bblain@warrnambool.vic.gov.au M: 0437 900 646

Cr Vicki Jellie

Date elected: October 2020

E: vjellie@warrnambool.vic.gov.au M: 0437 937 810

Cr Angie Paspaliaris

Date elected: October 2020

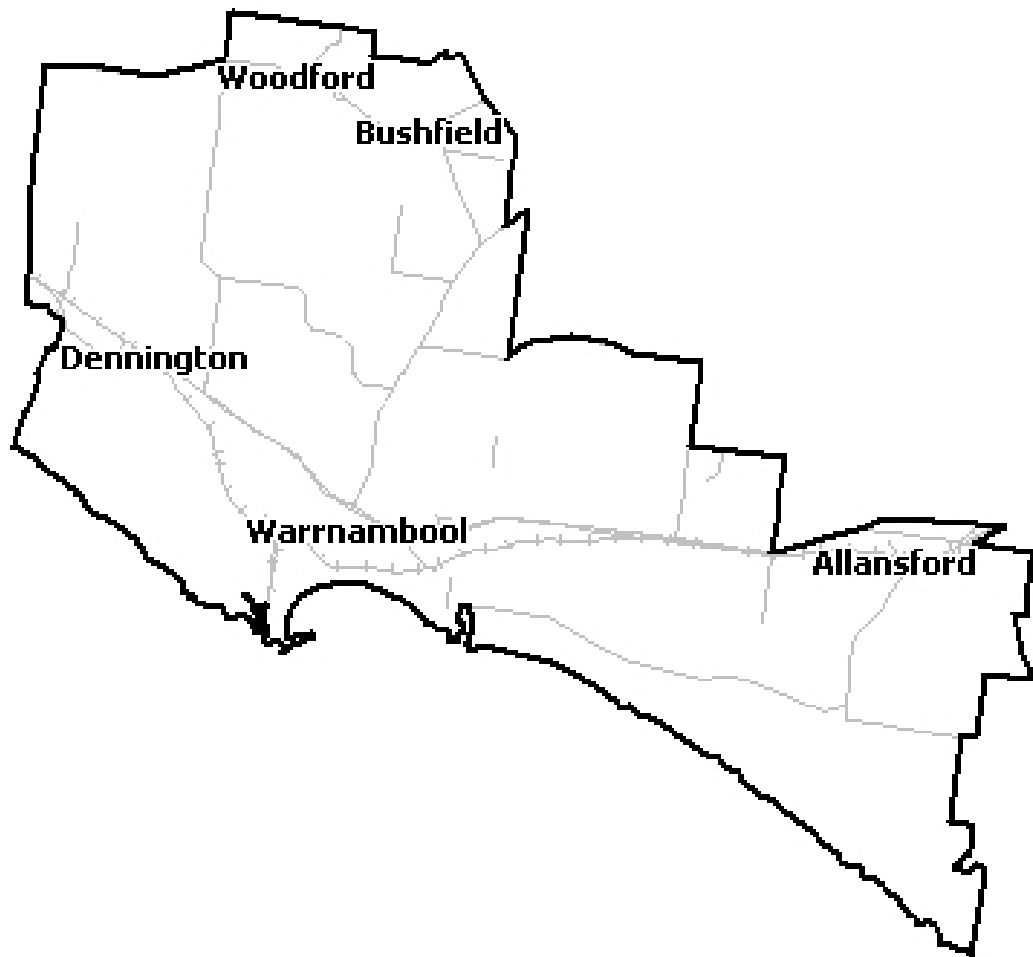
E: apaspaliaris@warrnambool.vic.gov.au M: 0418 595 745

Cr Richard Ziegeler

Date elected: October 2020

E: rziegeler@warrnambool.vic.gov.au M: 0437 928 490

The Warrnambool municipality



Our people

Council is the governing body that appoints a Chief Executive Officer (CEO). The CEO has responsibility for the day-to-day management of operations in accordance with the strategic directions of the Council Plan. Four directors and the CEO form the Executive Management Team (EMT) and lead the organisation. Details of the CEO and senior officers reporting directly to the CEO are set out below.

Chief Executive Officer

Andrew Mason

Senior officers reporting directly to the CEO

Director City Growth

Luke Coughlan

Areas of responsibility: economic development and investment; city strategy and development; tourism.

Director City Infrastructure

David Leahy

Areas of responsibility: infrastructure services, city amenity, facilities and projects.

Director Community Development

Ingrid Bishop

Areas of responsibility: community planning and policy, recreation and culture; capacity, access and inclusion; children's and family services.

Director Corporate Strategies

Peter Utri

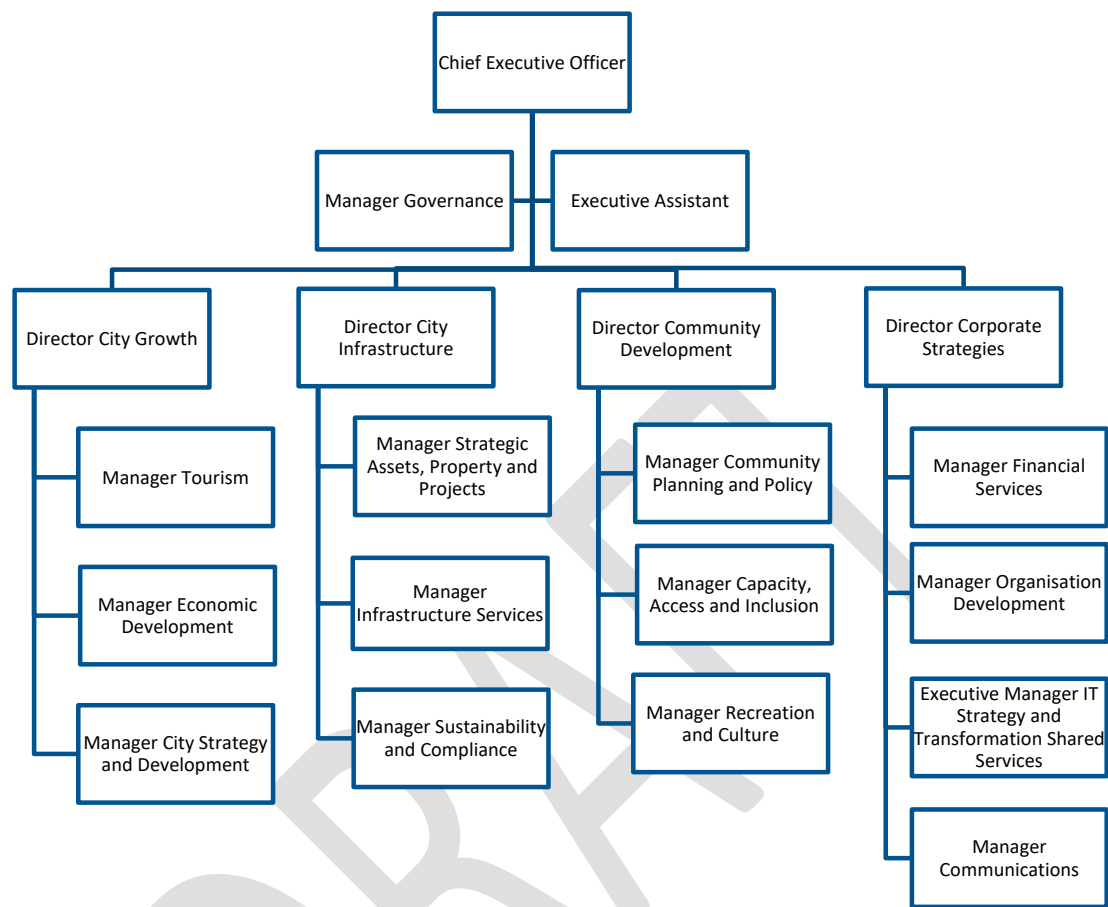
Areas of responsibility: financial services, organisational development, communications, information technology, livestock exchange (decommissioning).

Manager Governance

James Plozza

Area of responsibility: governance

Organisation chart

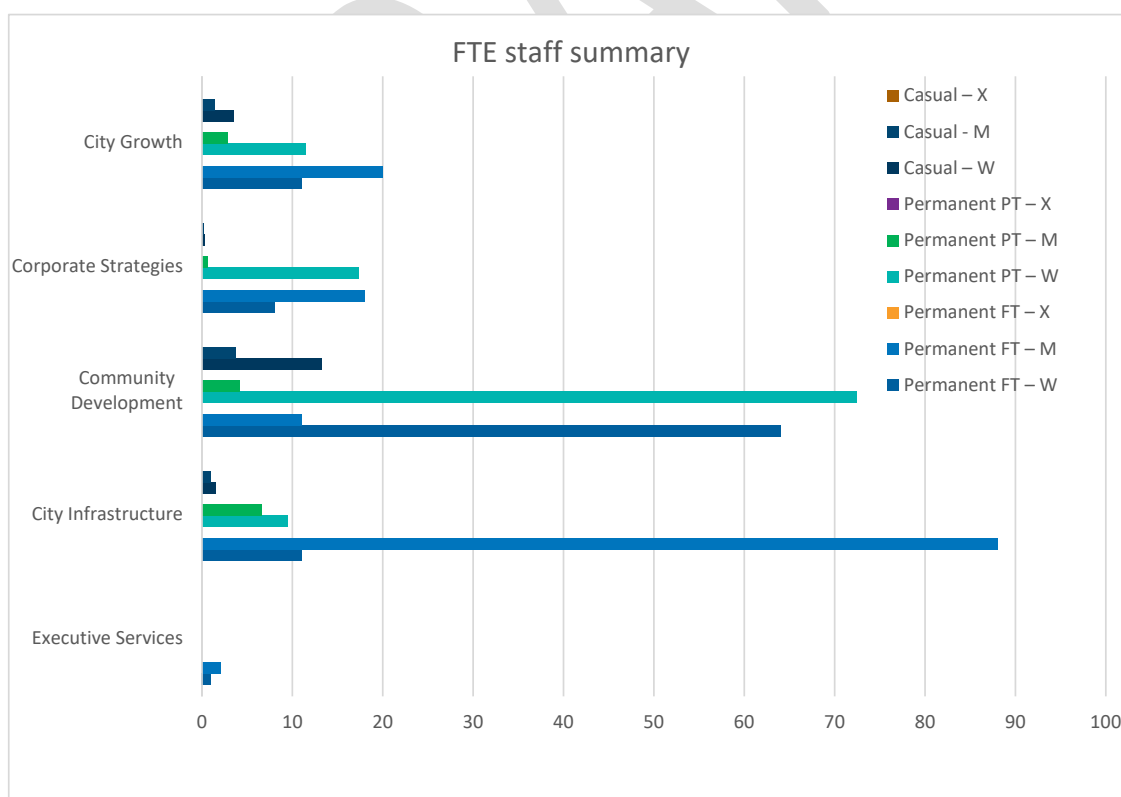


Council staff

A summary of the number of full time equivalent (FTE) council staff by organisational structure, employment type and gender is set out below.

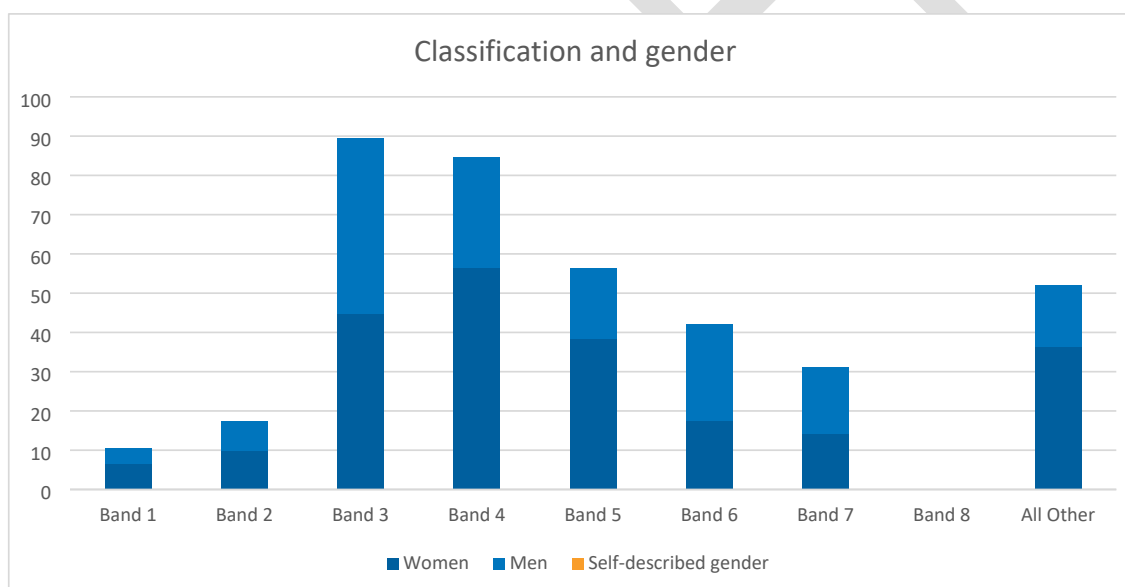
Employee type/ gender	Executive Services	City Infrastructure	Community Development	Corporate Strategies	City Growth	Total
	FTE	FTE	FTE	FTE	FTE	FTE
Permanent FT – W	1	11	64	8	11	95
Permanent FT – M	2	88	11	18	20	139
Permanent FT – X	0	0	0	0	0	0
Permanent PT – W	0	9.5	72.4	17.3	11.5	110.7
Permanent PT – M	0	6.6	4.2	0.6	2.8	14.2
Permanent PT – X	0	0	0	0	0	0
Casual – W	0	1.5	13.2	0.3	3.5	18.5
Casual - M	0	0.9	3.7	0.2	1.4	6.2
Casual – X	0	0	0	0	0	0
Total	3	117.5	168.5	44.4	50.2	383.6

Legend: FT-Full time, PT-Part time, W-Women, M-Men, X- persons of self-described gender.



Classification and gender

Classification	Women	Men	Self-described gender	Total
	FTE	FTE	FTE	FTE
Band 1	6.5	3.9	0	10.4
Band 2	9.9	7.6	0	17.5
Band 3	44.9	44.6	0	89.5
Band 4	56.5	28.1	0	84.6
Band 5	38.5	17.9	0	56.4
Band 6	17.6	24.5	0	42.1
Band 7	14.1	17	0	31.1
Band 8	0	0	0	0
All Other	36.3	15.7	0	52
Total	224.3	159.3	0	383.6



Other staff matters

Gender Equality

In September 2022 Council adopted a Gender Equality, Inclusion and Diversity Policy that encourages and enforces:

- maintaining a safe and inclusive working environment that is respectful of individual differences and attributes;
- recruitment and retention of a skilled and diverse workforce that is free of discrimination and eliminating artificial barriers to career progression;
- development and offering of flexible work practices to meet the differing needs of employees in the context of operational requirements;
- providing a fair and equitable recruitment process that appoints individuals based on merit, as well as actively ensuring gender equity in remuneration; and
- fostering a culture, including through education and training, that promotes diversity and rewards people for furthering the objectives of the policy.

Volunteers

In celebration of National Volunteer Week (May 15 – 21) Council acknowledged the contributions of Council's 350 volunteers to programs and events, by hosting a celebratory evening at the Lighthouse Theatre.

Significant work was undertaken to develop a Volunteer Reference Group which aims to provide a direct channel of communication between Council and the volunteer workforce, enabling an exchange of information, advice, ideas and an avenue for volunteers to provide input towards quality improvement processes that impact volunteer engagement.

Child safe

Roll out of the updated mandatory Child Safety Training Module began in September 2022, inclusive of the requirement to review Council's updated Child Safety Policy. So far 376 employees have completed this training.

Report of Operations

For the year ended 30 June 2023

Our performance

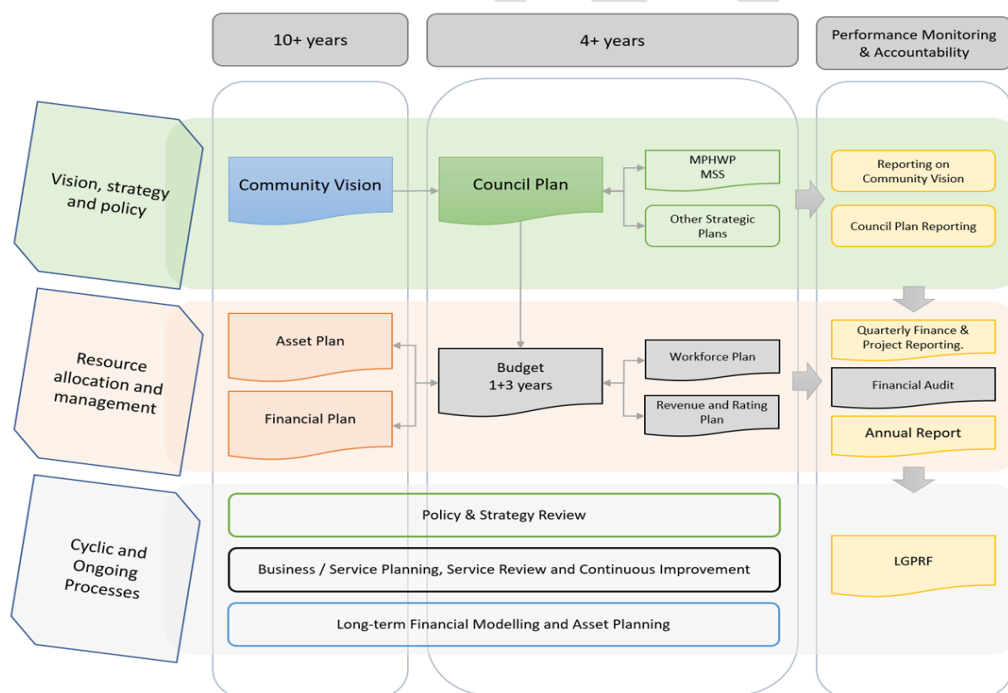
Integrated strategic planning and reporting framework

Part 4 of the Local Government Act 2020 requires councils to prepare the following:

- A Community Vision (for at least the next 10 financial years);
- A Council Plan (for at least the next 4 financial years);
- A Financial Plan (for at least the next 10 financial years);
- An Asset Plan (for at least the next 10 financial years);
- A Revenue and Rating Plan (for at least the next 4 financial years);
- An Annual Budget (for the next 4 financial years);
- A Quarterly Budget Report;
- An Annual Report (for each financial year); and
- Financial Policies.

The Act also requires councils to prepare a Workforce Plan (including projected staffing requirements for at least 4 years);

The following diagram shows the relationships between the key planning and reporting documents that make up the integrated strategic planning and reporting framework for local government. It also shows that there are opportunities for community and stakeholder input and feedback.



Council plan

The council plan 2021-25 includes strategic objectives, strategies for achieving these for the four year period, strategic indicators for monitoring achievement of the strategic objectives and a strategic resource plan. The following are the five strategic objectives as detailed in the council plan.

1. A healthy community

We will be a healthy, inclusive and thriving community with equitable access to services, cultural opportunities and recreational activities.

2. A sustainable environment

We will protect and strengthen local ecosystems, enhance biodiversity and enable sustainable communities.

3. A strong economy

We will support a resilient local and self-sustaining regional economy that encourages economic growth and provides increased employment opportunities that attract ongoing investment.

4. A connected, inclusive place

We will provide high quality places that people value and want to live, work, play and learn in.

5. An effective Council

We will be recognised as a collaborative Council and a high-performing organisation that enables positive outcomes for Warrnambool's community, environment and economy and for Victoria's South West.

Performance

Council's performance for the 2022-2023 year has been reported against each strategic objective to demonstrate how council is performing in achieving the 2021-25 council plan. Performance has been measured as follows:

- Results achieved in relation to the strategic indicators in the council plan
- Progress in relation to the major initiatives identified in the budget
- Services funded in the budget and the persons or sections of the community who are provided those services
- Results against the prescribed service performance indicators and measures.

The following colour code indicates the level of progress against each measure for the year ending June 30, 2022.

	Completed
	Progressing
	On hold
	Not progressing
	Not completed
	Withdrawn

Strategic objective 1: a healthy community

We will be a healthy, inclusive and thriving community with equitable access to services, cultural opportunities and recreational activities.

Strategic indicators

The following statement reviews the performance of council against the council plan including results achieved in relation to the strategic indicators included in the council plan.

Strategic Indicator/measure	Result	Comments
Recreational facilities – Community Satisfaction Survey	67	Decline on previous year's result of 71.
Community and cultural services – community Satisfaction Survey	65	Down by one point on previous year's result.
Arts Centres and Libraries – Community Satisfaction Survey	76	Jump of six points on previous year, above the state and regional averages and this reflects the enormous popularity of the new Library and Learning Centre which opened in October 2022.

A healthy community - major initiatives

Major initiatives	Progress
Construction of new public library (Warrnambool Library and Learning Centre) at the Warrnambool campus of the South West Institute of TAFE.	Completed. The library was opened in October 2022.
Investigating site for new Warrnambool Art Gallery building.	Ongoing.
Hosting AFLW match at Reid Oval.	First AFLW match was hosted at Reid Oval

A healthy community – funding of services

Activity	Description	Net cost Actual Budget Variance \$'000
Aged Services	This area provides a range of services including meals on wheels, personal care, respite, home maintenance, home care, adult day care and senior citizens programs.	-215 -361 146
Family Services	This service provides family oriented support services including pre-schools, maternal & child health, child care, counselling & support, youth services, immunisation, family day care.	-258 -1,047 789
Art and Culture	Provision of high-quality venues where people can see, present and explore the arts, ideas and events provided at the Art Gallery and Lighthouse Theatre.	-974 -1,086 112
Library Services	Provision of quality library and information services to the community.	-1,119 -997 -122
Recreation	Provision of sport, recreation and cultural facilities, service and programs in response to identified community need and to provide information and advice to clubs and organisations involved in these areas.	-538 -530 -8
Leisure Centres	The Arc and Aquazone provide premier indoor community leisure facilities in South West Victoria, providing equitable and affordable access to a wide range of aquatic and fitness activities.	-836 -1,368 532
Health Services	Administrations of legislative requirements pertaining to public health, immunisation and food premises. Preparation of the Health & Wellbeing plan and the Reconciliation Action Plan.	-434 -731 297

A health community – service performance indicators






Service / <i>indicator</i> / measure	Results				Comments
	2020	2021	2022	2023	
Aquatic Facilities					
Service standard					
<i>Health inspections of aquatic facilities</i>	3.00	4.00	4.00	0.00	Issues with staffing and sourcing- this has been address to ensure adequate testing in next year.
[Number of authorised officer inspections of Council aquatic facilities / Number of Council aquatic facilities]					
Utilisation					
<i>Utilisation of aquatic facilities</i>	4.37	3.65	3.96	5.63	Focus on moving back towards pre-COVID numbers has resulted in stronger attendance across all areas of operations.
[Number of visits to aquatic facilities / Municipal population]					
Service cost					
<i>Cost of aquatic facilities</i>	\$3.87	\$4.53	\$3.80	\$2.79	Focus on moving back towards pre-COVID numbers has resulted in stronger attendance across all areas of operations increase in User fees and cost reductions through energy savings initiatives
[Direct cost of aquatic facilities less income received / Number of visits to aquatic facilities]					



Libraries					
Utilisation					
<i>Physical library collection usage</i>	3.44	3.07	3.48	3.21	
[Number of physical library collection item loans / Number of physical library collection items]					
Resource standard					
<i>Recently purchased library collection</i>	66.40%	77.01%	90.26%	67.53%	Prior year total purchases over 5 yrs. reported at 43,141 items. It was discovered in the current year, the reported figure should have been 26,575. LB2 for 2021/22 adjusted would be 55.6%. The increase in 2022/23 due to the new joint use public library with TAFE resulting in a greater number of items available in the library collection.
[Number of library collection items purchased in the last 5 years / Number of library collection items] x100					
Participation					
<i>Active library borrowers in municipality</i>	13.87%	12.36%	11.22%	17.10%	The new joint use public and TAFE Library opened on 13th October 2022 offering vastly improved levels of service and improved and new functional spaces. It is has been very well received by community and TAFE cohort
[Number of active library borrowers in the last three years / The sum of the population for the last three years] x100					
Service cost					
<i>Cost of library service per population</i>	\$21.62	\$22.67	\$25.77	\$38.20	Previously Warrnambool City Council was paying a contribution to the Corangamite Regional Library Corporation to deliver a library service, in 2021/22 Warrnambool City Council are paying the full cost of running a library service in-house with new larger capacity library opening in October resulting in increased costs of operations.
[Direct cost of the library service / Population]					
Maternal and Child Health (MCH)					
Service standard					
<i>Infant enrolments in the MCH service</i>	100.00%	100.00%	103.10%	101.12%	

[Number of infants enrolled in the MCH service (from birth notifications received) / Number of birth notifications received] x100					
Service cost					
<i>Cost of the MCH service</i>	\$78.44	\$81.30	\$87.24	\$83.13	
[Cost of the MCH service / Hours worked by MCH nurses]					
Participation					
<i>Participation in the MCH service</i>	77.68%	82.25%	82.97%	79.42%	
[Number of children who attend the MCH service at least once (in the year) / Number of children enrolled in the MCH service] x100					
Participation					
<i>Participation in the MCH service by Aboriginal children</i>	80.00%	86.81%	93.21%	80.75%	Aboriginal MCH program/ coordinator position vacant
[Number of Aboriginal children who attend the MCH service at least once (in the year) / Number of Aboriginal children enrolled in the MCH service] x100					
Satisfaction					
<i>Participation in 4-week Key Age and Stage visit</i>	98.62%	96.10%	101.97%	98.04%	
[Number of 4-week key age and stage visits / Number of birth notifications received] x100					

A Healthy Community – progress on implementing the Council Plan




Objective 1: WELCOMING & INCLUSIVE CITY: Warrnambool will be a city that is more welcoming to all and fosters diversity.

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
1.1.1	Review the Customer Service Charter to ensure it meets the needs and expectations of Council customers.	Manager Communications	100%		Council approved the release of the draft Customer Service Charter for community feedback. The Charter has now been adopted.
1.1.2	Develop and implement a range of Council activities and events to encourage participation from diverse groups within our community.	Service Manager Healthy Engaged Communities	100%		Council has been involved in the planning and delivery of the Pride in Your Health LGBTIQA+ diversity and inclusion conference in partnership with health services and regional stakeholders. The Archie Graham Community Centre and West Warrnambool Neighbourhood House have supported events and activities related to National Sorry Day and National Reconciliation week. The intercultural kitchen and cooking program continue to support multicultural communities to break down barriers, build capacity and share their culture through cooking demonstrations and sharing of knowledge.
1.1.3	Increase access to participation for all abilities and raise awareness of the community regarding the needs of people with a disability.	Service Manager Healthy Engaged Communities	100%		Training was delivered to build the knowledge, skills and capacity of volunteers who assist with Council programs that support people with disabilities. Topics included access and inclusion; awareness and attitudes; communication and language; all-abilities etiquette and promoting supportive environments.
1.1.4	Engage with community to ensure that a diversity of voices are informing Council policies, strategies, programs, and services.	Manager Community Policy & Planning	100%		Using IAP2 principles, Council continues to engage with the community to inform Council policies, strategies, programs and services. Consultations during the quarter involved public feedback on the draft Budget for 2023-2024 and revisions to the Council Plan 2021-25, South Warrnambool Flood Investigation, and Unretiring the 'Bool - an initiative to assist local businesses impacted by labour shortages.
1.1.5	Develop and implement programs to improve community connections and reduce social isolation.	Manager Community Policy & Planning	100%		Council's community connections program is implemented through the West Warrnambool Neighbourhood House and Council's centre-based Social Support program. The Share the Load laundry program was launched in March 2023 and different health and human services link clients to the program. West Warrnambool Neighbourhood House continues to help community members access the Victorian Power Saving Bonus program and assists community members to join social, physical and recreation activities.

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
1.1.6	Provide library programs and collections that facilitate inclusion, understanding and acceptance of diversity.	Manager Recreation & Culture	100%		<p>In the past quarter the library service has delivered the Sharing Stories: Strengthening Communities project. The project was delivered in partnership with WRAD Health and One Day Studios and funded by the State Library Victoria and Public Libraries Victoria.</p> <p>The Sharing Stories Project works with people who have experienced addiction and aims to help develop the writing and literacy skills of participants, particularly in telling own life stories through creative non-fiction storytelling. During Reconciliation Week the library delivered a children's program in partnership with Worn Gundidj attended by 49 children and 40 adults. Expand Your Mind program <i>The First Astronomers: how Indigenous elders read the stars</i> was presented by Associate Professor of Cultural Astronomy in the ASTRO-3D Centre of Excellence and the School of Physics at the University of Melbourne, Duane Hamacher, while Worn Gundidj Indigenous Nursery delivered a presentation on the six seasons of our region, traditional uses of plants and how they can fit into local gardens.</p>
1.1.7	Develop and implement programs and activities that improve community engagement and social connection through West Warrnambool Neighbourhood House.	West Warrnambool Neighbourhood House Coordinator	100%		<p>Term 1 and 2 playgroup (Toddle on Hoddle) was well attended by families who support the new location and format at the Warrnambool West Primary School. Weekly sessions are attracting up to 20 toddlers and their carers.</p> <p>In May, the Neighbourhood House Week celebration included the community launch of the <i>Home is Where the Art is</i> 3D snakes and ladders art work at Pecten Avenue Park. The event was supported by 120 students from Brauer College, St Pius X and Warrnambool West Primary. Over 70 community members attended the park to enjoy free music, food, outdoor games, face painting and kite flying.</p> <p>Thirty-three community members gathered at Lane Pavilion in mid-May to participate in a purple flower making workshop. The art works acknowledged the Stolen Generations and were displayed at the Library on May 26, National Sorry Day.</p> <p>West Warrnambool Neighbourhood House project crafters helped create props for the Warrnambool Primary Performers production of <i>Charlie and the Chocolate Factory</i>. Every Thursday for six weeks a group of 18 participants created items for the lolly shop as well as a gigantic knitted rug for the bed. Crafting volunteers were thanked with a free ticket to see the show.</p> <p>Safe Seats Safe Kids - a free child car restraint fitting service, supported by Neighbourhood House Victoria and KidSafe took place at Archie Graham in late May.</p> <p>The Winter School Holiday Program was held at Warrnambool West PS and other locations with participants enjoying activities</p>


Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
					<p>such as Quirky Science Experiments, Resin Art, Boxing, Cooking and Magic. From 24 March until 30 June, 355 Warrnambool residents received their \$250 bonus through the West Warrnambool Neighbourhood House.</p> <p>Requests for food relief has increased in the last quarter with West Warrnambool Neighbourhood House delivering 975kg of hampers to vulnerable and food insecure residents of West Warrnambool April - June.</p>








Objective 2: ABORIGINAL COMMUNITIES: Council will pursue improved partnerships and meaningful engagement with Aboriginal people to grow opportunities and better outcomes for Aboriginal people.







Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
1.2.1	Develop and deliver programs and services in collaboration with Aboriginal people that support inclusiveness, culture and reconciliation.	Manager Community Policy & Planning	100%		<p>Council has established the governance of relationships formally with the Eastern Maar Aboriginal Corporation (EMAC), the Traditional Owners of the lands covering the Warrnambool municipality and the Gunditjmara Aboriginal Cooperative. EMAC will provide Aboriginal names for the two committees, which have separate terms of reference for governance, clearly delineating the areas of focus for the two organisations. The committees meet quarterly and three meetings were organised with each organisation in 2022-2023.</p> <p>Council continues to participate in and support the Wata Waetnanda community group in planning community events. As part of National Sorry Day on 26 May 2023 and National Reconciliation Week (27 May - 3 June), purple flowers were displayed at the Warrnambool Library. Council also supported some events and activities promoting local native plants and bush tours.</p>
1.2.2	Facilitate and encourage collaborative relationships with Aboriginal and Community Controlled Organisations (ACCOs) to address key barriers to access children's and family services and build a stronger cultural connection.	Manager Children & Family Services	100%		<p>The child and family alliance has representation from Gunditjmara, Windamara and more recently Dhauwurd-Wurrong. This provides strong representation of First Nations peoples and their communities across family and children's services.</p>
1.2.3	Increase participation of Aboriginal families in early years services, with a focus on maternal and child health and kindergarten services.	Manager Children & Family Services	100%		<p>The program provided opportunities for Aboriginal mothers to engage with Maternal Child Health key age stage visits with support from the Cultural Care Coordinator. The project includes a strong emphasis on Maternal Child Health nurses providing culturally safe services for Aboriginal families. This concept has been strengthened by the project model of outreach clinics that allow visits to occur at any location the family</p>



Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
					requests including: existing clinics, home visits or Aboriginal community-controlled health organisations.
1.2.4	Increase community awareness of, and promote, Aboriginal heritage, culture and sites of significance.	Manager Community Policy & Planning	100%		Council is engaging with First Nations peoples to receive advice on the best way to express Aboriginal culture, history and stories within the Warrnambool Library and Learning Centre. Council continues to engage with the local First Nations community through the Maar Nations Gallery hosted at the Warrnambool Art Gallery which promotes Aboriginal arts and culture. Flagstaff Hill has been consulting with the Eastern Maar Aboriginal Corporation around the promotion of Aboriginal heritage and culture and with Aboriginal businesses producing merchandise that promotes Aboriginal art, culture and heritage.

Objective 3: HEALTH & WELLBEING: Council will take action to improve health, wellbeing and safety outcomes for Warrnambool's community.






Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
1.3.1	Implement the Municipal Health and Wellbeing Plan 2021-25 and review as necessary.	Manager Community Policy & Planning	100%		<p>Council secured a further \$30,000 funding from Vic Health to implement the Healthy Warrnambool Plan 2021-25. This funding complements Council's allocations to deliver prevention and health promotion activities across the five pillars of the Plan. These activities are implemented through five communities of practice.</p> <p>A highlight for the quarter was the organisation of a Health in a Changing Climate Forum at the Lighthouse Theatre. Over 90 participants attended the forum with representatives from seven Victorian local governments, Victorian Government stakeholders, local organisations and some interstate representatives. International, national, state level and local presenters showcased different research data and project ideas on climate change adaptation methodologies to protect human health. The community of practice on climate change will progress the actions and projects emerging from the Forum.</p> <p>The "Drink Responsibly?" campaign implementation ended on 12 June 2023. The campaign raised awareness on the safer levels of alcohol consumption based on the National Health and Medical Research Council recommendations. An end-line evaluation will be conducted in late 2023. Implemented for six months from December 2022-June 2023 across Facebook and Instagram, the four posters had a combined reach of 47,000 individuals aged 18+ across a 40 km radius of Warrnambool with a total of 145,050 impressions, meaning each person was exposed to the messages three times on average. The videos reached over 96,480 people with a total number of impressions of 226,167.</p>





Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
1.3.2	Achieve compliance with the Child Information Sharing and Family Violence Information Sharing reforms as directed by peak bodies.	Service Manager Early Years Learning & Development	100%		Implementation of Child Information Sharing (CISS) and Family Violence Information sharing (FVIS) continuing to be implemented across early years services with resources and training.
1.3.3	Improve children and families' health and wellbeing through attainment of targets set by the Healthy Achievement Program.	Service Manager Early Years Learning & Development	100%		Matron Swinton Early Learning Centre, Sherwood Park Early Learning Centre, Florence Collins Children's Services Complex and Warrnambool Family Day Care have successfully achieved the Safe Environments bench mark under the Victorian Achievement Program.
1.3.4	Develop and implement an Aquatic Strategy, including a new business model for AquaZone, to guide the improvement and strategic use of facilities to increase community participation in physical activity.	AquaZone Service Manager	25%		Action not completed in financial year but will be carried over for completion in 2023-2024. Contractor has been appointed and initial stages of industry research, data gathering and project scoping and site analysis have commenced.
1.3.5	Develop an AquaZone fitness and program that supports and encourages wellbeing and water safety.	AquaZone Service Manager	100%		AquaZone has achieved a 42% increase in attendance this financial year. Growth in visits was experienced across: recreation swim, up 35,716; group fitness, up 10,503; gym, up 12,719, for an overall increase of 59,120. Learn to swim participation recorded an additional 9,003 visits and an increase in school swim visits of 6,078.
1.3.6	Establish a plan to assist gymnastics to move to a sustainable business model.	Manager Recreation & Culture	100%		After consultation with the Warrnambool Springers Gymnastic Club and at the club's request, Council endorsed the transition of the operations of the gymnastics program to the club from January 2024.
1.3.7	Increase community participation in active recreation.	Manager Recreation & Culture	100%		AquaZone's aquatic, group fitness and gym-based programs have experienced a growth in community and member participation over the past 12 months with an average participation increase of 42% on last year. Local sportsgrounds seasonal tenant player participation data increased by 15% this year, with junior participation up by 13% overall. The data also showed 20% more females participated overall. Activity levels at the Warrnambool Stadium are measured by court usage hours, this figure had a 48% increase in the past 12 months and is up 41% on the last full year of operation prior to the pandemic.
1.3.8	Develop systems and policies that maximise the use of the Warrnambool Stadium.	Service Manager Warrnambool Stadium	100%		Court usage at Stadium over the past 12 months was the highest since Warrnambool's major indoor sports facility opened in 2001. Usage was up 41% on the last full year of operation prior to the pandemic and it is estimated that the Stadium attracted over 145,000 visitors in the past 12 months. To facilitate this increase in activity the model of court hire and access for the six resident indoor sports associations at the Stadium was

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
					simplified with reduced rates introduced to support the sustainability of the local sports that call Warrnambool Stadium home. An improved account management and facility booking system is scheduled to be introduced in early 2023/24, this is aimed at improving access to the facilities for resident sports, local schools and other casual hirers.
1.3.9	Increase connection with children up to aged 4 through outreach Maternal and Child Health Key Age Stage visits to early years services.	Service Manager Early Years Intervention & Support	100%		A total of 212 children accessed their 3 ½-year key age Stage Assessments prior to kinder enrolment. A new policy and procedure was developed to support Maternal Child Health staff undertake target outreach key age assessments in Council's early learning centres and kindergartens. Maternal Child Health program continues to target families who have returned to work and offer the outreach service model to ensure all children receive assessments before kindergarten enrolment.
1.3.10	Support vulnerable families with young children through the enhanced Maternal and Child Health service.	Service Manager Early Years Intervention & Support	100%		Over 1,098 hours of support has been delivered to over 100 families referred to the Enhanced Maternal and Child Health Program. Fifty families remain in the service requiring further support to build parenting capacity.
1.3.11	Provide a broad range of programs for older members of our community.	Service Manager Healthy Engaged Communities	100%		During the quarter there were 6,418 attendances at different programs and activities through the Archie Graham Community Centre. Archie Graham Reception recorded 2,743 customer interactions comprising 1,787 in person, 799 over the phone and 157 emails.
1.3.12	Maximise use of sportsgrounds and associated recreational facilities through ensuring shared use, where appropriate.	Service Manager Recreation & Culture	100%		The Recreation team continues to work with sports ground user groups to maximise access and use of facilities. Twenty-eight sports ground clubs have provided participation opportunities to 1,667 junior men, 747 junior girls, 989 senior men, 467 senior women, 141 male masters and 62 female masters members across 234 teams (senior and junior), 26 sport development programs and an all-abilities team.
1.3.13	Deliver Maternal Child Health Key Ages and Stages framework via outreach model within universal services including early learning and kindergarten services to ensure all eligible children have attended all 10 key age stages.	Service Manager Early Years Intervention & Support	100%		Assessments continue in Council's early learning centres and kindergartens. Maternal Child Health program targets families who have returned to work and offers an outreach service model to ensure all children receive assessments prior to kindergarten enrolment, this provides developmental assessments for kindergarten teachers to help identify early intervention that maybe required in the kindergarten year for families.
1.3.14	Deliver sleep and settling program to eligible families with babies and toddlers through group education and in-home consults with parents and guardians.	Service Manager Early Years Intervention & Support	100%		Council has delivered weekly in-home sleep and settling consults to 222 families. The program is delivered by a Maternal Child Health nurse to support babies and toddlers with sleeping concerns. A total of 166 families attended the group sleep and settling education sessions.


Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
1.3.15	Advocate for early years workforce initiatives that support recruitment and retention of high-quality early years staff and service.	Manager Children & Family Services	100%		Active engagement with all levels of government is occurring, supported by industry stakeholder forums (local government, education and training bodies) and workshops focusing on workforce challenges and solutions.
1.3.16	Develop culturally safe early years services.	Service Manager Early Years Learning & Development	100%		Early Years Services have continued to embed culturally safe practices and environments. Celebrating Reconciliation week through participation in the display of purple hibiscus flowers at the library.





Objective 4: ACCESSIBLE CITY: Council will improve the physical and social accessibility to community services, facilities, places and precincts.





Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
1.4.1	Review the requirements needed to become a Child Friendly City.	Manager Children & Family Services	40%		This project is on hold due to the Commonwealth Government-led Early Years Reform project which has been activated.
1.4.2	Meet the current and future needs of our growing population, programs and services through updated Community Services Infrastructure Plan.	Manager Community Policy & Planning	100%		Council continues to review its facilities and service levels in line with programming and the emerging needs of the community.
1.4.3	Continue to implement the objectives set out in the Early Years Compact Agreement.	Service Manager Early Years Intervention & Support	100%		Council has delivered on the compact's agreed priorities which have been focused on supporting vulnerable children and families. These are: <ul style="list-style-type: none"> - increase the participation of children in out of home care and children known to child protection in early years services - improve sharing of data and information about children; - increase participation of Aboriginal families in early years services, with a focus on maternal and child health and kindergarten services; and, - improve the identification and referral of children and families at risk of family violence, including implementing the maternal and child health family violence consultation visit.
1.4.4	Implement the Multiple Agency Risk Assessment and Management (MARAM) framework within all Early Years programs.	Service Manager Early Years Intervention & Support	100%		Delegations and approval to support the implementation of the Multiple Agency Risk Assessment and Management (MARAM) framework has occurred. Staff are participating in the Municipal Association of Victoria's Community Practice Model for the MARAM supporting staff through the role out establishment.
1.4.5	Implement plans to improve the accessibility and user-friendliness for aged and those with a disability to Council owned community facilities.	Service Manager Healthy Engaged Communities	100%		Council continues to organise programs for people with a disability at the Archie Graham Community Centre, Warrnambool Stadium and Aquazone. Most of the equipment offered at Aquazone has been upgraded to facilitate the needs of people with disabilities.

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
1.4.6	Increased access for people with disabilities by upgrading Council infrastructure through recurrent capital funding.	Manager Strategic Assets, Property & Projects	100%		The all-abilities kayak launch, disabled carpark and accessible footpath have been finished at Woodend Rd. A Disability Discrimination Act-compliant footpath has been designed and will be delivered to connect the new McGennan amenities block to McGennan Car Park which will allow for all-abilities access from the Changing Places facilities and Lake Pertobe Playspace all the way to the McGennan Car Park, beach, and beyond.
1.4.7	Maintain the delivery of high-quality services to enable people to remain as independent as possible in their own homes.	Service Manager Community Support	100%		Council delivered 22,891 home care services to 1,327 clients in 2022-2023. This included 12,000 home care services, 6,600 personal care service, 2,300 episodes of property maintenance and 2,200 respite services. Additionally, approximately 21,000 meals were delivered to 285 clients.
1.4.8	Increased engagement of young people aged 12-25 years in youth development programs and activities.	Service Manager Healthy Engaged Communities	100%		<p>The Green Futures Now! leadership program for 12-25-year-olds, allows young people to build knowledge and explore solutions to address environmental issues. This year, the Green team decided to address the issue of textile waste and fast fashion by organising a winter clothing donation drive, collecting warm clothes and blankets to help the less fortunate while keeping textiles out of landfill.</p> <p>FReeZA is a Council-led Victorian Government initiative that supports young Victorians to get involved in their community by planning and running drug, smoke and alcohol-free music, creative and cultural events for other young people. The FReeZA crew organised a highly successful open mic night event for their peers including an array of performing artists enabling them to showcase their talents in a safe and encouraging environment</p>
1.4.9	Implement an accessibility audit of Council playgrounds.		100%		Item has been implemented as part of the playground renewal designs and incorporated into programmed works for upgrades.

Objective 5: RECREATION, ARTS, CULTURE & HERITAGE: Council will support opportunities to participate in a wide range of recreational, arts and cultural activities that promote activity, wellbeing, diversity and heritage, and grow connectedness across the community.







Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
1.5.1	Deliver the Lake Pertobe Building Better Regions program of projects along with the carpark renewal and upgrade funded through Local Roads and Community Infrastructure Program.	Projects Engineer	100%		The construction of new McGennan Amenity Block continues and is progressing well. The Indigenous meeting place project has started and is progressing well. These two items are the last of a suite of projects that formed the Lake Pertobe Building Better Regions program, which will be completed before the busy summer period.

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
1.5.2	Complete the Playspace Strategy for community playgrounds and spaces.	Manager Strategic Assets, Property & Projects	15%		Due to competing priorities in the lead-up to the end of the financial year, this is currently on hold. Officers will look to continue work on development of a Playspace Strategy in 2023-2024.
1.5.3	Deliver a Lighthouse Theatre program including the annual Primary Performers program, and implement strategies that encourages our community to experience, create, celebrate and participate in the performing arts with a focus on youth (13-25) and the disadvantaged community.	Service Manager Lighthouse Theatre	100%		<p>Lighthouse Theatre hosted successful workshops across the period including engagement with the First Nations community. A series of low-cost, interactive performances for two and three-year-olds and their parents attracted over 170 attendances over four performances. Sydney Dance Company visited and provided workshops with local dancers during their three-day visit. The performance relating to climate change action was well received by younger adolescent and young adult audiences.</p> <p>The Primary Performers production of Charlie and the Chocolate Factory performed in June to a record sellout crowd of over 2000 patrons over four performances, with 65 primary school children performing. The performances received rave reviews and saw the best engagement by parents and community members supporting the production in costumes, sets, props and music.</p>
1.5.4	Develop and implement audience engagement and marketing strategies, including a membership program, to increase participation in performing arts presentations and seasons at the Lighthouse Theatre.	Service Manager Lighthouse Theatre	100%		<p>Total ticketed attendance for 2022-2023 was 41,867, an excellent result for the venue equating to a box office taking of \$1.8 million. This was one of the highest ticket sales numbers, and the highest annual box office result in the venue's history.</p> <p>Marketing continues to achieve strong results, reflected in the numbers above, with strong engagement on our social media as well as an 8% increase in email list sign-ups during the quarter and the distribution for our quarterly coming events brochure via Australia Post reaching over 24,000 homes.</p> <p>Two performances during this period were supported with a live Auslan interpreter (The Sunshine Club and Comedy Festival Roadshow), and the new hearing augmentation system (hearing loop) was launched and is now successfully in use across our venues.</p>
1.5.5	Deliver Warrnambool Art Gallery exhibitions and experiences that engage community, attract and increase visitors, support artists and build new audience.	Director Art Gallery	100%		<p>From April to June 2023, the Gallery was visited by 6,682 patrons. The program delivered five diverse exhibitions including Kirrae Whurrung artist Brett Clarke, a dedicated children's exhibition developed by Warrnambool artist Sinead Murphy, a touring exhibition from the Australian Centre for the Moving Image, and two exhibitions featuring work exclusively from the gallery's collection. The gallery initiated a unique exhibition partnership with the Heide Museum of Modern Art to present Paul Yore + Albert Tucker: Structures of Feeling, which garnered attention from ABC TV, and has been viewed by approximately 15,000 people. The exhibition</p>

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
					will tour to Warrnambool Art Gallery in September. The gallery made steps towards increasing public engagement with its collection via a range of in-person and online curator talks. The Gallery's education program delivered 15+ free tailored workshops and tours to over 400 students. Alongside five ticketed workshops during for primary-age, and teens throughout the school holiday period.
1.5.6	Deliver a library program of events and activities that supports lifelong learning and social inclusion.	Manager Recreation & Culture	100%		In the past quarter the library has run 150 community programs with 5,549 participants. This is a 249% increase in participation over the same period last year.
1.5.7	Develop a Cultural Strategy for Warrnambool.	Manager Recreation & Culture	65%		Delay in being able to appoint a staffing resource has led to this project being carried over to 2023-2024. Council has recently appointed its first Cultural Development Coordinator who will support progressing the next steps of this important work, and support the delivery of the strategy once completed.
1.5.8	Development and implement policies and strategies to maximize use of community assets in areas of art and culture.	Manager Recreation & Culture	15%		In the absence of a Cultural Development Coordinator resources were not in place to progress this piece of work. With the position in place, work has begun. A Public Art Policy is currently being prepared.
1.5.9	Support community organisations to improve participation opportunities that support health and wellbeing, social, cultural and recreational outcomes through Council's community funding programs.	Manager Recreation & Culture	100%		Council received 50 grant applications for the Community Development Fund 2022/23 program (total program funds of \$140,000). Of these, 26 submissions were fully funded and three partially funded. A total of \$110,036 was allocated to eligible projects under three categories. Sport and Recreation, Culture and Arts and Environment & Sustainability.

Objective 6: COMMUNITY LEARNING PATHWAYS: Council will support and encourage lifelong learning that helps build community resilience and preparedness for change.

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
1.6.1	Relaunch the Warrnambool City Library under Council Management through a reinvigorated range of activities and programs.	Manager Recreation & Culture	100%		The transition from the Regional Library Corporation to Council management was completed in June 2021. An extensive and diverse range of programs are now delivered from the Library.
1.6.2	Deliver the new Warrnambool Library.	Manager Recreation & Culture	100%		The new library, opened in October 2022, delivers for the City a state-of-the-art, functional and aesthetically beautiful community hub that creates enormous opportunities for learning, education, social inclusion, well-being and recreation. Features include a Tech Zone, Sound Lab, dedicated children and youth areas, cafe and meeting rooms.

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
1.6.3	Deliver library early years programs that support language and literacy development and parental efficacy.	Manager Recreation & Culture	100%		The library now runs four early literacy sessions a week for children 0 - 6 years old designed to encourage a lifelong love of books and reading. The sessions have been enjoyed by over 5,000 children and their parents/carers during this period. The library is also host to Council's First Parents groups facilitating valuable connections between new parents, their local library, books and support for early language development.
1.6.4	Deliver library programs that develop literacy in all its forms and encourage a love of reading and life-long learning.	Manager Recreation & Culture	100%		In addition to well-patronised early years literacy programs, the library delivers a broad range of introductory digital literacy training and English conversation sessions. In partnership with Jobs Victoria, the library is able to support employment readiness programs. Book Club's 'Learn something new' and 'Expand your mind' programs delivered in partnership with external providers support life-long learning. The partnership with U3A has been very successful in value-adding to the library program and providing a broad range of learning activities in the library for older adults.
1.6.5	Advocate to peak bodies to ensure staff have access to high quality professional development opportunities that support the community's needs.	Manager Children & Family Services	100%		The School Readiness program funding through state government has provided access for staff to high quality learning programs throughout the year.
1.6.6	Maintain and further develop Council's partnership with Deakin University to enable research and development opportunities for community and industry.	Manager Infrastructure Services	100%		Council continues to work closely with Deakin around the establishment of the Hycel Technology Hub and other Deakin and TAFE initiatives.
1.6.7	Continue the roll out of the State Governments 3-year-old kindergarten reform - deliver Stage 2 of the kindergarten provision project.	Service Manager Early Years Learning & Development	100%		2024 kindergarten registration process has started for Council's 12 kindergarten sites. Victorian School Building Authority grant finalised for planning and design work at Matron Swinton Early Learning Centre and Warrnambool East Kindergarten.
1.6.8	Provide sufficient infrastructure (including indoor and outdoor structures) to meet current and future models of kindergarten provision and early years integrated models within the municipality.	Manager Children & Family Services	100%		Designs are completed for the Matron Swinton Early Learning Centre and East Warrnambool Kindergarten. Funding has been approved to progress with an Early Years Strategy which will provide Council with and Early Years Infrastructure Plan for the next 10 years. Plan to be developed next financial year.

Strategic objective 2: sustainable environment

We will protect and strengthen local ecosystems, enhance biodiversity and enable sustainable communities.

Strategic indicators

The following statement reviews the performance of council against the council plan including results achieved in relation to the strategic indicators included in the council plan.

Strategic Indicator/measure	Result	Comments
Environmental sustainability – Community Satisfaction Survey	61	On par with regional average although down on the previous year's result.
Waste Management – Community Satisfaction Survey	70	Above the state and regional averages, slightly lower than the previous year's result.

Major initiatives

The following statement reviews the progress of council in relation to major initiatives identified in the 2022-2023 budget for the year.	
Major Initiatives	Progress
Identify opportunities for water sensitive urban design (WSUD) infrastructure across the municipality (Actual: \$85,000 Budget: \$90,000)	Completed
Implementing year one of the revegetation of future biodiversity zones outlined in the Biodiversity Asset Management Plan (Actual: \$29,000 Budget: \$28,000)	Completed

A sustainable environment – allocation of funding

Activity	Description	Net cost Actual Budget Variance \$'000
Environmental Management and Sustainability	This service develops environmental policy, coordinates and implements environmental projects and works with other services to improve Council's environmental performance.	-634 -701 67
Waste Management & Street Cleaning	This service provides kerbside rubbish collections of garbage, recycling and Food Organics Green Organics (FOGO) from all households and some commercial properties in Council. It also provides street cleaning, leaf collection and street litter bins throughout Council.	-4,924 -5,002 78
Parks and Gardens	This service covers a range of areas such as tree pruning, planting, removal, planning and street tree strategies, management of conservation and parkland areas, creeks and other areas of environmental significance. Parks Management provides management and implementation of open space strategies and maintenance programs.	-4,389 -4,776 387

A sustainable environment – service performance indicators

Animal Management					
Timeliness					
<i>Time taken to action animal management requests</i>	1.00	1.00	1.00	1.00	Increase in surrendered animals. A result of unwanted pets purchased during COVID and rise in cost of living.
[Number of days between receipt and first response action for all animal management requests / Number of animal management requests]					
Service standard					
<i>Animals reclaimed</i>	19.16%	20.92%	17.25%	19.18%	The number of animals collected increased this past year from 655 to 730.
[Number of animals reclaimed / Number of animals collected] x100					
<i>Animals rehomed</i>	64.57%	71.73%	66.72%	67.53%	Our animal shelter has been busier now that COVID period is done. We are seeing an increase in backyard breeders surrendering dogs.
[Number of animals rehomed / Number of animals collected] x100					
Service cost					
<i>Cost of animal management service per population</i>	\$16.12	\$17.32	\$19.34	\$17.59	
[Direct cost of the animal management service / Population]					
Health and safety					
<i>Animal management prosecutions</i>	0.00%	0.00%	0.00%	0.00%	During the 2022-23 financial year, Council did not initiate any animal management prosecutions as there was no incidents that warranted a prosecution.
[Number of successful animal management prosecutions / Number of animal management prosecutions] x 100					
Food Safety					
Timeliness					
<i>Time taken to action food complaints</i>	1.00	1.00	1.00	3.82	Over 50% of food complaints received within 2022 were actioned within 24 hours, although staff shortages resulted in some complaints with extended response times.



[Number of days between receipt and first response action for all food complaints / Number of food complaints]					
Service standard					
<i>Food safety assessments</i>	94.26%	53.27%	20.32%	28.23%	A slight increase in food safety assessments was achieved for 2022. Warrnambool City Council operated with only one authorised Environmental Health Officer for the majority of the year, with a priority of processing new business applications.
[Number of registered class 1 food premises and class 2 food premises that receive an annual food safety assessment in accordance with the Food Act 1984 / Number of registered class 1 food premises and class 2 food premises that require an annual food safety assessment in accordance with the Food Act 1984] x100					
Service cost					
<i>Cost of food safety service</i>	\$281.93	\$289.76	\$353.27	\$391.81	Consulting labour has had to be used to fill gaps in staff shortages causing an increase in costs.
[Direct cost of the food safety service / Number of food premises registered or notified in accordance with the Food Act 1984]					
Health and safety					
<i>Critical and major non-compliance outcome notifications</i>	100.00%	47.22%	100.00%	50.00%	Council was unable to address all major & critical outcome notifications due to staffing constraints. These notifications have been rolled over to 2023/24 & made a priority.
[Number of critical non-compliance outcome notifications and major non-compliance notifications about a food premises followed up / Number of critical non-compliance outcome notifications and major non-compliance notifications about a food premises] x100					

Waste Collection					
Satisfaction					
<i>Kerbside bin collection requests</i>	215.87	207.27	46.52	38.43	There has been a noticeable decrease in the number of bin




					collection requests. A lot of requests in the prior year were as a result of the glass bin rollout.
[Number of kerbside garbage and recycling bin collection requests / Number of kerbside bin collection households] x1000					
Service standard					
<i>Kerbside collection bins missed</i>	7.03	10.43	2.19	0.67	There has been a noticeable decrease in the number of bin collections missed. The prior years were high due to the 4 bin system being implemented.
[Number of kerbside garbage and recycling collection bins missed / Number of scheduled kerbside garbage and recycling collection bin lifts] x10,000					
Service cost					
<i>Cost of kerbside garbage bin collection service</i>	\$86.17	\$87.43	\$75.67	\$82.28	
[Direct cost of the kerbside garbage bin collection service / Number of kerbside garbage collection bins]					
Service cost					
<i>Cost of kerbside recyclables collection service</i>	\$61.03	\$52.49	\$45.49	\$46.48	
[Direct cost of the kerbside recyclables bin collection service / Number of kerbside recyclables collection bins]					
Waste diversion					
<i>Kerbside collection waste diverted from landfill</i>	64.30%	64.44%	66.24%	67.24%	
[Weight of recyclables and green organics collected from kerbside bins / Weight of garbage, recyclables and green organics collected from kerbside bins] x100					

A sustainable environment – progress on implementing the Council Plan

Objective 1: NATURAL ENVIRONMENT: Council will enhance open spaces and infrastructure that support a healthy community, wildlife, flora, fauna and biodiversity.




Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
2.1.1	Develop and implement Pest Plant and Animal Management Framework for the control of environmental weeds and pests.	Coordinator Natural Environment	100%		Strategy document developed and due to be advertised in Q1 of 2023/24
2.1.2	Develop and implement strategy and programs that improve biodiversity and protect and enhance flora and fauna.	Coordinator Natural Environment	100%		The Natural Environment team continue to work with local community groups and other stakeholders such as the CMA to implement projects and programs to improve and protect biodiversity, flora and fauna. This includes tree planting in public reserves and open space, development of resources for education and information.

Objective 2: WATER & COASTAL MANAGEMENT: Council will protect and enhance the health of Warrnambool's coastline and inland waterways to protect and improve biodiversity.


Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
2.2.1	Implement the Domestic Waste Water Management Plan to improve health and environmental outcomes for our community.	Coordinator Environmental Health	100%		Plan has been completed and is available to the public on the Council page.
2.2.2	Investigate water use opportunities to improve water resource management.	Coordinator Natural Environment	100%		Integrated Water Management project will commence implementation in Q2 of 2023-2024
2.2.3	Implement the Warrnambool Coastal Management Plan to guide the future use, development and management of Warrnambool's coastline.	Coordinator Natural Environment	100%		Implementation of the Warrnambool Coastal Management Plan is ongoing and includes implementation of the Wild Coast Landscape Master Plan. This encompasses a Cultural Heritage Management Plan, wayfinding and information signs and fencing to protect the culturally sensitive landscape. The project is being implemented in partnership with DECCA and Eastern Maar.

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
2.2.4	Develop and implement floodplain management strategies in the South Warrnambool and Russells Creek catchments to minimise environmental impacts and risks associated with flooding impacts.	Coordinator City Strategy	100%		<p>Russells Creek flood modelling completed and implemented, via the approval and gazettal of Planning Scheme Amendment C205warr in November 2022 by the Minister for Planning.</p> <p>South Warrnambool flood investigation is under way. Two phases of community consultation have been undertaken, with draft mapping released for public feedback. Feedback is currently being collated and will feed into refinement of the mapping. Next round of community engagement will include mitigation options. Project is on track to be completed in December 2023. Allansford flood study has commenced with the procurement process completed and a consultant appointed in July 2023.</p>

Objective 3: MINIMISE ENVIRONMENTAL IMPACT & THE IMPACT OF A CHANGING CLIMATE: Council will encourage innovation and initiatives that minimise Warrnambool's environmental impact.

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
2.3.1	Investigate new technologies to reduce waste from landfill towards zero waste to landfill.	Strategic Waste Management Officer	100%		In discussions with contractor on how to manage contaminant in kerbside collected glass to avoid it being sent to landfill.
2.3.2	Deliver the Smart Buildings energy efficiency program to reduce greenhouse gas emissions and utilise renewable energy.	Coordinator Natural Environment	100%		The delivery of the Smart Building Program is continuing with implementation of the EV charging stations, lighting upgrades at the Warrnambool Art Gallery and Flagstaff Hill in progress.
2.3.3	Facilitate and support the delivery of climate change mitigation, adaptation and resilience actions to raise awareness and prepare for a changing climate.	Coordinator Natural Environment	100%		The Health in a Changing Climate Forum has been delivered in partnership with the Barwon South West Climate Alliance and provided a key opportunity to raise awareness and prepare for a changing climate with a focus on the health sector. The Extreme Heat Vulnerability Mapping project is nearing completion and will be progressed in 2023-2024.

Objective 4: WATER RESOURCE MANAGEMENT: Council will promote and encourage awareness of sustainable practices in our work, and the community including water resource management.

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
2.4.1	Develop a drainage system litter and contaminants improvement/management plan to reduce gross pollutants into the waterways.		75%		<p>Works in developing a drainage contaminants management plan have not proceeded due to resource shortages.</p> <p>As part of Council design practices, improvements in drainage contaminants are incorporated as part of each design to minimise gross pollutants entering the waterways.</p>

Objective 5: WASTE MINIMISATION: Council will pursue programs to minimise waste throughout the community, industry and promote the benefits of reduction, reuse and recycling of materials.

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
2.5.1	Reduce contamination of recyclable materials.	Strategic Waste Management Officer	100%		Funding received to undertake an education program to improve the cleanliness of the various recycling streams. Program will be rolled out in the second half of 2023.

Objective 6: AWARENESS & CELEBRATION: Council will foster community awareness and recognition of the benefits of positive outcomes for Warrnambool's environment.

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
2.6.1	Promote awareness and celebrate the outcomes of environmental work including actions that align with the Green Warrnambool plan.	Coordinator Natural Environment	100%		The Community Development Fund provides funding to community groups and organisations to implement projects and initiatives that have an environmental or sustainability focus that aligns with Green Warrnambool. The Green Futures Now program has again been delivered in partnership with Councils Youth Services and has provided an opportunity for young people to connect with and promote awareness of environmental work within Warrnambool.
2.6.2	Monitor and manage organisational greenhouse gas emissions and energy usage.	Coordinator Natural Environment	100%		Council emissions and energy use continue to be monitored and managed in partnership with key stakeholders.

Strategic objective 3: A strong economy

We will support a resilient local and self-sustaining regional economy that encourages economic growth and provides increased employment opportunities that attract ongoing investment.

Strategic indicators

The following statement reviews the performance of council against the council plan including results achieved in relation to the strategic indicators included in the council plan.

Strategic Indicator/measure	Result	Comments
Business/community development/tourism – Community Satisfaction Survey	63	Above the state and regional averages.
Business and community development – Community Satisfaction Survey	58	Above the regional average and on par with the state average.
Town Planning Policy – Community Satisfaction Survey	50	Declined from previous year's result but on par with state and regional averages.
Planning and building permits – Community Satisfaction Survey	51	Above the state average although a decline on the previous year's result.

Major initiatives

The following statement reviews the progress of council in relation to major initiatives identified in the 2022-2023 budget for the year.

Major Initiatives	Progress
Warrnambool City (lead agent), Moyne Shire, Corangamite Shire and South West TAFE are collectively supporting the Ideas Place program funded by LaunchVic and commenced with its first group in March. The 10-week program is supporting start-up entrepreneurs who have an idea and want to establish their own business.	First group of participants under prepared for a "pitch night" that was held in July (2023-2024 financial year).
Unretiring the 'Bool launched in March.	Program to encourage recently retired people to re-enter the workforce as way to tackle labour shortages. More than 80 retirees and nearly 50 business registered their interest.
Solstice Search Party – winter event to boost Warrnambool's profile as a year-round visitor destination.	The event was delivered for the second time on Saturday 24 June 2023 in the Warrnambool Botanic Gardens. Over 6,000 attendees turned out with postcode data indicating that 20% were from outside the 3280 postcode.
Festivals and Events Fund 2023 launched in May for events in the 2023 / 2024 financial year.	The total funding amount of \$130,000 included four categories, 1. Community Events 2. Business Events and Conferences 3. Activate Warrnambool and 4. Tourism Events.

A strong economy – allocation of funding




Activity	Description	Net cost Actual Budget Variance \$'000
Statutory Building Services	This service provides statutory building services to the Council community including processing of building permits.	-88 -187 99
City Strategy & Development	This service prepares and processes amendments to the Council Planning Scheme. This service processes statutory planning applications, provides advice and makes decisions about development proposals which require a planning permit, as well as representing Council at the Victorian Civil and Administrative Tribunal where necessary. It monitors the Council's Planning Scheme, prepares major policy documents and processes amendments to the Council Planning Scheme.	-1,057 -1,293 236
Warrnambool Livestock Exchange	Provides a regional livestock marketing centre that meets the needs of the stock agents, buyers and producers. (Ceased operations 13 December 2022.)	-498 366 -864
Holiday Parks	Provides affordable holiday accommodation that is modern, clean and well maintained in a family orientation atmosphere.	1,371 1,035 336
Flagstaff Hill Maritime Village	A City and Regional tourism hub open 364 days of the year that includes a Visitor Information Centre and Flagstaff Hill Maritime Village, which tells the maritime history of the region during the day and a "Shipwrecked" Sound & Light laser show in the evening.	-672 -969 297
Economic Development	Includes the industry and business support, research and statistical analysis and project development which underpin economic development.	-736 -818 82
Warrnambool Airport	This service provides a regional Airport that meets the needs of users and operates as a viable commercial enterprise to the benefit of the region.	-80 -173 93
Port of Warrnambool	Council manages the City's port facility on behalf of the State Government.	-3,130 5 -3,135
Festivals and Events Group	Delivers a range of promotions, festivals and events along with attracting events to the city to deliver economic benefits.	-934 -1,088 154

A strong economy – performance indicators

Statutory Planning					
Timeliness					
<i>Time taken to decide planning applications</i>	35.00	28.00	53.00	83.00	Council had significant staff vacancies within the statutory planning department, and incurred significant delays in recruiting suitably qualified planners during this time.
[The median number of days between receipt of a planning application and a decision on the application]					
Service standard					
<i>Planning applications decided within required time frames</i>	91.97%	100.00%	71.79%	66.97%	
[(Number of regular planning application decisions made within 60 days) + (Number of VicSmart planning application decisions made within 10 days) / Number of planning application decisions made] x100					
Service cost					
<i>Cost of statutory planning service</i>	\$1,806.07	\$1,399.64	\$1,691.67	\$3,130.56	Council had significant staff vacancies within the statutory planning department, and incurred significant delays in recruiting suitably qualified planners during this time. Multiple complex VCAT cases requiring representation.
[Direct cost of the statutory planning service / Number of planning applications received]					
Decision making					
<i>Council planning decisions upheld at VCAT</i>	0.00%	50.00%	0.00%	80.00%	During 2022/23 5 planning applications were referred to VCAT
[Number of VCAT decisions that did not set aside council's decision in relation to a planning application / Number of VCAT decisions in relation to planning applications] x100					





A strong economy – progress on implementing the Council Plan

Objective 1: BUILD ON COMPETITIVE STRENGTHS: Council will support initiatives that foster ongoing development and investment in the industries which underpin Warrnambool's economic strengths and comparative advantages.

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
3.1.1	Implement Development Plans and Developer Contributions Plans to provide future resources for improved infrastructure across the municipality.	Coordinator City Strategy	100%		Developer Contribution Plans continue to be implemented in growth areas: North of the Merri and North Dennington, as development progresses. Other shared infrastructure plans within the North East and Hopkins Coastal growth areas also continue to be implemented as development progresses. Development plans continue to be assessed in Wollaston Road (Yallambee Estate), 191-201 Morriss Road, and East Warrnambool (1C Verdon Street). Development plans have been recently approved for Emanuel College, South Dennington (The Heights), and an amended development plan approved for 119 Bridge Road, Bushfield.
3.1.2	Develop programs and collateral to promote Warrnambool as an appealing investment destination.	Manager Economic Development	100%		Warrnambool City (lead agent), Moyne Shire, Corangamite Shire and South West TAFE are collectively supporting the Ideas Place program funded by LaunchVic and commenced with its first group in March. The 10-week program is supporting start-up entrepreneurs who have an idea and want to establish their own business. Intensive workshops, designed to focus specifically on start-up methodology, mentoring and partner programs are components of the program. The first group completes their 'Pitch Night' on July 20th at the Lighthouse Theatre. This is the first of three programs to be run over the next 12 months and commenced with 17 participants.
3.1.3	Grow engagement with local businesses across the municipality.	Manager Economic Development	100%		<p>A business breakfast involving a wide cross section of industry was held in June to gauge interest and initial thoughts on forming a business representative group. Input from the event will lead to a business survey for all stakeholders provide ideas on the group's structure and objectives. Any group would be business-led, driven and focusing on business needs.</p> <p>Un-Retiring the Bool was launched in March with over 80 retirees and nearly 50 business registered. The program will open to businesses to register at any time and the next intake of retirees seeking any amount of work will commence in September to allow businesses to source</p>



Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
					staff as we head in the busy Christmas and New Year period.



Objective 2: EMERGING INDUSTRIES: Council will encourage emerging industry sectors that contribute to Warrnambool's economic growth and diversity.


Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
3.2.1	Facilitate and partner in initiatives to progress the implementation of the Great South Coast Economic Futures Plan, including the development of renewables in Warrnambool and the Great South Coast region.	Manager Infrastructure Services	100%		Warrnambool Economic Development Strategy draft to be assessed by Council and released for public comment after August meeting. Officers are continuing to liaise with emerging businesses including potential for powered lift aviation activities to and based in Warrnambool. Council has been briefed on offshore wind projects in the pipeline by Southern Winds Offshore Wind Project https://southernwindsowp.com/
3.2.2	Review and implement the Warrnambool Economic Development and Investment Strategy to facilitate investment and employment growth across the Warrnambool municipality.	Manager Economic Development	100%		The Economic Development and Investment Strategy for 2023-2027 has completed the key stakeholder engagement and public comment stages. The final draft is being prepared and should be available for tabling at Council in July.
3.2.3	Facilitate and promote business support initiatives to grow the local economy.	Manager Economic Development	100%		Business networking events continue with 'Club Connect' and will continue on a monthly basis. Various guest speakers and rotating venues 70-plus people attend representing various businesses and key groups. Strengthening a 'One Stop Shop' service to businesses through completing the Council's economic development web pages.
3.2.4	Plan for the development and implementation of precinct structure plans to facilitate investment in appropriate development across the municipality.	Coordinator City Strategy	100%		The East of Aberline Precinct Structure Plan is progressing under the lead of the Victorian Planning Authority. Technical reports and studies are currently underway for flooding and drainage, with detailed traffic modelling to commence later this year. Landowner and agency workshops were held in March 2023 to update landowners on the work to date and next steps. Implementation of the Hopkins/Coastal, North Dennington and North of the Merri structure plans continue with subdivision and development occurring at a growing rate. The Allansford Strategic Framework Plan has been adopted with an implementation plan currently being developed. External funding has been received to implement the Allansford Strategic Framework Plan,

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
					<p>including developing technical studies for traffic, drainage and flooding and land contamination. Procurement for a consultant to undertake this work has been completed, with landowner engagement held in December 2022. Technical work for traffic and land contamination has been completed. Procurement of a consultant to undertake the drainage and flooding strategy has been completed, with a consultant appointed in July 2023.</p> <p>External funding has also been successful to develop a strategic framework plan for Bushfield/Woodford. A successful consultant has been appointed to undertake this work, and the second round of community engagement has been undertaken, with a community drop in session held in March 2023. A draft framework plan, wastewater management strategy and implementation strategy are underway.</p> <p>The Foreshore Precinct Plan is underway, with request-for-quote submissions from consultants being assessed and evaluated. Appointment of the successful consultant is expected to occur in August 2023.</p>



Objective 3: VISITOR GROWTH: Council will facilitate Warrnambool's visitor growth and year-round visitation through industry development, effective destination management and promotion of attractions and experiences leveraging key events.


Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
3.3.1	Review and implement the Warrnambool Destination Action Plan in partnership with Great Ocean Road Regional Tourism and industry.	Service Manager Flagstaff Hill	75%		<p>Gap between service manager appointments led to a delay.</p> <p>Warrnambool plans and strategies shared with Great Ocean Road Regional Tourism (GORRT). Draft document progressing. Project rolled over for completion in 2023-2024.</p>
3.3.2	Increase visitation with events across the year and enhance the profile of Warrnambool as a destination.	Service Manager, Events & Promotion	100%		<p>Following the success of the inaugural Solstice Search Party event in 2022, the event was delivered for the second time on Saturday 24 June 2023 in the Warrnambool Botanic Gardens. The event was held on the first weekend of the Winter School Holidays, to coincide with Solstice Searching and the winter solstice. Traditionally this is an off-peak time of year in Warrnambool.</p> <p>Both events were created as a COVID-19 response for the community, businesses and creatives of Warrnambool. The events were not intended to become annual events, however based on an overwhelming positive response it was decided to run the events again in 2023.</p>

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
					<p>The event delivery involved 23 local businesses, including but not limited to food vans, security, sound and audio, production, traffic management, waste management, furniture hire, flooring, lighting, generators and light towers. This resulted in a \$40,000 injection into the local economy for contractor businesses, excluding revenue made by food vans on the night.</p> <p>The event took 3 days to bump-in and 2 days to bump-out.</p> <p>Over 6,000 attendees turned out with postcode data indicating that 20% were from outside the 3280 postcode.</p> <p>The event is very technical and extremely weather-dependent. Considerations will need to be made regarding the future plans and sustainability for Solstice Searching and Solstice Search Party.</p> <p>The "What's On Warrnambool" winter campaign encouraged local businesses and events to register their winter events in the whatson.warrnambool.vic.gov.au to form part of the promotion.</p> <p>Events registered in the calendar are shared weekly on the <i>lamwarrnambool</i> Instagram and Facebook accounts, fortnightly newsletter and advertised via posters and printed collateral with QR codes.</p> <p>From 1 June to 14 July, there have been 127 events registered into the Winter Calendar indicating what was once a quiet time of year is now increasing with volume and variety of events.</p>
3.3.3	Develop and share economic data and analysis to business and industry to inform the performance of the Warrnambool economy.	Manager Economic Development	100%		<p>Council continues to use Spendmapp, Remplan, ABS data, Localis (Tourism & Accommodation Data), AU Government's Labour Market Information Portal etc. to monitor economic performance. Economic Development provides user-friendly local economic data on a quarterly basis on the council website for residents and businesses in and outside the LGA. It also supports key events i.e. May Racing Carnival, Premier Speedway with post event data to help measure the economic impact and assist with future planning, funding and sponsorship proposals.</p>
3.3.4	Increase community participation in the delivery of a diverse range of events through a grants program.	Service Manager, Events & Promotion	100%		<p>The newly created Festivals and Events Fund 2023 launched in May for events in the 2023 / 2024 financial year.</p> <p>The total funding amount of \$130,000 included four categories, 1. Community Events 2. Business Events and Conferences 3. Activate Warrnambool and 4. Tourism Events.</p> <p>Established reoccurring events were encouraged to apply for the Event Sponsorship</p>


Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
					<p>category. Since 2019, events funding formed part of the annual Community Development Fund, but was limited to community events only.</p> <p>Creating a standalone Festival and Events Fund with new categories is designed to drive off peak visitation, new events and mid-week economic impact for Warrnambool.</p> <p>Applications are under review and will be announced in August 2023. There were 35 applications lodged via the Smartygrants application form. Major events assisted included ANZAC Day Dawn Service, which saw the return of over 3,000 attendees at the Dawn Service in Warrnambool, along with the May Racing Carnival.</p> <p>The latest Spendmapp data indicated that overall spending during the week of the carnival was \$15.4m compared with \$14.7m in 2022.</p> <p>In 2019 it was \$10.9m. Spending on dining and entertainment was higher before and during the carnival as was supermarket and grocery spending. Spending in this category during this year's carnival was \$4.21m compared with \$3.68m in 2022.</p>
3.3.5	Participate in the establishment of the Great Ocean Road Coast and Parks Authority to protect and manage visitation of the Great Ocean Road Coast and Parks.	Manager Infrastructure Services	100%		<p>Flagstaff Hill master planning process nearing completion of a draft document for Council's consideration. Great Ocean Road Coast and Parks Authority (GORCAPA) CEO presented to Council informal meeting around GORCAPA progress in transfer of crown land management along the Great Ocean Road. Great Ocean Road Regional Tourism (GORRT) working on the Great Ocean Road Strategic Masterplan with input from Council</p>


Objective 4: WORKFORCE CAPABILITY: Council will foster the development of a workforce capable of supporting the needs of the local and regional economy.

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
3.4.1	Deliver the Designated Area Migration Agreement (DAMA) representative role for the Great South Coast region and the Regional Certifying Body function on behalf of the Great South Coast.	Designated Area Migration Agreement Coordinator	100%		<p>Three months into the final year of the five-year agreement and Council has already endorsed 27 positions for 16 businesses. Another 14 positions are currently under review. After consultation with the regional CEOs, Warrnambool is in the process of preparing a business case to renew the DAMA for another five years.</p>
3.4.2	Partner on projects and initiatives with Deakin University Warrnambool and South West TAFE that help provide a skilled	Manager Economic Development	100%		<p>The Economic Development Unit reviewed the Great South Coast (GSC) Designated Area Migration Agreement (DAMA) Occupation List with a view to expanding the number of areas for skills</p>

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
	workforce that meets local industry needs.				<p>shortages. A request to the Department of Home Affairs for a further 77 occupations to be added to the existing list of 38 was submitted in September 2022 and we are now waiting for this to be approved. An increase from 100 workers to 300 for endorsement each year has also been requested. We reached our annual cap for 2022-2023 of 100 endorsed workers in the current agreement which is an encouraging outcome for the program. We have been informed by the Department of Home Affairs our variation requests are currently being assessed.</p> <p>As the Great South Coast DAMA programs five-year agreement expires in March 2024 an application for a new one will be submitted in September 2023 and this is currently being prepared.</p> <p>Council hosted three State Government representatives from Global Victoria in June including the Deputy Commissioner for Trade to China. A key visit was to Deakin Universities Hycel Centre which is currently under construction. Other Warrnambool businesses were included in the visits.</p>
3.4.3	Deliver education and advisory services to business and industry to raise awareness of building, planning and heritage requirements.	Coordinator City Strategy	100%		Information continues to be conveyed and shared through Council's networks with industry. Enquiries and pre-application meetings continue to occur on a case by case basis, with applicants encouraged to take advantage of pre-application meetings. There has been a noticeable increase in the uptake of pre-application meetings, particularly for larger developments. Regular applicants continue to submit plans for advice pre-lodgement, which assists in identifying any issues early in the process. Heritage advisory service continues to be provided on a regular basis with an increase in uptake by landowners and developers.

Objective 5: DIGITAL CAPABILITY: Council will facilitate greater digital capability.

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
3.5.1	Participate in the implementation of the Great South Coast Digital Plan to address connectivity issues for industry and households.	Manager Economic Development	100%		The Warrnambool City, Moyne and Corangamite councils collaborated on the development of a Regional Digital Strategy to enhance livability, productivity and promote sustainability in the across the region. The strategy aims to provide the councils, communities, partners and

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
					investors with a clear direction for digital activity and initiatives that enrich community outcomes. The strategy implementation including dates and priorities is being finalised among the three local government areas.
3.5.2	Identify and promote investment in digital projects across the Warrnambool municipality to address priority digital infrastructure supply shortfalls, including mobile coverage, and access to business-grade broadband.	Manager Economic Development	100%		The Economic Development Unit represented Council on the Great South Coast Regional Digital Plan. The project will see a digital strategy and action plan for the local government areas of Warrnambool, Corangamite and Moyne. The project is now at the stage where other Councils are finalising their adoption of the plan. Several workshops on how businesses can benefit from using social media were held and with strong attendance by local businesses.

DRAFT

Strategic objective 4: a connected, inclusive place

We will provide high quality places that people value and want to live, work, play and learn in.

Strategic indicators

The following statement reviews the performance of council against the council plan including results achieved in relation to the strategic indicators included in the council plan.

Strategic Indicator/measure	Result	Comments
Parking facilities – Community Satisfaction Survey	51	Decline on previous year but close to the regional average.
Traffic management - Community Satisfaction Survey	57	Improved result on previous year and above the state and regional averages.
Appearance of public areas - Community Satisfaction Survey	73	Above the state and regional averages although down on previous year's result.
Sealed local roads - Community Satisfaction Survey	50	Above the state and regional averages although down on the previous year's result.

Major initiatives

The following statement reviews the progress of council in relation to major initiatives identified in the 2022-2023 budget for the year.

Major initiatives	Progress
Opening of the new Edwards Bridge	Completed and opened in December 2022.
New adventure playspace at Lake Pertobe	Completed and opened in December 2022.
Jetty Flat Pavilion upgrade	Completed and opened in March 2023.
McGennan amenities block	On-ground work started in January 2023.
Accessible kayak launch Merri River – partner in a project with Glenelg-Hopkins Catchment Management Authority	Project officially opened in June 2023.
Port of Warrnambool boat ramp upgrade	Ramp entry made longer and safer, parking and turning space increased and jetties to the north and south of the ramp were rebuilt and improved. Opened December 2022.

A connected, inclusive place – allocation of funding

Activity		Net cost Actual Budget Variance \$'000
Asset Maintenance		-1,914
		-1,887
	This service prepares long term maintenance management programs for Council's property assets in an integrated and prioritised manner in order to optimise their strategic value and service potential. These include buildings, pavilions, roads, footpaths and tracks and drainage.	-27
Infrastructure Services		-3,803
		-3,534
	This service prepares and conducts capital works and maintenance planning for Council's main civil infrastructure assets in an integrated and prioritised manner in order to optimise their strategic value and service potential. These include roads, laneways, car parks, foot/bike paths, drains and bridges.	-269
Regulatory Services		1,080
		793
	Local laws enforcement including parking fees and fines, public safety, animal management and traffic control.	287

A connected inclusive place - service performance indicators





Roads					
Satisfaction of use					
<i>Sealed local road requests</i>	58.50	60.19	54.98	60.00	
[Number of sealed local road requests / Kilometres of sealed local roads] x100					
Condition					
<i>Sealed local roads maintained to condition standards</i>	96.80%	96.05%	95.43%	93.56%	
[Number of kilometres of sealed local roads below the renewal intervention level set by Council / Kilometres of sealed local roads] x100					
Service cost					
<i>Cost of sealed local road reconstruction</i>	\$97.30	\$98.78	\$112.65	\$142.71	The significant increase between 2021/22 and 2022/23 is due to increase in the material and construction costs driven by supply and demand, and inflation.
[Direct cost of sealed local road reconstruction / Square metres of sealed local roads reconstructed]					
Service Cost					
<i>Cost of sealed local road resealing</i>	\$6.65	\$6.85	\$5.87	\$6.52	The reason for the variance between financial years 2021/22 and 2022/23 can be accounted for by the upward trend in the cost of bitumen and labour associated with spray seal activities.
[Direct cost of sealed local road resealing / Square metres of sealed local roads resealed]					
Satisfaction					
<i>Satisfaction with sealed local roads</i>	48.00	59.00	60.00	50.00	The public perceptions in relation to this category relate predominately to the State road network. The assessment of Council's performance regarding the condition of sealed local roads has experienced a decline over the past year, although it still performs higher than the State-wide and Regional Centres group. Efforts are being made to enhance community understanding in this specific area.

[Community satisfaction rating out of 100 with how council has performed on the condition of sealed local roads]					
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A connected, inclusive place: progress on implementing the Council Plan

Objective 1: EFFECTIVE PLANNING: Council will ensure its planning acknowledges the unique character and attributes of local places, and that it supports social connection, equitable access, appropriate housing and sustainable population growth.

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
4.1.1	Deliver the building renewal program.	Coordinator Building Strategy & Services	90%		Projects completed include; repainting of the Warrnambool Art Gallery, stage one roof replacement at Lighthouse Theatre, Gem Club interior repainting, Central Kinder interior fit-out, East Kinder interior fit-out, Merrivale Recreation Reserve roof modification and replacement, Allansford Hall minor refurbishment, Bushfield Hall minor refurbishment, South preschool shade sail and window replacements and Dennington preschool window replacement. Projects under way include the Lighthouse Theatre staged roof replacement and Civic Centre switchboard replacement which have been rolled over due to contractor availability and scheduling.
4.1.2	Develop and adopt a Tree Asset Management Plan including significant and heritage trees.	Assets Planning Officer	100%		Tree Asset Management Plan developed and adopted in 2021-2022.
4.1.3	Complete service level reviews for parks, gardens, roads and drainage services.	Coordinator Municipal Depot Operations	100%		Continual review of services and work practices have brought about changes that have benefited the various teams. Actions such as the use of foamed bitumen and a pavement material and the propose purchase of a robotic mower are a direct result of reviewing current practices.
4.1.4	Review CBD Parking Strategy including accessible parking and expansion of off-street parking areas.	Coordinator Natural Environment	50%		The review of the strategy will recommence in 2023-2024 and include a city-wide approach to car parking. This will factor in the impact of the Warrnambool Base Hospital redevelopment.


Objective 2: CONNECTED COMMUNITY: Council will enhance Warrnambool's connectivity through the delivery of, or advocacy for, improvement to roads, public transport, footpaths, trails and digital infrastructure.

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
4.2.1	Advocate for essential safety and road improvements on the Princes Highway West.	Director City Infrastructure	100%		Continue to advocate for highway upgrades and renewal with regional Councils and have advocated for improvements to the Princes Highway in the City. New school crossing and 40kmh zone has been funded and will be constructed in September 2023. Also,


Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
					significant renewal works were completed on Princes Highway from Gateway Road east bound to the Fletcher Jones site.
4.2.2	Advocate for improved passenger and freight rail services between the South West region and Melbourne.	Manager Infrastructure Services	100%		Warrnambool train line upgrade targeted for completion by end of this calendar year. New cheaper fares implemented. Council continues to engage with Department of Transport around repairs and upgrades to main roads within the municipality and Princess Highway.
4.2.3	Plan for growth and changes in traffic movements by identifying current and future traffic volumes and use this to review the Municipal Road Management Plan and Road Hierarchy.		100%		Plans for pedestrian safety treatment for Raglan Parade at Hider and Ardlie streets and Lava and Kepler streets are ongoing via blackspot funding. There have been upgrades in multiple school crossings and highly pedestrian-trafficked areas including Jamieson Street, Pecten Avenue and Landman Street. Future road safety projects for the next two years include Mortlake Road at Breton Street and Roslyn Close and Queens Road at AquaZone. The Municipal Road Management Plan and Road Hierarchy does not require a formal review until 2025.
4.2.4	Facilitate the implementation of Cycling Reference Group actions adopted by Council.	Projects Engineer	100%		Recent Cycling Reference Group actions include: <ul style="list-style-type: none"> • Obtained funding for and delivered two behaviour change projects, “people who ride bikes” and “bike week”. • Reviewed the externally funded infrastructure projects: Breton Street wombat crossing, Lava-Kepler streets roundabout upgrade. • Pecten Avenue wombat crossing, Jamieson Street platform school crossing. • Developed Mortlake Road shared link from Whites Road to Russells Creek. • Assisted with the development of the “Active Transport” information on Council’s website.
4.2.5	Review City Centre traffic flows with implementation of new pedestrian crossings.	Coordinator Infrastructure Management	100%		Design complete for Kepler and Lava streets roundabout. Construction planned to start in August-September 2023.
4.2.6	Seek funding for and deliver road safety projects.	Coordinator Infrastructure Management	100%		Funding was received for several road safety projects including: wombat crossings at Gateway Road, crossings near Warrnambool Primary School and several projects within the Botanic Local Area Traffic Management zone, a “blackspot” funding application was made

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
					for the intersection of Botanic and Queens roads.

Objective 3: STRONGER NEIGHBOURHOODS: Council will foster neighbourhood connection and capacity building including the development of inclusive recreational and cultural opportunities.

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
4.3.1	Implement the key initiatives of the Open Space Strategy, including our review of the strategy.	Coordinator City Strategy	100%		<p>The Warrnambool Open Space Strategy is nine years into its implementation and is progressing on schedule. Some of the recommendations completed include:</p> <ul style="list-style-type: none"> • A Wayfinding Sign Design Package for the Foreshore, City Centre, and Russells Creek (with several signs now installed), • Investigation of open space opportunities through the Allansford Strategic Framework Plan, • Acquisition of new open space adjoining the Merri and Hopkins Rivers, • Completion of all recommendations from the Jubilee Park Master Plan at Woodford, • Completion of the South of Merri Open Space Precinct Plan. An implementation plan has been prepared for the South of Merri Precinct, with successful external funding received to implement works within the Woodend Road reserve and Platypus Park precincts, including an all-abilities kayak launch at Woodend Road. These works have recently been completed. • 100% of City-wide recommendations have commenced or are complete, and 78% of precinct-based recommendations are complete or underway. <p>A comprehensive review of the Open Space Strategy is scheduled to begin in late 2023.</p>

Objective 4: SUSTAINABLE PRACTICES: Council will promote and encourage the implementation of sustainable design across the municipality including the attractiveness, safety, accessibility and functionality of our built environment.

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
4.4.1	Identify and regularly monitor condition of Council's built assets to ensure effective management.		100%		Condition audits of buildings, roads, pathways, drainage and open space were undertaken over the past year as per Asset Management Plans. The data provided in condition audits facilitates the renewal programs for the next five years.

Strategic objective 5: an effective Council

We will be recognised as a collaborative Council and a high-performing organisation that enables positive outcomes for Warrnambool's community, environment and economy and for Victoria's South West.

Strategic indicators

The following statement reviews the performance of council against the council plan including results achieved in relation to the strategic indicators included in the council plan.

Strategic Indicator/measure	Result	Comments
Overall performance	52	Score declined from previous year.
Value for money	48	Score declined from previous year.
Community consultation	46	Score declined from previous year.
Making community decisions	44	Score declined from previous year.
Customer service	66	Score declined from previous year.
Overall Council direction	46	On par with statewide average but a decline on previous year.

Major initiatives

The following statement reviews the progress of council in relation to major initiatives identified in the 2016-17 budget for the year.

Major Initiatives	Progress
Coastal Connect is the shared enterprise system that is a partnership with Moyne and Corangamite shire councils.	A successful tenderer, TechOne, was appointed in the first half of 2023.

An effective Council – allocation of funding

Activity		Net cost Actual Budget Variance \$'000
		-583
Governance & Elected Council	Elected Council governs our City in partnership with and on behalf of our community, and encourages and facilitates participation of all people in civic life. Also includes contributions made to community groups and organisations.	-695
		112
		-572
Executive Services	Manages and facilitates the Council governance service, implementation of Council decisions and policies and compliance with the legislative requirements.	-521
		-51
		-1,149
Communications & Customer Service	Provides a customer interface for various service units and a wide range of transactions. Includes media and marketing.	-1,172
		23
		-131
Volunteer Services	Volunteer Connect provides support and guidance to organisations and community groups that involve volunteers in their work, and provides a volunteer matching service to bring together volunteer roles, and volunteers to fill them.	-128
		-3
		-2,615
Information Services	Enables Council staff to have access to the information they require to efficiently perform their functions. Includes software support, licensing and lease commitments.	-2,481
		-134
		-1,789
Organisation Development & Risk Management	This service promotes and implements positive HR strategies to assist staff reach their full potential and, at the same time are highly productive in delivering Council's services to the community. Includes recruitment, staff inductions, training, implementation of the Corporate Risk Management Framework and managing Council's insurance portfolio.	-1,865
		76
		6,189
Corporate & Financial Services	Provides corporate support to Council and all divisions/branches in meeting organisational goals and objectives and includes banking and treasury functions, loan interest, audit, grants commission, legal, procurement, overhead costs including utilities and unallocated grants commission funding.	1,149
		5,040
		-13,237
Depreciation	Depreciation is the allocation of expenditure write down on all of Council's assets over their useful lives.	-13,050
		-187

An effective Council – service performance indicators






Governance					
Transparency					
<i>Council decisions made at meetings closed to the public</i>	12.68%	5.77%	1.88%	4.03%	Total number of decisions made at meetings closed to the public is still very low both in the context of previous years and in the context of the sector as a whole. Large percentage increase is due to the unusually low base of 21/22.
[Number of Council resolutions made at meetings of Council, or at meetings of a delegated committee consisting only of Councillors, closed to the public / Number of Council resolutions made at meetings of Council or at meetings of a delegated committee consisting only of Councillors] x100					
Consultation and engagement					
<i>Satisfaction with community consultation and engagement</i>	42.00	50.00	56.00	46.00	A high base in 21/22 and a number of controversial items that were being considered by Council at the time of the survey has contributed to the decline in performance.
[Community satisfaction rating out of 100 with how Council has performed on community consultation and engagement]					
Attendance					
<i>Councillor attendance at council meetings</i>	90.48%	100.00%	100.00%	95.92%	
[The sum of the number of Councillors who attended each Council meeting / (Number of Council meetings) × (Number of Councillors elected at the last Council general election)] x100					
Service cost					
<i>Cost of elected representation</i>	\$42,908.86	\$47,574.14	\$45,870.43	\$57,041.14	Councillor allowances increased in line with direction from State Government



<i>[Direct cost of the governance service / Number of Councillors elected at the last Council general election]</i>					
Satisfaction					
<i>Satisfaction with council decisions</i>	38.00	49.00	58.00	44.00	A high base in 21/22 and a number of controversial items that were being considered by Council at the time of the survey has contributed to the decline in community satisfaction.
<i>[Community satisfaction rating out of 100 with how council has performed in making decisions in the interest of the community]</i>					

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An effective Council – progress towards implementation of the Council Plan





Objective 1: LEADERSHIP & GOVERNANCE: Council will be a high-functioning team committed to respectful relationships, collaboration, and ongoing engagement. It will provide strong, effective leadership, sound governance and informed decision-making.



Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
5.1.1	Ensure key priorities of the community are appropriately reflected in the development and review of the Council Plan with the appropriate prioritisation of resources to key strategic themes.	Director Corporate Strategies	100%		A refreshed executive is continuing to work closely with the elected Council to enshrine respectful relationships, collaboration, and ongoing engagement. It will provide strong, effective leadership, sound governance and informed decision-making. Key advocacy objectives have been refreshed a renewed focus on good governance training has been held. Council's leadership has come together to work on the key objectives for next year's Council plan.
5.1.2	Identify and report on changes to Council operations, policies and procedures in line with the Local Government Act.	Manager Governance	100%		Council remains compliant in its governance policies in relation to the Local government Act. Council reviews and enhances processes as the Governance and transparency of the organisation matures and responds to community norms.
5.1.3	Improve Council's systems and policies through review of Governance Framework.	Manager Governance	100%		Council governance policies have been reviewed with the finalisation of Councils Privacy Policy in final draft for adoption at the August meeting of Council.
5.1.4	Improve asset management practices.		100%		Short-term contracted resources in coming months will assist with improvements and resourcing shortfalls. To ensure improvement in asset management practices, an upgrade of the Road Management Plan asset management platform (called Conquest) has been completed. This aims to improve the level of service to the community and reduce Council liability.
5.1.5	Improve the Warrnambool Planning Scheme which controls land use and development within the municipality.	Coordinator City Strategy	100%		<p>The Warrnambool Planning Scheme is continuously monitored to ensure officers are kept abreast of Victorian Government planning reforms and trends and so that relevant reforms are reported to Council. Recent planning reforms include new reforms and streamlined provisions for:</p> <ul style="list-style-type: none"> • container deposit scheme infrastructure; • coastal hazard planning and implementation of the Marine and Coastal Policy 2020 and the Victorian Coastal Strategy 2021;

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
					<ul style="list-style-type: none"> policy changes on housing growth and built form; introducing "sustainable neighbourhoods" provisions for residential subdivisions; Streamlined provisions for telecommunication facilities; and, and other updates to align the scheme with current policy direction of the State Government. <p>Other recent improvements to the Warrnambool Planning Scheme include:</p> <ul style="list-style-type: none"> A review of the Warrnambool Planning Scheme has been finalised. The Planning Scheme must be reviewed every 4 years to ensure it remains effective and efficient in implementing State, regional and local policy objectives. The final report has been prepared and is currently being reviewed. Elevating ESD Targets into the Planning Scheme - a request for authorisation to the Minister for Planning has been made by a collective of 24 Councils including Warrnambool, to include elevated ESD outcomes into the planning scheme. This work will support a response to the impacts of climate change, as well as the goals and objectives of Green Warrnambool. Rezoning of land within an urban area that is erroneously zoned (Riverview Terrace). A request for authorisation to the Minister for Planning has been submitted.
5.1.6	Work with neighbouring Councils to develop sub-regional and regional plans and advocacy strategies to benefit the region and deliver on the community's aspirations.	Director City Infrastructure	100%		Council continues to work on a state-wide advocacy campaign for an improved funding position on school crossing supervisors and investment in the arterial road network.
5.1.7	Align the implementation of the Warrnambool 2040 Plan with the Financial Sustainability Plan.	Director Corporate Strategies	100%		Council successfully delivered on its 2022-2023 Budget and has adopted its 2023-2024 budget to resource programs services and projects for the fulfilment of both the Council plan and help achieve the objectives of Warrnambool 2040. Highlights will be reported through Council's annual report





Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
5.1.8	Continue to enhance organisational awareness of Victoria's Child Safe Standards via customised training programs and maintaining compliance with the Standards.	Manager Organisation Development	100%		Roll out of the updated mandatory Child Safety Training Module began in September 2022, inclusive of the requirement to review Council's updated Child Safety Policy. So far 376 employees have completed this training.
5.1.9	Develop and rollout the Regional and Rural Liveability Strategy in partnership with the Victorian Government and South West Primary Care Partnership.	Director Community Development	100%		This project is now decommissioned with improved liveability initiatives reported through other actions and initiatives. The South West Primary Care Partnership has been disbanded.

Objective 2: ENGAGED & INFORMED COMMUNITY: Council will ensure ongoing community engagement to identify changing needs and priorities when developing and delivering services and programs.

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
5.2.1	Improve accessibility, transparency and accountability of Council decision-making.	Manager Governance	100%		Council offers multiple ways for the community to access Council decisions, including via video, audio and through the Agenda and Minutes being available on the Council website. People can also contact Council or attend Council's office and request a copy of a Council decision. Council undertakes various and often multiple forms of consultation with stakeholders on all key strategic plans.
5.2.2	Monitor and report on the reach and effectiveness of Council's communications measures including engagement through the Your Say website.	Manager Communications	100%		Recent consultations include surveys for the South Warrnambool Flood Investigation, the Visitor Economy Industry Survey and a Footpath Plan for Merrivale and South Warrnambool. Council also received a larger than average number of responses to its Draft Budget and six members of the community also spoke in support of their submissions at the June 5 Council meeting.
5.2.3	Produce the annual State of the Assets Report that identifies the asset renewal funding performance to inform renewal expenditure.		100%		The State of Assets report has been completed by CT Management.
5.2.4	Review adopted Asset Management Plans for major asset classes to inform operational activities.		100%		The Asset Management Plan for each asset class outlines the frequency of condition audits which determines the Capital and Operational Works. The review of Asset Management Plans is ongoing internally and the Building






Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
					Asset Management Plan is under review.
5.2.5	Review strategies and plans to comply with Council's Asset Management Policy.		100%		In accordance with Asset Management Plans and condition audits, 2023-2024 Capital Works have been determined to facilitate the delivery of works. The Building Asset Management Plan is under review by external consultants to improve how Council undertakes renewal works in relation to buildings.
5.2.6	Provide communications support to promote Council services, facilities, programs and events.	Manager Communications	100%		The Communications Unit has been involved in helping to support and promote initiatives including the Win in Winter competition, the Solstice Search Party and the diverse range of learning experiences offered through Council's kindergartens.




Objective 3: CUSTOMER-FOCUSED SERVICES: Council will continue and develop a program of Council services that are delivered to the community's satisfaction.

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
5.3.1	Review and update Council's complaint handling policy and processes in line the Local Government Act changes and Ombudsman's guidelines.	Manager Governance	100%		Policy and process complete.
5.3.2	Improve outcomes in the delivery of Council's customer services.	Customer Service Team Leader	100%		Processes relating to notification to Council when a pet animal dies have been simplified. Council is reviewing and simplifying forms used by eligible property owners who are applying for financial assistance.
5.3.3	Deliver library customer programs in partnership with community organisations, non-government organisations and business.	Manager Recreation & Culture	100%		The library continues to partner with local businesses, community groups and organisations to support library programs. Key partners include U3A; Standing Tall; One Day Studio; Collins Bookshop; Jobs Victoria, and the Family History and Historical Societies.
5.3.4	Develop and influence strategic integrated planning process and decisions to ensure Council strategy is appropriately prioritised and executed.	Director Corporate Strategies	100%		Council services continue to be customer-focused and individual service areas are highly valued. Council has received feedback via some highly topical public issues that a greater degree of consultation at the early stages of projects would be welcomed. Council's overall satisfaction ratings from the community satisfaction survey this year declined, offering insights for

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
					opportunities to improve over the next year. Key strategies for the development, improvement and sustainability of services to the community include the completion of the Aquatic Strategy, Flagstaff Hill Master Plan and strategic planning for future use of the former saleyards site.








Objective 4: HIGH-PERFORMANCE CULTURE: Council will foster an organisational culture to support engaged, committed and high-performing staff for the effective delivery of Council's services and programs.

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
5.4.1	Prepare and develop appropriate service and organisational review processes to maximise operational efficiency.	Director Corporate Strategies	100%		Concentration on shared services as major change agenda. Exit of the saleyards business; the decommissioning of the site and the future use planning of the precinct. Prioritisation of alternate areas of review to be explored through the Council Plan and Budget process. An efficiency dividend has been built into the 2023-2024 budget as a result of the reduced rate applied through the budget. Ongoing savings to be developed to fund this initiative.
5.4.2	Support an organisational approach to strategic procurement to ensure effective operational decision making that improves organisational performance.	Director Corporate Strategies	100%		New policy and procedures in place and current recruitment for coordinator role to lead centralised procurement for the organisation. Further opportunities exist for improved strategic procurement training and data analytics to optimise procurement outcomes for the organisation.
5.4.3	Review and improve human resource operational processes to ensure best practice.	Manager Organisation Development	100%		Current best practice principles of human resource management have been implemented. Ongoing reviews in place to ensure best practice is maintained
5.4.4	Continue to evolve the staff training and development programs in order to drive enhanced employee engagement and culture.	Manager Organisation Development	100%		The centralised training model has been adopted and embedded.
5.4.5	Implement workplace actions identified within Councils Gender equity Action Plan, (GEAP), resulting in improved gender equity outcomes.	Manager Organisation Development	100%		First year actions complete.


Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
5.4.6	Support the resourcing of Development Engineering assessments and approvals.	Coordinator Infrastructure Management	60%		Development engineer position still vacant and being re-advertised. New Design Coordinator has been employed to reduce workload of the Coordinator of Infrastructure Management.
5.4.7	Ensure the actions identified within Councils Workforce Management Plan are allocated implemented and measured.	Manager Organisation Development	100%		Resourcing associated with the workforce plan is under review to align with a revised strategic intent.
5.4.8	Improve systems and structures that facilitate the recruitment and retention of volunteers.	Service Manager Healthy Engaged Communities	100%		<p>In celebration of National Volunteer Week (May 15 – 21) Council acknowledged the contributions of Council's 350 volunteers to programs and events, by hosting a celebratory evening at the Lighthouse Theatre.</p> <p>Significant work was undertaken to develop a Volunteer Reference Group which aims to provide a direct channel of communication between Council and the volunteer workforce, enabling an exchange of information, advice, ideas and an avenue for volunteers to provide input towards quality improvement processes that impact volunteer engagement.</p>






Objective 5: ORGANISATIONAL & FINANCIAL SUSTAINABILITY: Council will ensure organisational and financial sustainability through the effective and efficient use of Council's resources and assets.

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
5.5.1	Review and embed the legal and procurement processes to ensure compliance and risk mitigation and that Council is operationally effective.	General Counsel, Strategy & Procurement	100%		Induction training updated and new basic broad training captured in online learning platform, Litmos.
5.5.2	Review Council's property management processes, including for Crown land that Council is the Committee of Management for, with consideration of rental agreements, property and current market valuations and disposal of surplus land.	Manager Strategic Assets, Property & Projects	100%		Improvements to property management practices including leasing of Crown land that Council is committee of management for continue to occur including direct negotiation practices, working with DEECA in relation to acting in accordance with their specific valuation requirements, and in principle approvals for new agreements, as well as improvements to approvals for land owner consent on Committee of Management Crown land in working with DEECA to improve timeframes and communication.

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
5.5.3	Allocate financial resources in accordance with strategic plans.	Manager Financial Services	100%		Budget 2023-2024 adopted 26 June 2023.
5.5.4	Review and update the Long-Term Financial Plan to ensure Council remains financially sustainable into the future.	Manager Financial Services	100%		The four-year budget was completed and adopted in June 2023. A 10-year capital works plan database has also been created. The Long-Term Financial Plan software has now been updated, new staff have been trained on the software and work will now commence to update the plan.
5.5.5	Enhance business processes including IT systems integration.	Manager Financial Services	100%		Rostering software (Tanda) project recommissioned. Software "proof-of-concept" being developed for integration solution that should address identified problems between the Tanda system and Council's Enterprise Resource Planning. Council's major system project, "Coastal Connect" kicking off with a number of configuration workshops in July and August 2023, reviewing major financial modules and planning for implementation of shared system framework.
5.5.6	Improve digital capacity for Council staff.	Executive Manager IT Strategy & Transformation Shared Services	100%		Coastal Connect Enterprise Resource Planning Project successfully launched.
5.5.7	Monitor asset condition to ensure they meet users' needs and remain fit for purpose.		100%		All required condition audits for 2022-2023 have been completed and will determine the future programming of works. Road Management Plan inspections are ongoing as per the plan.
5.5.8	Implement COVID-19 recovery plans for Council business units.	Manager Recreation & Culture	100%		COVID-19 plans were completed enterprise-wide.
5.5.9	Recommence rollout of Shared Services Project.	Director Corporate Strategies	100%		Joint venture between three Councils has been signed and Warrnambool nominated as the lead during the implementation phase


Objective 6: RISK MITIGATION: Council will mitigate and manage organisational risks through sound management systems and processes.

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
5.6.1	Review the IT Strategy and system resilience in relation to data security, confidentiality and critical incidents.	Executive Manager IT Strategy & Transformation Shared Services	100%		Council's ICT team continues to work through the recommendations and requirements of the Victorian Protective Data Security Framework.

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
5.6.2	Lodge Council's Victorian Protective Data Security Plan with the Office of the Victorian Information Commissioner by 31st August 2022	Manager Information Services	100%		Council's Victorian Protective Data Security Plan was lodged with the Office of the Victorian Information Commissioner by 31 August 2022.
5.6.3	Ensure effective Business Continuity Planning is in place.	Manager Organisation Development	100%		All Business Continuity Plans and sub-plans are complete and up to date. Regular testing of BCP plans implemented.
5.6.4	Enhance Councils risk management processes to ensure key strategic and operational decision making considers risk factors.	Manager Organisation Development	100%		The transition of risks into the Elumina software database is complete. All Business Unit plans now include consideration and treatment of applicable risks. Appropriate risk treatments are captured and allocated.
5.6.5	Continue the development and implementation of Councils Health and Safety Management System with a focus on injury prevention, improved return-to-work processes, OHS training calendar implementation and increased organisation engagement.	Safety & Risk Coordinator	100%		Councils OH&S Management System continues to be reviewed, refined and implemented. All Health and Safety Management System documents are now in controlled documents and available to all staff via the intranet. OHS training calendar is now operational
5.6.6	Partner with State Government to activate and maintain Public Health Pandemic and Emergency Management Operations for staff and community wellbeing.	Director City Infrastructure	100%		Council has continued with the free Rapid Antigen Test program.

Objective 7: EFFECTIVE ADVOCACY: Council will pursue effective advocacy by providing compelling materials for desired support and funding for community priorities through establishing strong relationships with other levels of government, strategic partners and key stakeholders.

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
5.7.1	Provide materials to support advocacy efforts and report on advocacy outcomes.	Manager Communications	100%		Council is re-setting advocacy priorities. Of the issues identified in the 2021-2025 Advocacy Plan, Council has commenced investigations into the future of AquaZone, a new Warrnambool Art Gallery building and the future use of Flagstaff Hill. Successful funding bids were made for upgrades at Brierly Reserve and a structure plan for Bushfield-Woodford. Improvements to pedestrian safety will be introduced at the intersection of Raglan Parade and Hider Street and Warrnambool is now serviced by five return rail services.

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
5.7.2	Advocate for access to safe and secure housing that is appropriate and affordable for a diversity of needs.	Manager Infrastructure Services	100%		Planning permit applications progressing for eight Salvation Army housing developments, two permits issued to date, two more to be decided at a future open Council meeting.

Objective 8: REGIONAL ROLE & RELATIONSHIPS: Council will acknowledge Warrnambool's capability as the regional centre of south-west Victoria through appropriate leadership, advocacy and partnerships that enable greater opportunity for the region.

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
5.8.1	Participate in shared services project - for a shared Information technology enterprise system and associated processes - with Moyne and Corangamite shires.	Director Corporate Strategies	100%		The delivery phase of the shared services project has begun with initial project plans launched and the design workshops started across the three Councils. All governance structures and project control groups are in place and operating. Recruitment for final project delivery roles is under way.
5.8.2	Pursue funding for animal shelter redevelopment in collaboration with surrounding municipalities to facilitate a regional facility if appropriate.	Coordinator Natural Environment	100%		Discussions with surrounding municipalities in regards to a regional facility is ongoing. The Warrnambool Animal Shelter is currently facilitated in an arrangement with Glenelg Shire Council.
5.8.3	Participate in advocacy efforts as part of Regional Cities Victoria, Regional Capitals Australia and Southwest Victoria Alliance.	Director City Infrastructure	100%		Continuing to advocate for protection of airspace in approach areas for the Warrnambool Airport. Submissions provided to planning panels in conjunction with Moyne Shire Council and Airport Reference Group.

Report of Operations

For the year ended 30 June 2023

Governance

Warrnambool City Council is constituted under the Act to provide leadership for the good governance of the municipal district and the local community. Council has a number of roles including:

- Taking into account the diverse needs of the local community in decision-making
- Providing leadership by establishing strategic objectives and monitoring achievements
- Ensuring that resources are managed in a responsible and accountable manner
- Advocating the interests of the local community to other communities and governments
- Fostering community cohesion and encouraging active participation in civic life.

Council is committed to effective and sustainable forms of democratic and corporate governance as the key to ensuring that council and its administration meet the community's priorities. The community has many opportunities to provide input into council's decision-making processes including community consultation, public forums such as ward meetings and the ability to make submissions to Special Committees of council.

Council's formal decision-making processes are conducted through council meetings and Special Committees of Council. Council delegates the majority of its decision-making to council staff. These delegations are exercised in accordance with adopted council policies.

Meetings of council

Council conducts open public meetings on the third Monday of each month. Members of the community are welcome to attend these meetings and observe from the gallery. Council meetings also provide the opportunity for community members to submit a question to the council, make a submission or speak to an item.

The following table provides a summary of councillor attendance at council meetings in 2022-2023.

COUNCILLOR	Scheduled Council Meetings attended	Annual/Additional Council Meetings Attended	Closed meetings of Council Attended	Informal Meetings of Council attended
Cr. Otha Akoch	11/11	3/3	3/3	33/36
Mayor, Cr. Debbie Arnott	11/11	3/3	3/3	36/36
Cr. Ben Blain	11/11	3/3	3/3	35/36
Cr. Vicki Jellie AM	9/11	3/3	3/3	36/36
Cr. Angie Paspaliaris	10/11	3/3	3/3	34/36
Cr. Max Taylor	10/11	2/3	2/3	34/36
Cr. Richard Ziegeler	11/11	3/3	3/3	36/36

Delegated committees

The Act allows councils to establish one or more delegated committees consisting of:

- Councillors
- Council staff
- Other persons
- Any combination of the above.

The following table contains a list of delegated committees established by the council that are in operation and the purpose for which each committee was established.

Delegated committee	Councillors	Officers	Other	Purpose
Community & International Relations Advisory Committee	1	1	7	The purpose of the Committee will be to provide strategic advice on Council's sister city relationships, international relations and to advance Council's progress against the Welcoming Cities Standard. The Welcoming Cities Standard promotes acts of enabling all groups of people within a society to have a sense of belonging and to be able to participate in community life.
Environment and Sustainability Advisory Committee	1	3	8	The purpose of the Committee will be to provide strategic advice on Environment & Sustainability projects and programs to advance the Green Warrnambool vision that by 2040 Warrnambool will be the most environmentally sustainable regional city in Australia.
Economic Development and Tourism Advisory Committee	2	2	7	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.
Planning Advisory Committee	1	2	8	The purpose of the Committee will be to provide advice on strategic land use planning projects across the Warrnambool municipality.
Audit and Risk Committee	2	-	3	The purpose of the Committee is to advise Council on the effectiveness of the organisation's governance, risk, and financial internal control systems, processes and compliance culture to provide the Council with assurance and confidence in the integrity of these activities.
South-West Victorian Livestock Exchange Advisory Committee NOTE: Committee has not met since the closure and subsequent decommissioning of the Saleyards site.	2	2	5	The purpose of the Committee is to provide advice in relation to the management and operation of the Warrnambool Livestock Exchange and to act as a conduit of information between stakeholders and the Warrnambool City Council.

Code of conduct

The Act requires councils to develop and approve a councillor Code of Conduct within 12 months after each general election. On February 1, 2021, Council adopted a revised Councillor Code of Conduct which is designed to:

- Assist councillors to maintain the highest standards of conduct and behaviour as well as provide a means to deal with problems they may encounter
- Attract the highest level of confidence from Council's stakeholders
- Assist the mayor and councillors to discharge the responsibilities of their public office appropriately.

In addition to setting out the Councillor Conduct Principles, the Code also outlines:

- Other conduct definitions under the Act, such as those relating to misuse of position, improper direction, breach of confidentiality and conflict of interest
- Roles and relationships
- Dispute resolution procedures.

Conflict of interest

Councillors are elected by the residents and ratepayers to act in the best interests of the community. This is a position of trust that requires councillors to act in the public interest. When a council delegates its powers to a council officer or a committee, the committee or officer also needs to act in the public interest.

A conflict of interest occurs when a personal or private interest might compromise the ability to act in the public interest. A conflict of interest exists even if no improper act results from it.

Council has a comprehensive procedure in place to accommodate the disclosure of a conflict of interest. Declaration of a conflict of interest is a standard agenda item for all Council and Committee meetings.

While the procedures vary depending on the particular role and circumstances, in general they involve disclosing the relevant interests in a specific way and then stepping aside from the relevant decision-making process or from the exercise of the public duty.

A register is maintained to record all disclosed conflict of interests.

During 2022-2023 Councillors declared 17 conflicts of interest.

Type of Meeting	No. of Cr. Conflicts declared
Scheduled	6
Special/Additional	0
Closed	0
Informal	11

Councillor allowances and expenses

In accordance with Section 39 of the Act, councillors are entitled to receive an allowance while performing their duty as a councillor. The Mayor is also entitled to receive a higher allowance.

The State Government sets the upper and lower limits for all allowances paid to councillors and Mayors. Councils are divided into three categories based on the income and population of each council. In this instance Warrnambool City Council is recognised as a category two council.

In accordance with Section 40 of the Act, council is required to reimburse a councillor for expenses incurred whilst performing their duties as a councillor. Council is also required to adopt and maintain a policy in relation to the reimbursement of expenses for councillors. The policy provides guidance for the payment of reimbursements of expenses and the provision of resources, facilities and other support to the mayor and councillors to enable them to discharge their duties. Council also publishes in its Annual Report the details of the expenses, including reimbursement of expenses for each councillor and member of a council committee paid by the council.









The details of allowances and expenses including reimbursement of expenses for each councillor and member of a council committee paid by the council for the 2022-2023 year are set out in the following table

	Allowan ces -	Phon e	Technol ogy	Accommoda tion	Meals	Trainin g	Trav el	Members hip	Airfar es	Total \$
Cr Vicki Jellie	57,174	287	357	2,794	689	7,752	267	0	0	69,319
Cr Otha Akoch	30,739	226	357	2,006	801	8,861	72	0	804	43,864
Cr Max Taylor	39,714	223	357	0	689	6,281	0	0	0	47,263
Cr Angie Paspaliaris	30,739	224	357	0	689	6,281	0	0	0	38,289
Cr Ben Blain	30,739	223	357	955	689	13,280	0	0	0	46,242
Cr Debbie Arnott	79,520	223	357	3,534	772	9,626	114	0	0	94,146
Cr Richard Ziegeler	30,739	223	357	249	689	7,593	237	0	720	40,804
	299,361. 75	1,628. 31	2,496.08	9,537.63	5,016. 21	59,674. 38	689. 62	0.00	1,523. 42	379,927. 40

Governance and management checklist

The following are the results in the prescribed form of council's assessment against the prescribed governance and management checklist.

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Governance and Management Items	Assessment	
1 Community engagement policy (policy under section 55 of the Act outlining Council's commitment to engaging with the community on matters of public interest)	Adopted in accordance with Section 55 of the Act on February 1, 2021.	
2 Community engagement guidelines (guidelines to assist staff to determine when and how to engage with the community)	Revised guidelines/template commenced with the adoption of the Community Engagement Policy on February 1, 2021.	
3 Financial Plan (plan under section 91 of the Act outlining the financial and non-financial resources required for at least the next 10 financial years)	Adopted in accordance with section 92 of the Act on June 28, 2021.	
4 Asset Plan (plan under section 92 of the Act setting out the asset maintenance and renewal needs for key infrastructure asset classes for at least the next 10 years)	Adopted in Accordance with Section 92 of the Act on June 27, 2022.	
5 Revenue and Rating Plan (plan under section 93 of the Act setting out the rating structure of Council to levy rates and charges)	Adopted in accordance with Section 93 of the Act on June 28, 2021.	
6 Annual budget (plan under section 94 of the Act setting out the services to be provided and initiatives to be undertaken during the budget year and the funding and other resources required)	Adopted in accordance with section 94 of the Act Date of adoption: June 26, 2023	
7 Risk policy (policy outlining council's commitment and approach to minimising the risks to council's operations)	Policy commenced on May 14, 2022.	
8 Fraud and Corruption Control Policy (policy outlining council's commitment and approach to minimising the risk of fraud)	Adopted July 6, 2020	

9	Municipal emergency management plan (plan under section 60ADB of the Emergency Management Act 2013 for emergency mitigation, response and recovery)	Prepared and maintained in accordance with section 20 of the Emergency Management Act 1986. Revised November 2019.	□
10	Procurement policy (policy under section 108 of the Act outlining the principles, processes and procedures that will apply to the purchase of goods and services by the Council)	Adopted in accordance with Section 108 October 4, 2021.	□
11	Business continuity plan (plan setting out the actions that will be undertaken to ensure that key services continue to operate in the event of a disaster)	Plan updated January 2021.	□
12	Disaster recovery plan (plan setting out the actions that will be undertaken to recover and restore business capability in the event of a disaster)	Plan updated January 2021.	□
13	Risk management framework (framework outlining council's approach to managing risks to the council's operations)	Commenced in February 2021.	□
14	Audit and Risk Committee (see sections 53 and 54 of the Act)	Established in accordance with section 53 of the Act. Committee charter adopted in May 2020.	□
15	Internal audit (independent accounting professionals engaged by the council to provide analyses and recommendations aimed at improving council's governance, risk and management controls)	Engaged.	□
16	Performance reporting framework (a set of indicators measuring financial and non-financial performance, including the performance indicators referred to in section 98 of the Local Government Act 2020)	Framework Date of adoption of current framework: 1 July 2015	□

17 Council Plan report (report reviewing the performance of the council against the council plan, including the results in relation to the strategic indicators, for the first six months of the financial year)	Council provides quarterly reports to the community on progress made in each of the Council Plan objectives (activities and initiatives reports). Reports presented.	□
18 Financial reporting (quarterly statements to the Council under section 97(1) of the Local Government Act 2020, comparing actual and budgeted results and an explanation of any material variations)	Reports presented to the Council in accordance with section 97(1) of the Local Government Act 2020 Date reports presented: September 5, 2022; November 7, 2022; February 6, 2023; May 1, 2023.	□
19 Risk reporting (6-monthly reports of strategic risks to Council's operations, their likelihood and consequences of occurring and risk minimisation strategies)	Date of reports: September 5, 2022 and May 1, 2023.	□
20 Performance reporting (6-monthly reports of indicators measuring financial and non-financial performance, including the performance indicators referred to in section 98 of the Local Government Act 2020)	Date of reports: to be completed. Community Satisfaction Survey results presented July 4, 2022.	□
21 Annual report (annual report under sections 98, 99 and 100 of the Local Government Act 2020 containing a report of operations and audited financial and performance statements)	2021-2022 Annual Report presented at a meeting of the Council in accordance with section 100 of the Act Date statements presented: October 3, 2022.	□
22 Councillor Code of Conduct (Code under section 139 of the Act setting out the standards of conduct to be followed by Councillors and other matters)	Code of Conduct reviewed and adopted on February 1, 2021.	□
23 Delegations (documents setting out the powers, duties and functions of Council and the Chief Executive Officer that have	Delegations reviewed in accordance with section 11(7) of the Act and a register kept in accordance with sections 11(8) and 47(7) of the Act.	□

been delegated to members of staff, in accordance with sections 11 and 47 of the Act))	Reviewed September 5, 2021.	
24 Meeting procedures (Governance Rules under section 60 of the Act governing the conduct of meetings of Council and delegated committees)	Governance Rules adopted in accordance with section 60 of the Act. Governance Rules adopted May 3, 2021.	□

I certify that this information presents fairly the status of Council's governance and management arrangements.

Andrew Mason
Chief Executive Officer
Date:

Cr Debbie Arnott
Mayor
Warrnambool City Council

Statutory information

The following information is provided in accordance with legislative and other requirements applying to council.

Documents available for public inspection

In accordance with regulation 12 of the Local Government (General) Regulations 2015 the following are prescribed documents that are available for public inspection or copies of the documents can be obtained for the purposes of section 222 of the Act at 25 Liebig Street Warrnambool:

- ☐ a document containing details of overseas or interstate travel (other than interstate travel by land for less than three days) undertaken in an official capacity by councillor or any member of council staff in the previous 12 months
- ☐ minutes of ordinary and special meetings held in the previous 12 months which are kept under section 93 of the Act, other than those agendas and minutes relating to a part of a meeting which was closed to members of the public under section 89 of the Act and are confidential information within the meaning of section 77(2) of the Act
- ☐ the minutes of meetings of special committees established under section 86 of the Act and held in the previous 12 months, other than those minutes relating to a part of a meeting which was closed to members of the public under section 89 of the Act and are confidential information within the meaning of section 77(2) of the Act
- ☐ a register of delegations kept under sections 87(1) and 98(4) of the Act, including the date on which the last review took place under sections 86(6) and 98(6), respectively, of the Act
- ☐ a document containing details of all leases involving land which were entered into by the council as lessor, including the lessee and the terms and the value of the lease
- ☐ a register maintained under section 224(1A) of the Act of authorised officers appointed under that section
- ☐ a list of donations and grants made by the council in the previous 12 months, including the names of persons who, or bodies which, have received a donation or grant and the amount of each donation or grant.

Contracts

Contracts entered into by Council valued in excess of \$250,000 were:

1. Construction Works McGennans Amenities Block - \$757,456.18
2. Tooram Road Outfall Drainage Construction - \$289,170.05
3. Japan Street Lower Catchment Drainage Upgrade - \$855,818.00
4. Register of Contractors Supporting Civil Infrastructure - \$2 million-plus
5. Footpath Renewal - \$438,241.30
6. Coastal Connect / Shared Services – \$3.6 Million (Total contract value. Joint agreement with Corangamite and Moyne shires.)
7. Kindergarten Cleaning Services - \$293,385.90
8. 1 x JCB 3CX plus Backhoe Loader, tilt bucket, auto greasing system and five-year / 6,000 hour warranty - \$261,426.00

Council issued eight tenders in 2022–23, covering the following service categories:

- community services
- consultancy and other work
- capital and infrastructure works
- operational services
- technology.

Procurement exemption

Council entered into the following contract valued at \$250,000 or more for works/goods/services without engaging in a competitive process:

- South Warrnambool Football Club changerooms refurbishment - \$447,892.00.

Disability action plan

In accordance with section 38 of the Disability Act 2006, council has prepared a Disability Action Plan it must report on the implementation of the Disability Action Plan in its annual report.

Council has prepared a Disability Action Plan and actions include:

- promoted events such as Carers Week and International Day of People with a Disability
- the all-abilities kayak launch, disabled carpark and accessible footpath have been finished at Woodend Rd. A DDA compliant footpath has been designed and will be delivered to connect the new McGennan amenities block to McGennan Car Park which will allow for all abilities access from the Changing Places facilities and Lake Pertobe Playspace all the way to the McGennan Car Park, beach, and beyond.
- Council continues to organise programs for people with a disability at the Archie Graham Community Centre, Warrnambool Stadium and most of the equipment offered at light have been upgraded to facilitate the needs of people with disabilities.
- Two performances at the Lighthouse Theatre were supported with a live Auslan interpreter (The Sunshine Club and Comedy Festival Roadshow), and the new hearing augmentation system (hearing loop) was launched and is now successfully in use across our venues.

Domestic animal management plan

In accordance with the Domestic Animals Act 1994 Section 68a, council is required to prepare a Domestic Animal Management Plan at four yearly intervals and evaluate its implementation in the annual report.

Council adopted the Domestic Animal Management Plan 2021–22 in October 2021.

Food Act Ministerial directions

In accordance with section 7E of the Food Act 1984, council is required to publish a summary of any Ministerial Directions received during the financial year in its annual report. No such Ministerial Directions were received by council during the financial year.

Freedom of information

In accordance with section 7(4AA)(a) and 7(4AA)(b) of the Freedom of Information Act 1982, council is required to publish certain statements in their annual report or separately such as on its website, concerning its functions and information available.

Further information regarding FOI can be found at www.foi.vic.gov.au and on the Warrnambool City council website, www.warrnambool.vic.gov.au

In 2022-2023 Council received four Freedom of Information requests.

Protected disclosure procedures

The Protected Disclosure Act 2012 aims to ensure openness and accountability in government by encouraging people to disclose improper conduct within the public sector and provide protection for people who make disclosures. Procedures on how to make a disclosure are publicly available council's website.

During the 2022-2023 year no disclosures were notified to council officers appointed to receive disclosures, or to IBAC.

Road Management Act Ministerial direction

In accordance with section 22 of the Road Management Act 2004, a council must publish a copy or summary of any Ministerial direction in its annual report. No such Ministerial Directions were received by council during the financial year.

Infrastructure and development contributions

In accordance with section 46GM and 46QD of the Planning and Environment Act 1987, a council that is a collecting or development agency must prepare and give a report to the Minister for Planning on infrastructure and development contributions including levies and works in kind. The report must be published in a council's annual report.

Council did not receive any infrastructure contributions over 2022-2023. The tables below describe development contributions over this period.

Development contributions

Total DCP levies received in 2022-2023		
DCP name (Year approved)	Levies received in 202X-2X financial year	
	\$	
XXX)	XXX	
Total		

DCP land, works, services or facilities accepted in-kind in 2022-2023				
DCP name (Year approved)	Project ID	Project description	Item purpose	Project value \$
XXX	XXX	XXX	XXX	XXX
Total				

Total DCP contributions received and expended to date (for DCPs approved after 1 June 2016)				
DCP name (Year approved)	Total levies received \$	Total levies expended \$	Total works-in-kind accepted \$	Total DCP contributions received (levies and works-in-kind) \$
XXX	XXX	XXX	XXX	XXX
Total				

<i>Land, works, services or facilities delivered in 2022-2023 from DCP levies collected</i>								
Project description	Project ID	DCP name (Year approved)	DCP fund expended \$	Works-in-kind accepted \$	Council's contribution \$	Other contributions \$	Total project expenditure \$	Percentage of item delivered
XXX	XXX	XXX	XXXX	XXX	XXX	XX	XXX	XXXX
Total								

Warrnambool City Council
Performance Statement
For the year ended 30 June 2023

Performance Statement

For the year ended 30 June 2023

Description of municipality

The municipality of Warrnambool covers 120sqkm in Victoria's South West.

It includes the city of Warrnambool and townships of Allansford, Bushfield and Woodford.

Warrnambool is 263km south-west of Melbourne and connected to the capital via the Princes Highway and by rail.

It has annual population growth of about one per cent, a population of 35,600 and is the most populous city in the South West.

It contains the coastal city of Warrnambool and the towns of Allansford, Bushfield and Woodford.

Warrnambool has a growing population and over recent years has attracted people seeking a seachange and those from the region who are seeking professional and educational opportunities.

Stunning Lady Bay provides a focal point and major attraction for residents and visitors and in winter and spring the bay is home to southern right whales and their calves.

Warrnambool serves as a centre for a regional population of about 120,000 people. It contains a TAFE college, a Deakin University campus including a School of Medicine and a base hospital which is part of South West Healthcare. The major employment sectors are health care and social assistance, retail, manufacturing, education and training, accommodation and food services, professional services and construction.

Warrnambool has a moderate climate with an average maximum summer temperature of about 24°C, while the average winter maximum is about 14°C.

The Great South Coast region features major visitor attractions including the 12 Apostles, Tower Hill and Budj Bim National Park.

Along with the natural attractions visitors are drawn to events including the speedway car racing, the May Racing Carnival and surf lifesaving events.

The region also features some of Australia's most fertile agricultural land much of which is dedicated to dairy and beef production. Major dairy manufacturers and a large meat processor are situated in and around Warrnambool providing a major source of employment.

Warrnambool's economy generates an annual output of \$4.743 billion accounting for over 25 per cent of the Great South Coast region's economic output from less than one per cent of the land area.

Overview of 2022-2023

Throughout the course of the financial year COVID-safe measures began to ease which in turn meant that a number of Council entities including the Library and AquaZone began to return to more usual operation levels.

A number of substantial capital works projects were completed in the financial year including the replacement of Edwards Bridge and the upgrade of Lake Pertobe Adventure Playspace and the new library, situated on the campus of South West TAFE.

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Sustainable Capacity Indicators								
For the year ended 30 June 2023								
	Results							
Indicator / measure [formula]	2020	2021	2022	2023	Comment			
Population								
Expenses per head of municipal population	\$2,052.59	\$2,044.55	\$2,102.06	\$2,455.97	Increases in Materials and Services due to current costs of materials and labour shortages has resulted in higher cost per head			
[Total expenses / Municipal population]								
Infrastructure per head of municipal population	\$13,267.27	\$13,429.52	\$16,094.87	\$17,353.60				
[Value of infrastructure / Municipal population]								
Population density per length of road	104.71	104.82	104.11	102.96				
[Municipal population / Kilometres of local roads]								
Own-source revenue								

Own-source revenue per head of municipal population	\$1,685.48	\$1,617.14	\$1,813.41	\$1,934.68				
[Own-source revenue / Municipal population]								
Recurrent grants								
Recurrent grants per head of municipal population	\$342.09	\$359.36	\$389.45	\$444.62	Council received 100% of the 2023/24 Victoria Grants Commission payment in 2022/23			
[Recurrent grants / Municipal population]								
Disadvantage								
Relative Socio-Economic Disadvantage	5.00	5.00	5.00	5.00				
[Index of Relative Socio-Economic Disadvantage by decile]								
Workforce turnover								
Percentage of staff turnover	13.1%	10.5%	13.1%	12.4%				
[Number of permanent staff resignations and terminations / Average number of permanent staff for the financial year] x100								

Definitions

"adjusted underlying revenue" means total income other than:

- (a) non-recurrent grants used to fund capital expenditure; and
- (b) non-monetary asset contributions; and
- (c) contributions to fund capital expenditure from sources other than those referred to above

"infrastructure" means non-current property, plant and equipment excluding land

"local road" means a sealed or unsealed road for which the council is the responsible road authority under the Road Management Act 2004

"population" means the resident population estimated by council

"own-source revenue" means adjusted underlying revenue other than revenue that is not under the control of council (including government grants)

"relative socio-economic disadvantage", in relation to a municipality, means the relative socio-economic disadvantage, expressed as a decile for the relevant financial year, of the area in which the municipality is located according to the Index of Relative Socio-Economic Disadvantage (Catalogue Number 2033.0.55.001) of SEIFA

"SEIFA" means the Socio-Economic Indexes for Areas published from time to time by the Australian Bureau of Statistics on its Internet website

"unrestricted cash" means all cash and cash equivalents other than restricted cash.

Service Performance Indicators For the year ended 30 June 2023								
	Results							
Service/indicator/measure [formula]	2020	2021	2022	2023	Comment			
Aquatic Facilities								
Utilisation								
Utilisation of aquatic facilities [Number of visits to aquatic facilities / Municipal population]	4.37	3.65	3.96	5.63	Focus on moving back towards pre-COVID numbers has resulted in stronger attendance across all areas of operations.			
Animal Management								
Health and safety								
Animal management prosecutions [Number of successful animal management prosecutions / Number of animal management prosecutions] x 100	0%	0%	0%	0%	During the 2022-23 financial year, Council did not initiate any animal management prosecutions as there was no incidents that warranted a prosecution.			
Food Safety								
Health and safety								

Critical and major non-compliance outcome notifications [Number of critical non-compliance outcome notifications and major non-compliance notifications about a food premises followed up / Number of critical non-compliance outcome notifications and major non-compliance notifications about a food premises] x100	100.00%	47.22%	100.00%	50.00%	Council was unable to address all major & critical outcome notifications due to staffing constraints. These notifications have been rolled over to 2023/24 & made a priority.			
Governance								
Satisfaction								
Satisfaction with council decisions [Community satisfaction rating out of 100 with how council has performed in making decisions in the interest of the community]	38	49	58	44	A high base in 21/22 and a number of controversial items that were being considered by Council at the time of the survey has contributed to the decline in community satisfaction.			
Libraries								
Participation								
Active library borrowers in municipality [Number of active library borrowers in the last three years / The sum of the population for the last three years] x100	13.87%	12.36%	11.22%	17.10%	The new joint use public and TAFE Library opened on 13th October 2022 offering vastly improved levels of service and improved and new functional spaces. It is has been very well received by community and TAFE cohort			
Maternal and Child Health (MCH)								
Participation								

Participation in the MCH service [Number of children who attend the MCH service at least once (in the year) / Number of children enrolled in the MCH service] x100	77.68%	82.25%	82.97%	79.42%				
Participation								
Participation in the MCH service by Aboriginal children [Number of Aboriginal children who attend the MCH service at least once (in the year) / Number of Aboriginal children enrolled in the MCH service] x100	80.00%	86.81%	93.21%	80.75%	Aboriginal MCH program/ coordinator position vacant			
Roads								
Satisfaction								
Satisfaction with sealed local roads [Community satisfaction rating out of 100 with how council has performed on the condition of sealed local roads]	48	59	60	50	The public perceptions in relation to this category relate predominately to the State road network. The assessment of Council's performance regarding the condition of sealed local roads has experienced a decline over the past year, although it still performs higher than the State-wide and Regional Centres group. Efforts are being made to enhance community understanding in this specific area.			
Statutory Planning								
Decision making								

Council planning decisions upheld at VCAT [Number of VCAT decisions that did not set aside council's decision in relation to a planning application / Number of VCAT decisions in relation to planning applications] x100	0.00%	50.00%	0.00%	80.00%	During 2022/23 5 planning applications were referred to VCAT			
Waste Collection								
Waste diversion								
Kerbside collection waste diverted from landfill [Weight of recyclables and green organics collected from kerbside bins / Weight of garbage, recyclables and green organics collected from kerbside bins] x100	64.30%	64.44%	66.24%	67.24%				

Definitions

"Aboriginal child" means a child who is an Aboriginal person

"Aboriginal person" has the same meaning as in the Aboriginal Heritage Act 2006

"active library borrower" means a member of a library who has borrowed a book from the library

"annual report" means an annual report prepared by a council under section 98 of the Act

"class 1 food premises" means food premises, within the meaning of the Food Act 1984, that have been declared as class 1 food premises under section 19C of that Act

"class 2 food premises" means food premises, within the meaning of the Food Act 1984 , that have been declared as class 2 food premises under section 19C of that Act

"critical non-compliance outcome notification" means a notification received by council under section 19N(3) or (4) of the Food Act 1984 , or advice given to council by an authorized officer under that Act, of a deficiency that poses an immediate serious threat to public health

"food premises" has the same meaning as in the Food Act 1984

"local road" means a sealed or unsealed road for which the council is the responsible road authority under the Road Management Act 2004

"major non-compliance outcome notification" means a notification received by a council under section 19N(3) or (4) of the Food Act 1984, or advice given to council by an authorized officer under that Act, of a deficiency that does not pose an immediate serious threat to public health but may do so if no remedial action is taken

"MCH" means the Maternal and Child Health Service provided by a council to support the health and development of children within the municipality from birth until school age

"population" means the resident population estimated by council

Financial Performance Indicators									
For the year ended 30 June 2023									
	Results				Forecasts				
Dimension/indicator/measure	2020	2021	2022	2023	2024	2025	2026	2027	Material Variations and Comments
Efficiency									
Expenditure level									
Expenses per property assessment	\$4,136.33	\$4,122.63	\$4,177.02	\$4,724.40	\$4,885.73	\$4,716.53	\$4,796.96	\$4,880.64	
[Total expenses / Number of property assessments]									
Revenue level									
Average rate per property assessment	\$1,946.27	\$1,996.37	\$2,026.28	\$2,036.72	\$2,121.96	\$2,201.71	\$2,256.29	\$2,312.42	
[Total rate revenue (general rates and municipal charges) / Number of property assessments]									
Liquidity									

Working capital									
Current assets compared to current liabilities	158.72%	158.93%	196.17%	240.34%	246.37%	234.88%	257.36%	277.51%	Council's cash balance increased due to the receipt of a number of grants for projects that will commenced in 2023/24. Council also received 100% of the 2023/24 Victoria Grants Commission payment in 2022/23, there was an increase in user fees and salary costs were lower than expected due to vacancies. A number of multi-year capital projects or capital projects scheduled for 2022/23 that were not completed have been rolled over into 2023/24 which will reduce the ratio in that year before averaging out over the coming years.
[Current assets / Current liabilities] x100									
Unrestricted cash									
Unrestricted cash compared to current liabilities	125.43%	77.97%	109.24%	200.46%	210.70%	200.78%	222.82%	244.34%	Council's cash balance increased due to the receipt of a number of grants for projects that will commenced in 2023/24. Council also received 100% of the 2023/24 Victoria Grants Commission payment in 2022/23, there was an increase in user fees and salary costs were lower than expected due to vacancies. A number of multi-

									year capital projects or capital projects scheduled for 2022/23 that were not completed have been rolled over into 2023/24 which will reduce the ratio in that year before averaging out over the coming years.
[Unrestricted cash / Current liabilities] x100									
Obligations									
Loans and borrowings									
Loans and borrowings compared to rates	20.39%	19.54%	24.54%	22.93%	18.16%	13.96%	10.54%	8.04%	
[Interest bearing loans and borrowings / Rate revenue] x100									
Loans and borrowings repayments compared to rates	4.85%	4.28%	4.42%	4.26%	4.36%	3.80%	3.23%	2.36%	
[Interest and principal repayments on interest bearing loans and borrowings / Rate revenue] x100									
Indebtedness									

Non-current liabilities compared to own source revenue	15.09%	15.42%	17.03%	14.73%	12.11%	9.39%	7.35%	7.58%	Council borrowed funds for the Reid Oval upgrade and the Learning and Library Hub. User fees income has increased during FY22/23 resulting in a more favourable Non-current liability vs Own source income ratio. In the forecast period, Council is not intending to borrow more funds.
[Non-current liabilities / Own source revenue] x100									
Asset renewal and upgrade									
Asset renewal and upgrade compared to depreciation	101.76%	115.13%	131.15%	115.58%	179.58%	152.47%	152.61%	116.82%	Council received significant grant funds for projects that had elements of renewal, in particular, the Reid Oval upgrade which was completed in FY21/22. During FY22/23 renewal projects completed were mainly footpath and roads assets renewal. In the forecast period, the level of asset renewal will fluctuate depending on the major capital works and level of government funding.
[Asset renewal and asset upgrade expense / Asset depreciation] x100									
Operating position									
Adjusted underlying result									

Adjusted underlying surplus (or deficit)	3.21%	0.81%	7.57%	4.05%	-1.99%	2.47%	2.79%	3.06%	
[Adjusted underlying surplus (deficit)/ Adjusted underlying revenue] x100									
Stability									
Rates concentration									
Rates compared to adjusted underlying revenue	54.58%	57.11%	53.35%	49.54%	53.00%	54.37%	54.61%	54.85%	
[Rate revenue / Adjusted underlying revenue] x100									
Rates effort									
Rates compared to property values	0.58%	0.58%	0.57%	0.42%	0.41%	0.42%	0.42%	0.42%	Significant increase in Property Valuations in FY22/23, with rates cap, resulting in lower rates compared to property values
[Rate revenue / Capital improved value of rateable									

properties in the municipality] x100									
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Definitions

"adjusted underlying revenue" means total income other than:

- (a) non-recurrent grants used to fund capital expenditure; and
- (b) non-monetary asset contributions; and
- (c) contributions to fund capital expenditure from sources other than those referred to above

"adjusted underlying surplus (or deficit)" means adjusted underlying revenue less total expenditure

"asset renewal expenditure" means expenditure on an existing asset or on replacing an existing asset that returns the service capability of the asset to its original capability

"current assets" has the same meaning as in the AAS

"current liabilities" has the same meaning as in the AAS

"non-current assets" means all assets other than current assets

"non-current liabilities" means all liabilities other than current liabilities

"non-recurrent grant" means a grant obtained on the condition that it be expended in a specified manner and is not expected to be received again during the period covered by a council's Strategic Resource Plan

"own-source revenue" means adjusted underlying revenue other than revenue that is not under the control of council (including government grants

"population "means the resident population estimated by council

"rate revenue" means revenue from general rates, municipal charges, service rates and service charges

"recurrent grant "means a grant other than a non-recurrent grant

"residential rates" means revenue from general rates, municipal charges, service rates and service charges levied on residential properties

"restricted cash" means cash and cash equivalents, within the meaning of the AAS, that are not available for use other than for a purpose for which it is restricted, and includes cash to be used to fund capital works expenditure from the previous financial year

"unrestricted cash" means all cash and cash equivalents other than restricted cash.

Other Information

For the year ended 30 June 2023

1. Basis of preparation

Council is required to prepare and include a performance statement within its annual report. The performance statement includes the results of the prescribed sustainable capacity, service performance and financial performance indicators and measures together with a description of the municipal district and an explanation of material variations in the results. This statement has been prepared to meet the requirements of the Local Government Act 2020 and Local Government (Planning and Reporting) Regulations 2020.

Where applicable the results in the performance statement have been prepared on accounting bases consistent with those reported in the Financial Statements. The other results are based on information drawn from council information systems or from third parties (e.g. Australian Bureau of Statistics).

The performance statement presents the actual results for the current year and for the prescribed financial performance indicators and measures, the results forecast by the council's strategic resource plan. The Local Government (Planning and Reporting) Regulations 2020 requires explanation of any material variations in the results contained in the performance statement. Council has adopted materiality thresholds relevant to each indicator and measure and explanations have not been provided for variations below the materiality thresholds unless the variance is considered to be material because of its nature.

The forecast figures included in the performance statement are those adopted by council in its financial plan on 28 June 2021 and which forms part of the council plan. The financial plan includes estimates based on key assumptions about the future that were relevant at the time of adoption and aimed at achieving sustainability over the long term. Detailed information on the actual financial results is contained in the General Purpose Financial Statements. The financial plan can be obtained by contacting council.

Certification of the Performance Statement

In my opinion, the accompanying performance statement has been prepared in accordance with the Local Government Act 2020 and the Local Government (Planning and Reporting) Regulations 2020.

John Brockway CPA
Principal Accounting Officer
Dated:

In our opinion, the accompanying performance statement of the Warrnambool City Council for the year ended 30 June 2023 presents fairly the results of council's performance in accordance with the Local Government Act 2020 and the Local Government (Planning and Reporting) Regulations 2020.

The performance statement contains the relevant performance indicators, measures and results in relation to service performance, financial performance and sustainable capacity.

At the date of signing, we are not aware of any circumstances that would render any particulars in the performance statement to be misleading or inaccurate.

We have been authorised by the council and by the Local Government (Planning and Reporting) Regulations 2020 to certify this performance statement in its final form.

Cr Ben Blain
Councillor
Dated:

Cr Angie Paspaliaris
Councillor
Dated:

Andrew Mason
Chief Executive Officer
Dated:

7.2. ADVOCACY 2023-2024

DIRECTORATE : Corporate Strategies

PURPOSE:

For Council to consider advocacy priorities over 2023-2024.

EXECUTIVE SUMMARY

Advocacy on behalf of the community is a primary role of Local Government.

This responsibility is enshrined in the Local Government Act and Council's advocacy efforts are assessed through the annual Community Satisfaction Survey.

At previous informal meetings Councillors discussed and identified advocacy priorities for 2023-2024. Since then officers have developed documents to support these priorities.

Council's advocacy program over the coming year will include meetings with members of Parliament and media campaigns.

Council has identified the following projects as advocacy priorities over 2023-2024.

Clean Energy Centre of Excellence – a regional partnership between Deakin University and South West TAFE that will help prepare Victoria for the transition to a clean energy economy.

Housing – housing availability is a key issue across Australia and Council is keen create awareness within other levels of government about opportunities that exist to make more housing and more affordable housing available in Warrnambool.

Raglan Parade safety – the section of the Princes Highway that dissects Warrnambool presents safety issues at two key intersections. These can be addressed with engineering interventions. One is the intersection with Hider and Ardlie Streets, which is used as a crossing point by scores of students heading to and from schools to the north of the highway; the second is the intersection with Fitzroy and Botanic roads used by commuters and parents taking students to and from school.

Logans Beach Whale Viewing Platform – this much-loved structure and key visitor economy asset requires some maintenance work and also a rebuilding of the staircase that connects the platform with the beach.

Merri River revegetation and pathways – the strategic foundation and the delivery for this project are contained in the South of Merri Open Space Precinct Plan and the accompanying implementation plan.

Early Years Workforce and Infrastructure - Childcare issues experienced in Warrnambool and the South West are also impacting families and childcare services right across Australia. A number of childcare centres in Australia have capped numbers due to workforce shortages while demand for childcare in Warrnambool is high and there is a need for the industry to attract and retain staff. At the same time there is a need to improve and expand early years facilities to meet current standards and growing demand.

Port of Warrnambool - The 19th century breakwater at the Port of Warrnambool has, in recent years, shown signs of serious deterioration. Council is proposing to add rock armoury to the edge of the breakwater which will better withstand the powerful impact of the Southern Ocean. An extension or small spur at the eastern end of the breakwater will also serve to deflect some of the wave impact that can hamper boat launching and retrieval.

Greening the Lighthouse Theatre - Council's Green Warrnambool strategy, developed with the community, sets the 2026 goal for Council to have a 5 Green Star-rated building and that all buildings constructed from 2026 will operate as zero net emission facilities.

Lake Pertobe Stage 3 – The Lake Pertobe Master Plan identifies a series of staged works that improves this important asset for residents and visitors to Warrnambool. Stage 3 includes an upgrade to facilities and play equipment at the south-west “corner” of the Lake Pertobe park land.

MOVED: CR RICHARD ZIEGELER

SECONDED: CR ANGIE PASPALIARIS

That Council formally adopts the advocacy priorities identified in this report.

CARRIED - 7:0

BACKGROUND

Council has a history of recent advocacy success including: Warrnambool Library and Learning Centre, \$16.3 million; Reid Oval \$7 million; City Centre Renewal, \$10 million; Lake Pertobe Building Better Regions, \$1.45 million; Brierly Reserve, \$1 million; Jetty Flat Pavilion, \$500,000; and Port of Warrnambool improvements, \$3.5 million.

However, in the post-COVID era and with tightening budgets at Victorian and Commonwealth levels of government, Council must continue to be proactive in pursuing and presenting priority projects to prospective funding partners.

Advocacy priorities may be Council-only projects or collaborations with other organisations on projects which align with the Council Plan and/or the long-term community plan, Warrnambool 2040.

Each of the items identified by Councillors as advocacy priorities have a strategic basis in the Council Plan or W2040.

ISSUES

The availability of funding from other levels of government has been impacted by the pandemic. The recent decision by the Victorian Government to withdraw from hosting the Commonwealth Games indicated shifting government priorities. However, this decision then opened up opportunities for regional Victoria with the following announcement from the office of the Victorian Premier Daniel Andrews:

“The main reason we agreed to host the Games was to deliver lasting benefits in housing, tourism and sporting infrastructure for regional Victoria.

“That’s why the Victorian Government will deliver a comprehensive \$2 billion package to ensure regional Victoria still receives all the benefits that would have been facilitated by the Games – and more.”

FINANCIAL IMPACT

These projects require external funding to proceed.

LEGISLATION/POLICY/COUNCIL PLAN CONTEXT

4 A connected, inclusive place

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

4.2 A connected community: Council will enhance Warrnambool's connectivity through the delivery of, or advocacy for, improvement to roads, public transport, footpaths, trails and digital infrastructure.

4.3 Stronger neighbourhoods: Council will foster neighbourhood connections and capacity building including the development of inclusive recreational and cultural opportunities.

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

5 An effective Council

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

5.7 Effective advocacy: Council will pursue effective advocacy by providing compelling materials for desired support and funding for community priorities through establishing strong relationships with other levels of government, strategic partners and key stakeholders

5.8 Regional role and relationships: Council will acknowledge Warrnambool's capability as the regional centre of southwest Victoria through appropriate leadership, advocacy and partnerships that enable greater opportunity for the region

TIMING

Timely adoption of advocacy priorities puts Council in the best position to lobby other levels of government during budget deliberations and ahead of budget announcements in 2024 and 2025.

COMMUNITY IMPACT/CONSULTATION

Warrnambool 2040 and the Council Plan 2021-2025, developed following an extensive community engagement process, provide strategic direction and describe community aspirations that support these advocacy priorities.

LEGAL RISK/IMPACT

N/A

OFFICERS' DECLARATION OF INTEREST

Nil.

COLLABORATIVE PROCUREMENT

N/A

CONCLUSION

Council is in a position to consider timely adoption of advocacy priorities and to embark on a campaign to ensure other levels of government are aware of the Warrnambool community's needs and the benefits that would flow from supporting these priority projects.

ATTACHMENTS

1. 3479 WCC advocacy safer port [7.2.1 - 1 page]
2. 3480 WCC advocacy clean energy [7.2.2 - 1 page]
3. 3473 WCC advocacy raglan pde [7.2.3 - 1 page]
4. 3475 WCC advocacy merri river [7.2.4 - 1 page]
5. 3476 WCC advocacy housing [7.2.5 - 1 page]
6. 3477 WCC advocacy early years 2 [7.2.6 - 1 page]
7. 3477 WCC advocacy lake pertobe [7.2.7 - 1 page]
8. 3481 WCC advocacy lighthouse theatre [7.2.8 - 1 page]
9. 3481 WCC advocacy whale platform [7.2.9 - 1 page]



PRIORITIES
2023-2024

A safer Port of Warrnambool

We are seeking

\$11 million to stabilise and improve the historic Warrnambool breakwater.

The Port of Warrnambool provides a launching place for commercial and recreational fishing vessels. Warrnambool City Council manages the port on behalf of the owner, the Victorian Government.

A key component of the port includes the 19th century breakwater which is deteriorating and requires significant work to avoid excessive movement or collapse that would impact on access by commercial and recreational fishers, visitors and residents. Constructed from large concrete blocks, the breakwater provides protection for loading and unloading of commercial fishing vessels, launching and retrieving at the adjacent boat ramp and for 12 swing moorings for a number of watercraft including the Warrnambool Coastguard vessel.

Water is being forced through gaps that have emerged between the concrete blocks and this is causing some shifting and instability of the breakwater.

Council is proposing to add rock armoury to the edge of the breakwater which will better withstand the powerful impact of the Southern Ocean. An extension or small spur at the eastern end of the breakwater will also serve to deflect some of the wave impact that can hamper boat launching and retrieval.

Council is committed to providing safer boating facilities and in 2018 the Council adopted its Warrnambool Harbour Master Plan, which set out priorities for the upgrade of boating facilities. Repairing the breakwater will complement the recent upgrade of the boat ramp under the Better Boating Fund in 2021-22 along with a dredging program undertaken in late 2022.

Boat ramp and jetties upgrade completed in 2022.

Contact

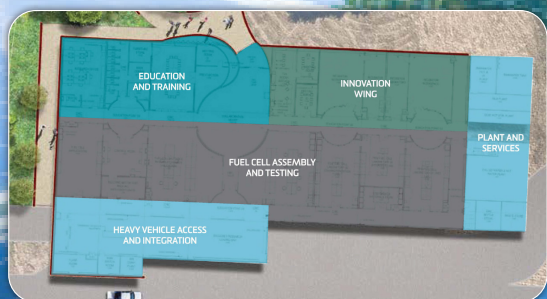
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PRIORITIES
2023-2024

Clean Energy Centre of Excellence

hydrogen, wind, solar



We are seeking

Up \$50 million (staged) to complete a Clean Energy Centre of Excellence at the Warrnambool campus of Deakin University that comprises training and research to help facilitate Victoria's transition to a clean energy economy.

South West Institute of TAFE (and Deakin University are creating a Clean Energy Centre of Excellence at Deakin's Warrnambool campus.

The Centre of Excellence is a response to Victorian and Commonwealth targets to reduce carbon emissions and to develop new and relevant clean energy and circular economy education and training solutions.

The transition to a clean energy economy depends on

cutting edge research and a skilled workforce.

Renewable energy developers and their staff need education and training providers to address current and future skills gaps. As businesses and industries transition to clean energy a major upskilling and educational effort is essential to the delivery of decarbonisation efforts.

The Clean Energy Centre of Excellence will be developed in five key stages as funding becomes available.

Stage 1

Design and construction of the Deakin Hycel Hydrogen Research Hub (funded). Due for completion in late 2023 this 100% energy efficient building is a research centre with spaces available for training and community interactions.

Stage 2

Design and construction of the SWTAFE \$5m Building & Design Innovation Centre – 2024-2025. The centre will expand the building construction programs, with a focus on sustainable and energy efficient building design and construction process.

Stage 3

Design and construction of the \$20m SWTAFE Clean Energy Hub – 2024-2025. This project will see the SWTAFE's plumbing and automotive departments relocated from the Timor St campus to the Deakin campus. Later, the electrotechnology department will be relocated to the Deakin campus to create an integrated building and construction facility with clean energy programs as a core part of each course.

Stage 4

Deakin University solar micro-grid installation. \$10m. The grid will provide the campus energy needs and a future hydrogen electrolyser.

Stage 5

Design and construction of the Warrnambool Business hydrogen refuelling station at the Deakin campus, \$15m, 2024-2026. This facility will be used by local bus lines and heavy fuel cell electric vehicle operators and as a training facility.

Contact

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PRIORITIES
2023-2024

A safer Raglan Parade

We are seeking

\$2.6 million to resolve safety issues at two key intersections along Raglan Parade (Princes Highway), Warrnambool. Raglan Parade records about 20,000 daily vehicle movements and over the past five years there have been 13 crashes resulting in injury.

The challenges

Challenge 1.

The intersection of Raglan Parade, Hider and Ardlie streets is used by a scores of students heading to and from schools situated north of the highway.

Due to community concerns, pedestrian safety issues and high crash rates, Council and Regional Roads Victoria (RRV) are introducing interim safety measures which include the construction of what will be a supervised school crossing (September 2023) and the introduction of a 40km speed limit before and after school hours (August 2023).

These measures will improve to a large extent the safety of children, however, to address the high crash rate risk at this intersection Council is seeking further safety enhancements, which may include traffic lights and a round-the-clock speed limit of 40kmh.

Cost: \$2.1 million.

Challenge 2.

The intersection of Raglan Parade, Fitzroy and Botanic roads is a high crash area.

This busy intersection is used by parents taking children to and from schools north of Raglan Parade and by commuters travelling north and south of the city.

Concept plans have been developed that will create a safer intersection.

Cost: \$500,000.



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We are seeking

The Merri River is one of Warrnambool's best natural assets. Nearly one-third of Warrnambool's population lives within a 10-minute walk of the river. Future residential development will see the number of people living in close proximity to the river increase.

"Destinations across the city are easily accessible by active or public transport. Warrnambool is a great place to walk and cycle, with a compact, attractive and safe built environment. The road network safely accommodates all users and footpaths and shared paths along all waterways and the coast, provide off road options for active transport users." – **Warrnambool 2040.**

This project proposal – to kick-start the transformation of the South of Merri River Open Space Precinct - includes improvements in around the Woodend Road Reserve and completion of the Russells Creek trail to its confluence with the Merri River.

This stage will see new paths connecting wetlands and parks with the river and to new and existing infrastructure including picnic tables, an all-abilities kayak launch and fishing jetties. A new shared pedestrian/cycling footbridge spanning 35m will cross the Merri River and connect north and south residential areas. Residents will be able to more easily walk or cycle from the more northerly residential developments to Warrnambool's CBD, health services, primary and secondary schools and shops.

LEGEND

- Existing native vegetation
- Proposed native vegetation
- Proposed native shade tree
- Existing grassed area
- Proposed shared path (concrete)
- Future North of Mern Trail
- Bridge footpath
- Proposed play trail element
- Cultural interpretive feature (location to be determined)

Labels on map:

- Directional Signage
- Welland Access
- Seal
- Grass
- Welland
- Grass
- Grass
- Seal
- Edible Indigenous Food Trial Site
- Car Park
- Directional Signage
- Picnic Tables
- On-street parking for vehicles with toilets
- Wild Vegetated Area
- Potential future car parking and bicycle parking facilities
- Boat launch area
- Kayak/canoe launching ramp
- Alternative Bridge Crossing 2a
- Future North of Mern Trail
- MERRI RIVER

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Fast-tracking housing development

We are seeking

Timely assessment of proposals currently with the Department of Planning and the Victorian Planning Authority and \$4 million to upgrade access to a rapidly growing residential precinct in north Warrnambool.

Two proposals that will assist in the provision of additional housing are currently awaiting determination.

East of Aberline Precinct Structure Plan

This precinct in north-east Warrnambool covers 409ha and offers potential for an estimated 4,000 homes for more than 9,000 people. The precinct would include community facilities, parks and potentially new schools.

The Victorian Planning Authority hosted pitching sessions with stakeholders in May to discuss opportunities, challenges and aspirations for the precinct. The next planning stage scheduled will examine the "vision and purpose" of the precinct while a number of technical reports have been commissioned which will examine aspects including cultural heritage, flora and fauna, bushfire risk, drainage and flooding.

Completion of this planning process will unlock residential land and offers the potential to improve housing availability and affordability in the medium to long-term.

Key access for growth area

The North of the Merri precinct in Warrnambool's north is currently the largest active development area in the municipality.

Covering 249ha which includes 67ha of floodplain and wetland and up to 2,200 developable lots, it also has provision for open space and school sites.

The number of developable lots is based on an average yield of 12 lots per hectare but with modern density limits applied this figure could increase by around 10 per cent.

Wollaston Road is the existing collector road, built to a rural standard before the creation of the structure plan that guides the various Wollaston Road developments.

The extent of the upgrade stretches from Caramut Road to the west and the Hopkins Highway (Mortlake Road) at the eastern edge of the development. The eastern-most section travels through an established estate (Ponting Estate), which is outside the North of the Merri development area.

It is anticipated that vehicle movements will increase from approximately 3,000 per day to 14,500 per day once the area is completely developed.

With one school operating in the growth area now and a second school planned, pedestrian infrastructure including footpaths, formal supervised crossings and school zone speed limits will feature in the upgrade.

Construction of the upgrade is subject to a developer contribution and will be delivered through a variety of works in-kind and cash contributions, which are included within the North of the Merri Growth Area Structure Plan.

With the cost of construction escalating, a funding shortfall of about \$4m is predicted for the upgrade of Wollaston Road. The road upgrade is one of several key works required to effectively service the fast-growing area with others to include drainage, passive open space, active recreation, power and other pedestrian projects which are contained in the Structure Plan.

Crown land

A number of unused Crown land parcels exist in Warrnambool that could be considered for social housing projects.

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PRIORITIES
2023-2024

Early Years workforce and infrastructure

We are seeking

Incentives to increase the number of early childhood professionals and ensure that investment in capital infrastructure keeps pace with growing demand in Warrnambool.

Our vision is for our young children and families to have access to inclusive, quality education and care facilities along with opportunities to that allow children to be happy, healthy and reach their full potential.

Workforce shortages

Demand for childcare in Warrnambool is high and Council-operated centres, which provide childcare for 362 children, have a waiting list in excess of 400.

As a consequence, kindergarten numbers are increasing due to free kindergarten and lack of childcare availability. This compels families to send their children to kindergarten earlier than expected, so parents and carers can work to meet rising cost-of-living pressures.

Council has received 543 registrations for kinder attendance in 2024, an increase on the previous year of 61, or 12.6 per cent. Council's current kindergarten numbers show 60 children will be unable to access three-year-old and four-year-old kindergarten in 2024 unless workforce issues are resolved.

We know children who start behind remain behind. We need children within Warrnambool and the South West to have the same learning opportunities as their metropolitan counterparts. Childcare availability impacts on the capacity of employers to attract and retain staff. Major organisations within Warrnambool looking for an increase in childcare provision include South West HealthCare, Gunditjmarra Aboriginal Cooperative, Deakin University and South West TAFE.

While some new services are in the planning or proposal stage, additional childcare centres starting at a time of chronic staff shortages may compound the issues being experienced at existing childcare centres.

Staff may be pulled from the current staffing pool across all city/regional services, place more strain on services and decrease the capacity of existing services to meet current capacities. Services within the city have capped licensed places to manage

existing families with their current workforce. Services have capacity to take more children but unable to do so due to workforce shortages.

Funding for councils to take on more trainees, to build workforces in the sector is required. Council seeks funding that is place-based to support the workforce needs of the city.

A larger workforce will enable more families to access education and care and support families to work and enable employers to attract staff to vacant positions within the region.

.....

Early Years infrastructure

Local Government owns 45 per cent of early years infrastructure in Victoria. Much of this infrastructure is several decades old. The market value of Victorian councils' early years infrastructure is \$3.18 billion.

The ongoing maintenance costs to councils is significant, estimated at more than \$36 million per year. The "Best Start, Best Life" reforms, rate capping, escalating construction costs and contractor shortages have further exacerbated councils' infrastructure challenges

Warrnambool City Council owns and operates 12 early childhood services with a mix of kindergartens and early learning centres. Funding is required to support council to upgrade and in some cases to build new buildings to meet the Victorian Government's early childhood education reforms. Some current buildings are not fit-for-purpose and are not designed for the extended hours of kinder children will be attending.

Without adequate funding families will not benefit from the reforms and their intended outcomes.

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Lake Pertobe is 58ha park nestled between Warrnambool's CBD and the beachfront.

The lakes within Lake Pertobe are a haven for native birds while the play and recreational spaces are a major drawcard for visitors and residents.

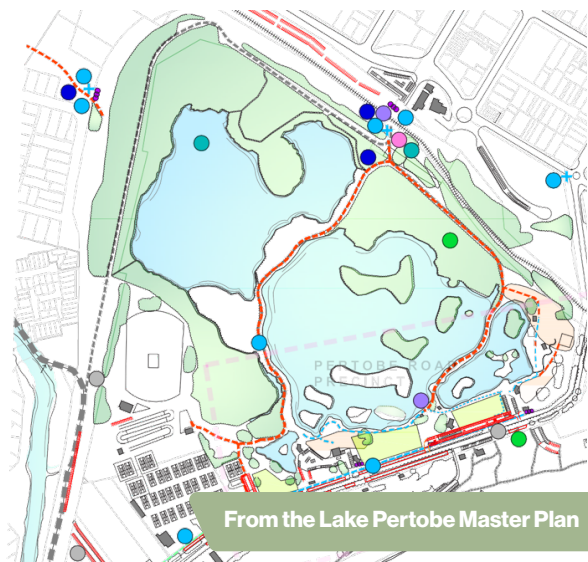
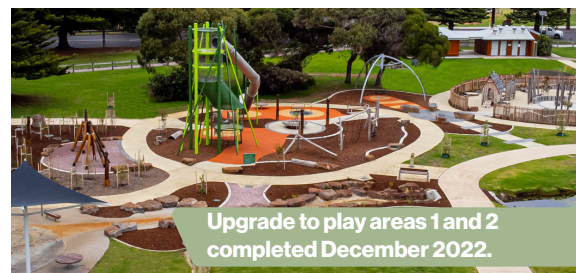
Over nearly five decades Lake Pertobe has established itself as one of Warrnambool's most recognised visitor attractions. In 2018 the Lake Pertobe Master Plan, developed in consultation with the community, identified the need for priority works that would meet contemporary expectations and provide all-abilities access to more of the park and its features.

The implementation of the plan began with a comprehensive upgrade of Play Area 1 and Play Area 2 and the construction of all-abilities access toilets and a Changing Places facility.

Council is now focused on Play Area 3 at the south-west section of Lake Pertobe where immediate or high priority works include design and developing a diverse range of exciting, unique, challenging and innovative all-ages play opportunities.

Access will be improved with the removal of barriers such as raised timber edges and sand soft fall and replacing them with accessible pathways and surfaces.

Replacement of an ageing swing bridge is also included in this stage along with high quality 2.5m wide paths which connect event spaces within this section of Lake Pertobe.



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Greening the Lighthouse Theatre

We are seeking

\$3 million funding to improve the environmental sustainability of the Lighthouse Theatre to create a low carbon community asset.

The Lighthouse Theatre, owned and operated by Warrnambool City Council, is the South West's largest and busiest performing arts centre.

The venue contains a 584-seat proscenium arch theatre built into the original town hall structure, a 157 to 250 seat studio providing flexibility for use between theatre and functions, a meeting room, foyer and ancillary backstage support spaces.

In 2022 the venue sold over 65,000 tickets to 184 performances. It is the sole venue in the region with a 400-plus seating capacity, and draws an audience from a catchment of about 100,000 people from neighbouring municipalities including Moyne, Corangamite, Southern Grampians and Glenelg.

Through its long-term plan, Warrnambool 2040, the community set a vision to be the most environmentally sustainable regional city in Australia. To achieve this requires investment for community facilities, such as the Lighthouse Theatre, to transition to a low carbon operation.

Energy efficient buildings will play an important role in reducing emissions. Sustainable helps protect

our environment, securing living standards, future-proofs communities against rising energy, water and waste disposal costs and reduces the impact of climate change.

The "greening" of the Lighthouse Theatre will start with a feasibility study to identify opportunities to lower energy costs and transition to a Green Star-rated building. The study will identify options for renewable energy, upgrade 200 power-hungry light fixtures and review operational practices to provide an adaptable and climate-responsible community facility.

Council's Green Warrnambool strategy, developed with the community, sets the 2026 goal for Council to have a 5 Green Star-rated building and that all buildings constructed from 2026 will operate as zero net emission facilities.



Contact

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PRIORITIES
2023-2024

Logans Beach Whale Viewing Platform

We are seeking

\$1 million to maintain the whale viewing platform at Logans Beach and to create a safer, compliant staircase that improves access to the beach from the platform.

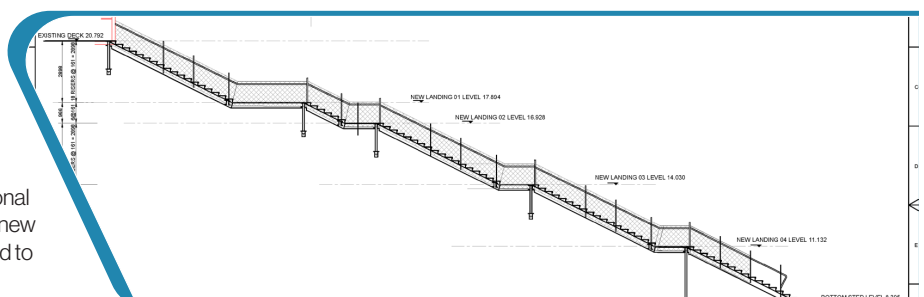
From Logans Beach Whale Viewing Platform you can gaze south across the vast Southern Ocean. The platform is popular throughout the year but is a major visitor drawcard over winter and early spring when Southern Right whales can be seen, often with calves.

The platform was built about 20 years ago. The upper platforms offer all-abilities access and the design sits sympathetically within sensitive dune vegetation. The timber structure is in need of some repair while the staircase leading from the viewing platforms to the beach has deteriorated and no longer meets current standard or expectations.

A proposed new walkway to the beach has been designed and includes additional landings and a more gentle incline. The new design will feature materials better suited to

withstanding the harsh coastal conditions and will be more in keeping with recent beach access infrastructure installed at other locations along Warrnambool's Lady Bay.

The opportunity to view whales from the shore remains a significant visitor attraction for Warrnambool and the region and this project will ensure the visitor appeal and safety of the viewing platform is maintained.



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7.3. PLANNING SCHEME AMENDMENT - 19 HORNE ROAD, WARRNAMBOOL

DIRECTORATE : CITY GROWTH

PURPOSE:

This report provides information on a planning scheme amendment request received from Myers Planning Group on behalf of '82 Raglan Parade Joint Venture' to rezone the land at 19 Horne Road, Warrnambool also known as Lot 2 on Plan of Subdivision 510713S from Farming Zone to Commercial 2 Zone. It is recommended that Council request authorisation from the Minister for Planning to prepare an amendment to the Warrnambool Planning Scheme.

EXECUTIVE SUMMARY

- Myers Planning Group (proponent) on behalf of '82 Raglan Parade Joint Venture' has requested Council prepare an amendment to the Warrnambool Planning Scheme to rezone the land at 19 Horne Road, Warrnambool also known as Lot 2 on Plan of Subdivision 510713S. Please see Figure 2 below showing a locality plan.
- The amendment request proposes to rezone the land from Farming Zone to Commercial 2 Zone, and applies the Design and Development Overlay – Schedule 18 and the Development Plan Overlay – Schedule 15.
- The amendment to rezone the subject site from Farming Zone to the Commercial 2 Zone is required to facilitate the use and development of the land for commercial uses identified within the Eastern Activity Centre Structure Plan (EACSP).
- The amendment provides for a zoning which is compatible with the future land use character precinct identified as office / employment within the EACSP.

MOVED: CR BEN BLAIN

SECONDED: CR RICHARD ZIEGELER

1. In accordance with Section 8A of the Planning and Environment Act 1987 (the Act) request authorisation from the Minister for Planning to prepare a Planning Scheme Amendment to the Warrnambool Planning Scheme to rezone land at 19 Horne Road, Warrnambool (also known as Lot 2 on Plan of Subdivision 510713S), from the Farming Zone to the Commercial 2 Zone, and to apply Design and Development Overlay Schedule 18 and Development Plan Schedule 15 to the subject land.
2. Following the authorisation of the Minister for Planning in accordance with Section 9 of the Act, and pursuant to Sections 17 and 19 of the Act, prepare and exhibit an amendment to the Warrnambool Planning Scheme to rezone the land at 19 Horne Road, Warrnambool to the Commercial 2 Zone and to apply Design and Development Overlay Schedule 18 and Development Plan Schedule 15 to the land.

CARRIED - 7:0

BACKGROUND

The site is located within the Warrnambool settlement boundary and is approximately 4.5 kilometres to the east of the Warrnambool City Centre. The site falls within the Warrnambool Eastern Activity Centre and has a lot size of 2.6 hectares.

The site is currently vacant and has previously been used for agriculture in conjunction with the agricultural lots to its north and west, which are also within the Farming Zone.

To the south of Raglan Parade, and in the south-east, south, and south-west directions of the site, the land is fully developed and zoned as commercial and mixed-use land. Additionally, there is land to the south-west that is zoned for residential use, which remains undeveloped at this time.

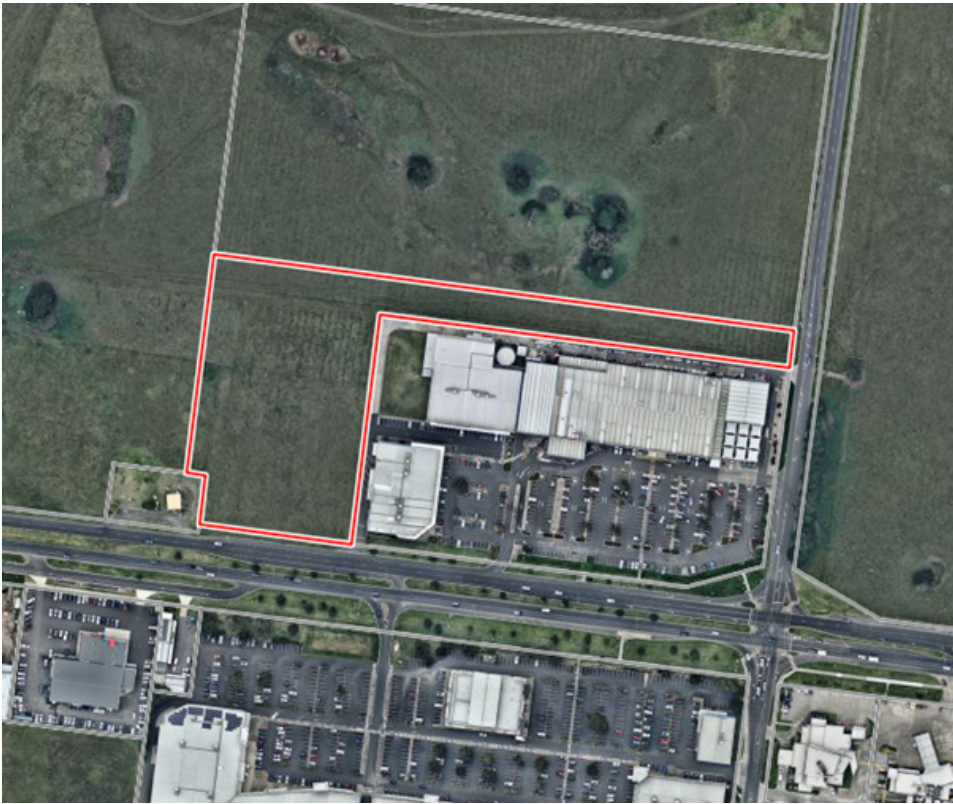


Figure 1 - Land affected by this amendment (19 Horne Road, Warrnambool)

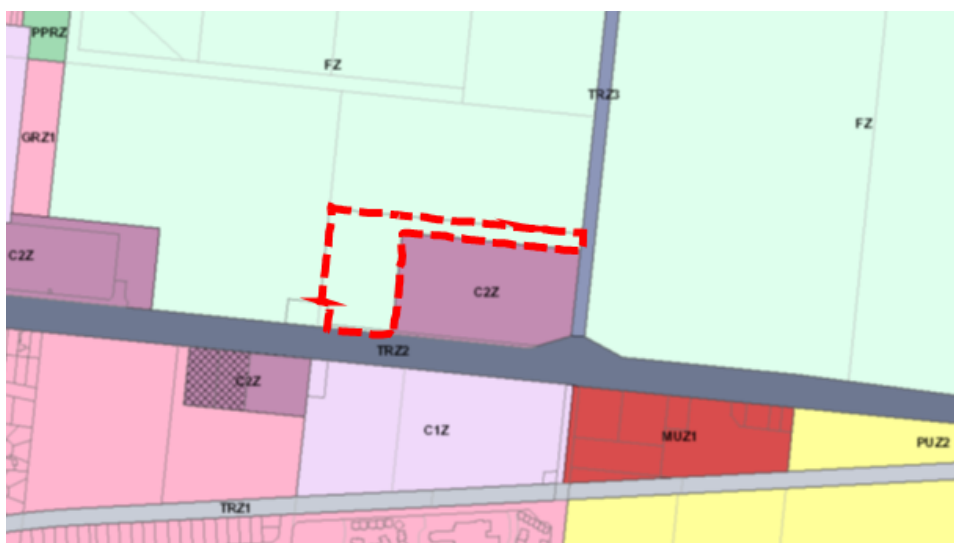
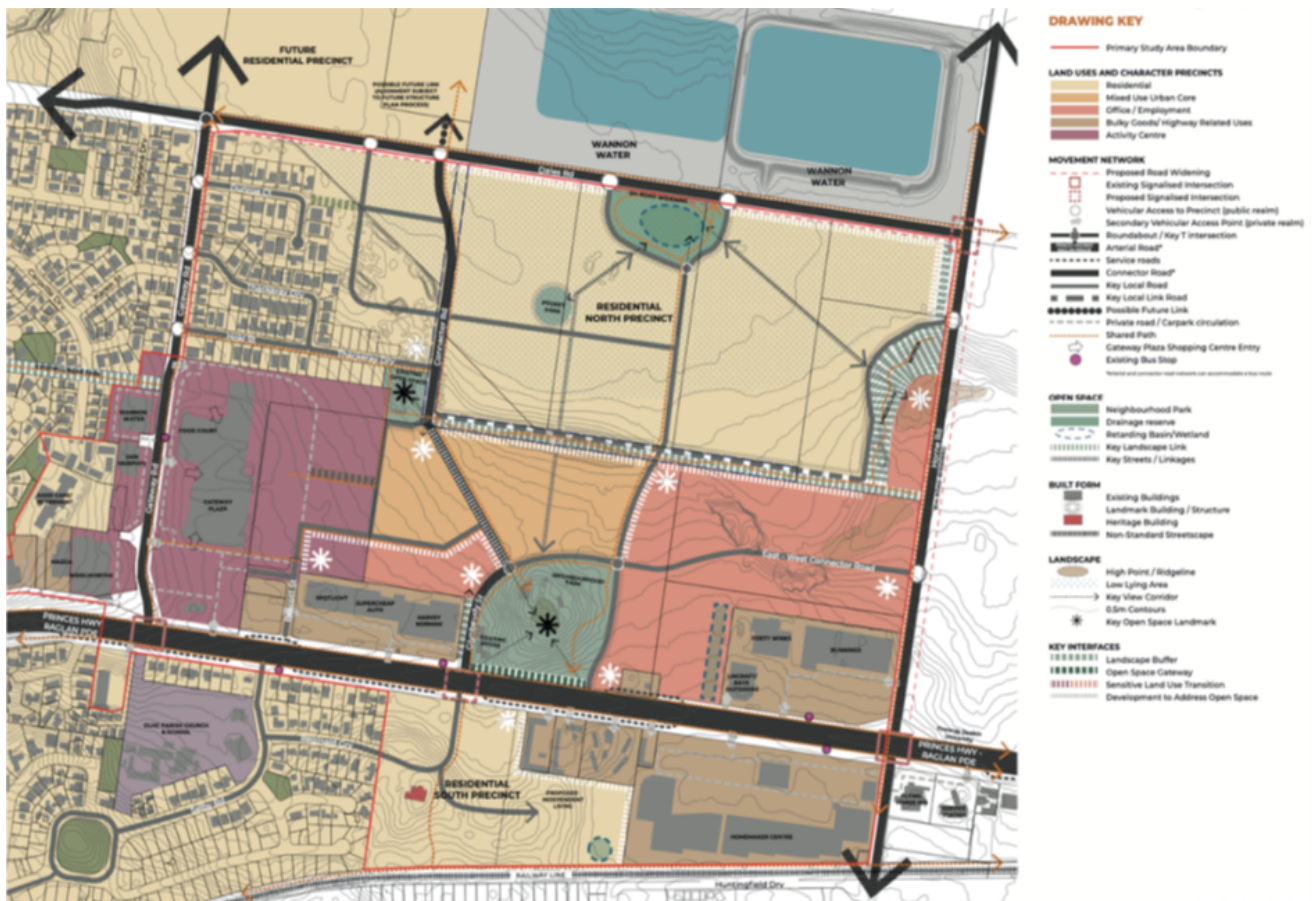


Figure 2: Current zoning context map

The undeveloped land within the Eastern Activity Centre is strategically designated for future rezoning to accommodate a mix of Residential, Mixed Use, Office/Employment, Bulky Goods/Highway Related Uses, and Activity Centre uses, as underpinned by the Warrnambool Eastern Activity Centre Structure Plan.



ISSUES

The proposed rezoning will enable future use and development that is currently not permitted under the existing Farming Zone. The amendment is seen as enhancing Warrnambool's commercial land supply and will create opportunities to support the Eastern Activity Centre as Warrnambool's secondary major activity centre. Additionally, the rezoning is expected to facilitate new gateway development opportunities on an underutilized site with high exposure to the eastern entrance of the city.

The subject site falls within an area that requires infrastructure provision to support future development. However, the proposed amendment is not likely to create an immediate need or concern regarding infrastructure or stormwater management, as these aspects will be addressed through a future development plan process, following the guidelines of the Warrnambool Eastern Activity Centre Structure Plan and the Warrnambool Eastern Activity Centre Shared Infrastructure Plan. These considerations align with the drafted ordinance for the Development Plan Overlay Schedule 15. The inclusion of the DPO on the site will ensure that the land is planned comprehensively through a development plan process, and supported by the appropriate level of infrastructure, as underpinned in the Eastern Activity Centre Shared Infrastructure Plan. (refer to draft DPO15 – **Attachment 1**)

The application of the Design and Development Overlay Schedule 18 will apply design controls that are consistent with other commercial zoned land within the Eastern Activity Centre (Eastern Activity Centre – Commercial and Office Built Form). DDO18 aims to ensure the Eastern Activity Centre is developed as an active, vibrant and connected retail, office and commercial precinct. (Refer to **Attachment 2** – DD018)

FINANCIAL IMPACT

The costs associated with the preparation and exhibition of the amendment can be met within the 2023/24 City Strategy and Development Budget and all statutory fees will be paid by the proponent.

LEGISLATION / POLICY / COUNCIL PLAN CONTEXT

3 A strong economy

3.2 Emerging industries: Council will encourage emerging industry sectors that contribute to Warrnambool's economic growth and diversity.

4 A connected, inclusive place

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

5 An effective Council

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

TIMING

In accordance with the provisions of the *Planning and Environment Act 1987*, and Minister's Directions.

COMMUNITY IMPACT / CONSULTATION

Exhibition of the planning scheme amendment will be undertaken in accordance with the requirements of the Planning and Environment Act, which requires submissions to be lodged within one month from the date of exhibition.

A flow chart outlining the process is attached (see **Attachment 3**).

LEGAL RISK / IMPACT

Risk is managed through implementing the provisions of the Warrnambool Planning Scheme and the *Planning and Environment Act 1987*.

OFFICERS' DECLARATION OF INTEREST

None declared

COLLABORATIVE PROCUREMENT

Not applicable

CONCLUSION

The planning scheme amendment to rezone the land at 19 Horne Road, Warrnambool, from Farming Zone to Commercial 2 Zone is necessary to facilitate future commercial development of the land. This rezoning supports the expansion of the Eastern Activity Centre and reinforces its role within the Warrnambool activity centre hierarchy, while being consistent with the existing commercial uses to the east and west of the site. The rezoning and application of the Design and Development Overlay and Development Plan Overlay are consistent with and implement the strategies and objectives of the Eastern Activity Centre Structure Plan.

ATTACHMENTS

1. SCHEDULE 15 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY - Interim publish [7.3.1 - 3 pages]
2. Warrnambool - SCHEDULE 18 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY [7.3.2 - 3 pages]
3. Planning scheme amendment flowchart [7.3.3 - 1 page]

WARRNAMBOOL PLANNING SCHEME

--/--/---
Proposed C214warr

SCHEDULE 15 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO15**

EASTERN ACTIVITY CENTRE OFFICE AND EMPLOYMENT CHARACTER PRECINCT

1.0 Objectives

--/--/---
Proposed C214warr

To implement the vision of the *Warrnambool Eastern Activity Centre Structure Plan 2016* by providing for an attractive business park for a range of office, employment and other services-based industry uses to support the primary role of the Warrnambool CBD.

To create a distinct and defined character precinct for office and employment and to enhance the gateway role of the Eastern Activity Centre.

To achieve a high quality built form outcome which minimises visual bulk, provides for high standards of environmentally sustainable design and presents an active interface to Horne Road, Princes Highway, internal connector roads and open space.

To achieve a high quality and attractive landscape outcome which considers water-sensitive urban design and is integrated with surrounding interfaces and land uses.

To provide for a high level of connectivity that supports a range of transport options and enhances accessibility within the Eastern Activity Centre and to surrounding uses.

2.0 Requirement before a permit is granted

--/--/---
Proposed C214warr

A permit may be granted before a development plan has been approved for the following:

- Minor buildings and works to existing buildings.
- The use of an existing building.
- Removal or creation of easements or restrictions.

Before any planning permit is granted the responsible authority must be satisfied that the permit will not prejudice the future use and development of the land in accordance with the objectives and requirements of this schedule and the *Warrnambool Eastern Activity Centre Structure Plan 2016*,

3.0 Conditions and requirements for permits

--/--/---
Proposed C214warr

The following conditions and/or requirements apply to permits:

- A written statement describing how the proposed subdivision or development of land addresses the approved Development Plan.
- A condition requiring a Section 173 agreement to be registered on the title of the land to provide for apportionment of financial contributions to higher order shared infrastructure in accordance with the *Warrnambool Eastern Activity Centre Shared Infrastructure Plan 2016*.

4.0 Requirements for development plan

--/--/---
Proposed C214warr

A development plan must comprises the following requirements to the satisfaction of the Responsible Authority (where relevant):

Context Analysis that includes:

- A site analysis of existing conditions that comprises the following items to the satisfaction of the responsible authority:
 - Analysis of surrounding land uses and development, adjoining roads, public transport routes and relevant infrastructure.

WARRNAMBOOL PLANNING SCHEME

- A feature and level survey prepared by a suitably qualified expert which nominates the ground level and contours of the land, identifies existing and adjoining structures on the surface including current buildings and fences, shows trees and other vegetation, and identifies an existing drainage or utility services.
- An environmental assessment prepared by a suitably qualified expert of the flora, fauna and habitat significance of the land which includes recommended actions for management, revegetation and restoration of any identified conservation and vegetation protection areas where relevant. The assessment must also make recommendations with regard to management of noxious weeds as identified by the Catchment and Land Protection Act 1994.
- An archaeological survey and heritage assessment prepared by a suitably qualified expert which includes recommendations for the protection, restoration and interpretation of significant sites, and where appropriate, design measures to sensitively integrate sites. The assessment must also identify areas where a Cultural Heritage Management Plan is required by the Aboriginal Heritage Act 2006.
- An environmental audit prepared by a suitably qualified expert identifying any environmental hazards or contamination on the land and proposed treatments, if any; or a qualified statement indicating the absence of such hazards or contamination.

A **Land Use Plan** that addresses the following:

- A clear definition of the Office/Employment land uses generally in accordance with the *Warrnambool Eastern Activity Centre Structure Plan 2016*.

Built Form and Urban Design Guidelines which must demonstrate consideration of the design guidelines, objectives and requirements listed in the *Warrnambool Eastern Activity Centre Structure Plan 2016* and include the following:

- Built form
- Public realm and adjoining land interfaces
- Landscaping and fencing
- Car parking provision and accessibility
- Environmentally Sustainable Design and Water Sensitive Urban Design
- Signage
- Subdivision

An **Access and Street Network Plan** that includes:

- An overall street level concept plan that demonstrates compliance with the Design Guidelines in the *Warrnambool Eastern Activity Centre Structure Plan 2016*.
- A service road to be provided in accordance with the *Warrnambool Eastern Activity Centre Structure Plan 2016* adjoining Raglan Parade to the satisfaction of the Department of Transport.
- A plan of pedestrian and bicycle connectivity and integration within and external to the precinct.
- Internal street cross-sections to be provided consistent with the Infrastructure Design Manual (IDM) for the applicable standard of road, also demonstrating how street trees can be integrated in road reserves.

An **Integrated Water Management Plan** that includes:

- Details of an integrated approach to stormwater system management for the whole precinct which addresses all off-site drainage infrastructure requirements (including any on adjoining land external to the area affected by the schedule), is designed with reference to the whole catchment.

WARRNAMBOOL PLANNING SCHEME

- Identification of all land to be set aside for drainage purposes, detailing the approximate size and location of all drainage reserves and system requirements.
- A stormwater management system that ensures peak discharge rates, volumes, and pollutant loads of all stormwater leaving the site post development are no greater than pre-development and that ensures no adverse impacts to any surrounding area.
- The design, sizing, construction details and maintenance requirements of all Water Sensitive Urban Design facilities including, swales, wetlands, and sedimentation basins, in particular during and post-construction when any wetland plants are establishing.

A **Landscape Masterplan** that includes:

- The location of any existing vegetation, the nomination of any existing vegetation to be removed or any measures required to provide for its retention, where appropriate.
- An overall landscape master plan, for any proposed open space, including street tree master plan with an emphasis on landscaping adjoining the interface of development, Princes Highway, Horne Road and internal connector roads.
- A description of landscaping themes and written justification for the type and location of landscaping.
- A management plan for the establishment of all landscape treatments, including any open space, trees or vegetated wetland areas.

The **Development Plan** must be accompanied by a **Planning Report** that addresses the following:

- The How the Development Plan demonstrates consistency with the requirements described within this schedule and the requirements of the *Warrnambool Eastern Activity Centre Structure Plan 2016*.
- The infrastructure projects relevant to the precinct and that financial contributions are to be secured via a Section 173 Agreement in accordance with the requirements of this schedule and the *Warrnambool Eastern Activity Centre Shared Infrastructure Plan 2016*.

WARRNAMBOOL PLANNING SCHEME

09/07/2020
C103warr

SCHEDULE 18 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO18**.

EASTERN ACTIVITY CENTRE - COMMERCIAL AND OFFICE BUILT FORM

1.0

09/07/2020
C103warr

Design objectives

To encourage the development of the Eastern Activity Centre as an active, vibrant and connected retail, office and commercial precinct.

To encourage integrated, high quality built form and landscape treatments.

To ensure new development provides an active interface to streets, public open space, and residential areas.

2.0

09/07/2020
C103warr

Buildings and works

A permit is required to construct or extend a fence that fronts a road or public open space.

The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

Building Height

- Development outside the Primary Activity Precinct should be a maximum of two or three storeys (8-10 metres above natural ground level) in height and designed to minimise bulk. Taller elements should be recessed to ensure they are of a compatible scale with the streetscape and surrounding uses.

Building Design

- Development should demonstrate high quality architectural design that enhances the appearance and amenity of the centre.
- Development should demonstrate a diversity of architectural form.
- The roof form and building profile of developments should create visual interest and variation in the streetscape.
- Building elevations should incorporate design detailing and material treatments that assist in articulation of the building form and limit the potential for visual bulk.
- Development should avoid blank walls on facades fronting public areas. Where blank walls cannot be avoided, windows or openings should be provided to promote interaction with the street. If windows or openings are not appropriate other design treatments may be considered to break up the surface and provide visual interest.
- Development should be designed to integrate with adjoining uses and built form, and designed to improve connectivity to adjoining uses and development.
- New or refurbished buildings should have regard to the incorporation of Environmentally Sustainable Design techniques such as passive solar design, natural ventilation and cooling, natural lighting, green walls, and use of sustainable materials.

Public Realm Interfaces

- Materials and finishes on all building facades should be high quality and complement the appearance and character of the centre. Use of glazing, natural materials and textured materials is encouraged.
- Development should incorporate active frontages that contribute to the activation of the street, create a clearly defined sense of street address and where appropriate directly interface with the street and corners.
- Development should incorporate lighting design to enhance the night time appearance of the building and add to pedestrian safety.
- Building services and equipment should be located to minimise their visibility and should be integrated into the design of buildings.

WARRNAMBOOL PLANNING SCHEME

- The visibility of car parking and loading areas from the public realm should be minimised. Car parking and loading areas should be discretely located behind built form and not dominate the frontage.

Residential Interfaces

- Where abutting a Residential Zone or Residential precinct all development should, as a minimum, be massed in accordance with Standard B17 of Clause 55.04-1 from the common boundary.
- A combination of landscaping treatments and acoustic treatments should be used at the interface with residential areas.

Landscaping

- A high quality landscape interface should be provided to Princes Highway and collector/local road frontages.

Stormwater

- Stormwater must be managed to support a catchment-wide stormwater solution, where appropriate.

Bulky Goods Retailers

- In addition to the above:
 - Ensure that the siting and design of bulky goods retailers responds to any prevailing characteristics of the streetscape, including existing street setbacks and building heights.
 - Minimise offsite amenity impacts upon surrounding residential uses through considered siting of loading bays, waste collection spaces and vehicle entry/exit point.
 - Ensure at-grade car parking incorporates sufficient landscaping (including canopy landscaping) to reduce the visual impact of car parking as viewed from the public realm.
 - Ensure that the building design of bulky goods retailers maintains a clearly legible pedestrian entrance and connection to the primary street interface.

An application for construction of a building or to construct or carry out works is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

3.0 Subdivision

09/07/2020
C103warr

None specified.

4.0 Signs

09/07/2020
C103warr

None specified

5.0 Application requirements

09/07/2020
C103warr

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- Building elevations and site plan showing how the proposal integrates with adjoining development.
- Movement and carparking layout, where appropriate.
- A schedule of materials and colours, as appropriate.

WARRNAMBOOL PLANNING SCHEME

- A landscape plan, prepared by a suitably qualified professional, including details of initial maintenance to establishment.
- A lighting plan, which provides location and details of external lighting, as appropriate.
- A stormwater management plan showing how stormwater drainage is to be managed to support a catchment-wide stormwater solution.

6.0

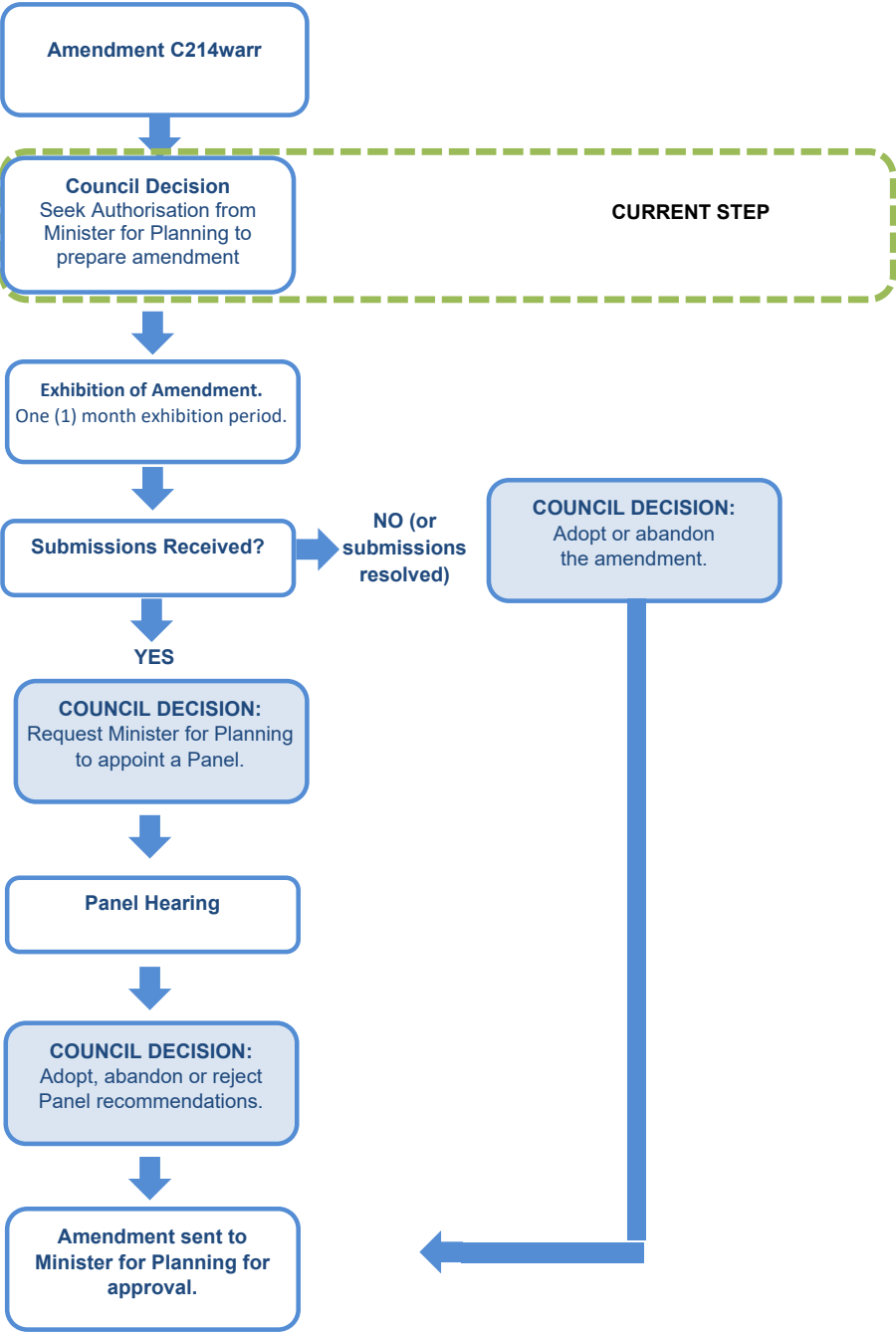
09/07/2020
C103warr

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The design objectives of this schedule.
- Whether the development enhances the public realm, and improves the safety and connectivity of the precinct.
- Whether building design, articulation, materials, colours and lighting treatments contribute to an attractive and vibrant precinct.
- Whether the proposed landscape treatment enhances the amenity of the neighbourhood and public realm.
- Whether the development incorporates treatments to mitigate any potential off-site amenity impacts.
- The extent to which the development will enhance the visual appearance of the Princes Highway road corridor, and the Gateway Road streetscape, where applicable.
- The extent to which the development utilises Environmentally Sustainable Design treatments.

PLANNING SCHEME AMENDMENT FLOWCHART



7.4. PLANNING PERMIT APPLICATION - PP2022-0195 - 23 MCKIERNAN ROAD, WARRNAMBOOL

DIRECTORATE : City Growth

PURPOSE:

This report provides information on the planning assessment and provides a recommendation for the application to develop the site known as 23 McKiernan Road, Warrnambool with two double storey dwellings and recommends that Council issue a Notice of Decision to grant a permit subject to conditions.

EXECUTIVE SUMMARY

- Council has received an application to develop the land known as 23 McKiernan Road, Warrnambool with two double storey dwellings.
- The application triggers a planning permit under the zone for the construction of two or more dwellings on a lot. It is noted that the use 'dwelling' does not require a permit.
- The application was subject to internal referrals, and was subject to public notice.
- As a result of notification, five objections were received, where grounds were primarily in regards to impact on drainage within the area as well as overshadowing of habitable room windows and areas of secluded private open space. It is noted that one objection has subsequently been withdrawn with four remaining.
- The application and concerns raised by objectors have been considered against all of the relevant provisions of the Warrnambool Planning Scheme and it has been deemed that on balance the application warrants supports, where the Officer's recommendation is approval subject to conditions.
- If the application is supported, a Notice of Decision would be required as four of the five objections have been sustained.

MOVED: CR ANGIE PASPALIARIS

SECONDED: CR RICHARD ZIEGELER

That Council, having caused notice of Planning Application No. PP2022-0195 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* determines to approve the application for PP2022-0195 under the provisions of the Warrnambool Planning Scheme in respect of the land known and described as ALLOT Lot 13 PS 209862U PSH WAN TSH WARR, 23 McKiernan Rd WARRNAMBOOL VIC 3280, for the Construction of two (2) dwellings in accordance with the endorsed plans, subject to the following conditions:

- 1. The development as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.**
 - a. 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:**
 - b. Identification of any existing drainage on the site.**
 - c. Details of how the works on the land are to be drained and/or retarded.**
 - d. Computations in support of the proposed drainage.**
 - e. A proposed Legal Point of Discharge for each lot.**
 - f. 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;**

- g. 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;
 - h. 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.
 - i. 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.
 - j. Address localised flooding on the property as identified in the Warrnambool City Council Drainage Strategy September 2016.
3. The endorsed Stormwater Management Plan is to be implemented to the satisfaction of the Responsible Authority prior to use or occupation of the new dwelling.
4. Before the use or occupation of the development, the applicant must provide vehicle access to all lots to the satisfaction of the Responsible Authority. This includes the removal of existing substandard or redundant vehicle crossings and reinstatement of affected kerb, nature strip and footpath. Satisfactory clearance is to be provided to any stormwater pit, power or telecommunications pole, manhole cover, marker, or street tree. Any relocation, alteration or replacement required shall be at the applicant's expense.
5. Before the use or occupation of the development the internal/common property traffic and parking area must be constructed to the satisfaction of the Responsible Authority, and must:
 - a. Be in accordance with endorsed plans.
 - b. Be in accordance with Australian Standards.
 - c. Be finished with an all-weather sealed surface.
 - d. Be drained.

Areas designated for car parking on the endorsed plan are to be kept free and clear for that purpose.
6. 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.
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.

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.**

CARRIED - 7:0

BACKGROUND

The proposal seeks to permit the construction of two double storey dwellings on the site. Details of the development are as follows.

- Two double storey dwellings sited in a side by side configuration.
- Both dwellings have the same layout, albeit mirrored and contain three bedrooms and two onsite car parking spaces.
- The development will have the following minimum setbacks.
 - 9.7 metres from the front property boundary.
 - 4.0 metres from the northern (side) boundary.
 - 1.6 metres from the southern (side) boundary.
 - 9.0 metres from the western (rear) boundary.
- The development will have a site coverage of 31.3 percent.
- 58 percent of the site will be permeable.
- 49 percent Garden Area will be provided.
- Each dwelling will have separate single width vehicle access from McKiernan Road.
- The dwellings are traditional in style with pitched Colorbond roofs and brick walls.
- Landscaping is proposed throughout the site including the planting of four new canopy trees.

ISSUES

As a result of public notification, Council received five submissions objecting to the development with the key area of concern relating to stormwater and flooding.

A planning assessment relating to these grounds has been included in the attached Delegate Report, where it has been concluded that the application should be supported.

It is noted that the issue raised by objectors was in relation to localised flooding during heavy rain events. Council Engineers are aware of potential flooding in the area during heavy rain events (1% and 5% AEP events) as a result of the Drainage Strategy which was prepared in 2016.

As a result of the information available in the drainage strategy, additional detail will be required in the Stormwater Management Plan (required by recommended permit condition 2) with the plan needing to address localised flooding in addition to other standard requirements to ensure that the proposed development does not increase the likelihood of flooding within the area.

FINANCIAL IMPACT

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

LEGISLATION / POLICY / COUNCIL PLAN CONTEXT

4 A connected, inclusive place

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

TIMING

The application timeframes are already outside of statutory requirements.

COMMUNITY IMPACT / CONSULTATION

In line with Council's delegation policy at the time, as a result of having more than 5 objections, a consultation meeting was held with Councillors on 7 February 2023.

The application was also referred to Council's Infrastructure department who raised no objections to the application subject to a number of recommended permit conditions.

LEGAL RISK / IMPACT

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

OFFICERS' DECLARATION OF INTEREST

No conflict of interest.

CONCLUSION

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

ATTACHMENTS

1. Attachment 1 - Delegate Report - 23 Mc Kiernan Rd [7.4.1 - 29 pages]
2. Attachment 2 - Application Documents - 23 Mc Kiernan Rd [7.4.2 - 46 pages]
3. Attachment 3 - Excerpt from Warrnambool City Council Drainage Strategy [7.4.3 - 8 pages]



Delegate Planning Assessment Report

Application Details:

Application is for:	Construction of two (2) dwellings
Applicant's/Owner's Name:	Salvation Army Housing (Victoria) C/- GrayKinnane Pty Ltd PO Box 512 ASCOT VALE VIC 3032
Date Received:	8 August 2022
Statutory Days:	205 @ 31 March 2023
Application Number:	PP2022-0195
Planner:	Nick Legoe – Senior Statutory Planner
Land/Address:	ALLOT Lot 13 PS 209862U PSH WAN TSH WARR 23 McKiernan Rd WARRNAMBOOL 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?	Covenant P338340H
Current use and development:	Single storey dwelling

Proposal

The proposal is for the construction to two double storey dwellings with details of the development as follows.

- Two double storey dwelling sited in a side by side configuration.
- Both dwellings have the same layout, albeit mirrored and contain three bedrooms and two onsite car parking spaces.
- The development will have the following minimum setbacks.
 - 9.7 metres from the front property boundary.
 - 4.0 metres from the northern (side) boundary. It is noted that the minimum setback to the existing fence would be 2.7 metres.
 - 1.6 metres from the southern (side) boundary.
 - 9.0 metres from the western (rear) boundary.
- The development will have a maximum height of 7 metres.
- The development will have a site coverage of 31.3 percent.
- 58 percent of the site will be permeable.
- 49 percent Garden Area will be provided.
- Each dwelling will have separate single width vehicle access from McKiernan Road.

- [illegible]

REVISIONS

NO.	DATE	DESCRIPTION
1	06/06/2022	ISSUED FOR PERMIT

PROJECT
SALVATION ARMY HOUSING

CLIENT
SALVATION ARMY HOUSING

PROJECT NO.
2174

TITLE
PROPOSED SITE PLAN - FIRST FLOOR

SCALE
1" = 100'-0"

DATE
06/06/2022

DRAWN BY
JH

SHEET NO.
0202

REVISION
B

NORTH

ADN 19 164 859 516

Page 7

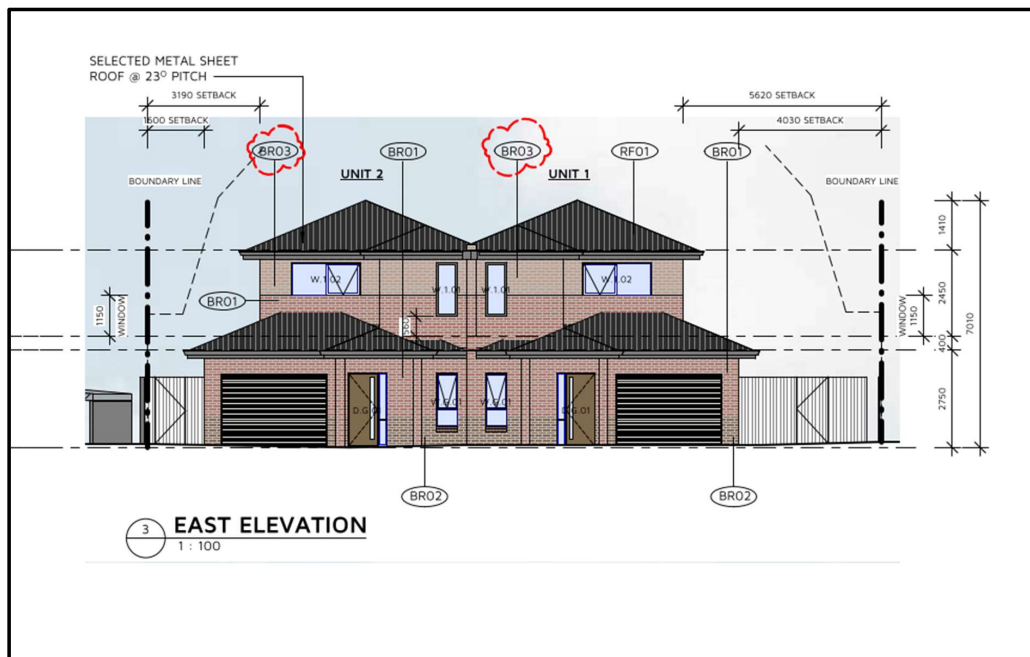


Image 3: Front elevation of the proposed development. Source: Application submission.

Subject site & locality

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

The subject site is located on the western side of McKiernan Road, two lots south of the intersection of McKiernan Road and Moore Street. The site is regular in shape and has a frontage to McKiernan Road of 20.8 metres, a depth of 36 metres and a total site area of 748.8 square metres. It is noted that the existing northern boundary fence does not follow the true boundary resulting in the lot appearing to be irregular in shape with a frontage of 19 metres.

The site is flat with a change of approximately 0.4 metres from front to rear.

The site currently contains a single storey red brick and tiled roof dwelling and detached single carport. The dwelling is setback 6.0 metres from McKiernan Road, 0.9 metres from the southern (side) boundary, 7.3 metres from the northern (side) boundary and 10.6 metres from the western (rear) boundary.

Vehicle access is via a single width crossover located slightly north of the centre point of the site and proved access to the above-mentioned carport via a concrete driveway with grassed centre.

Landscaping is minimal consisting predominantly of lawn.

A 2.0 metre wide sewerage easement extends across the rear of the site and a 4.0 metre wide drainage easement extends along the (side) northern boundary of the site.

There is a small street tree in the nature strip in front of the site (southern side of frontage). Unrestricted on street parking is available on both sides of McKiernan Road.

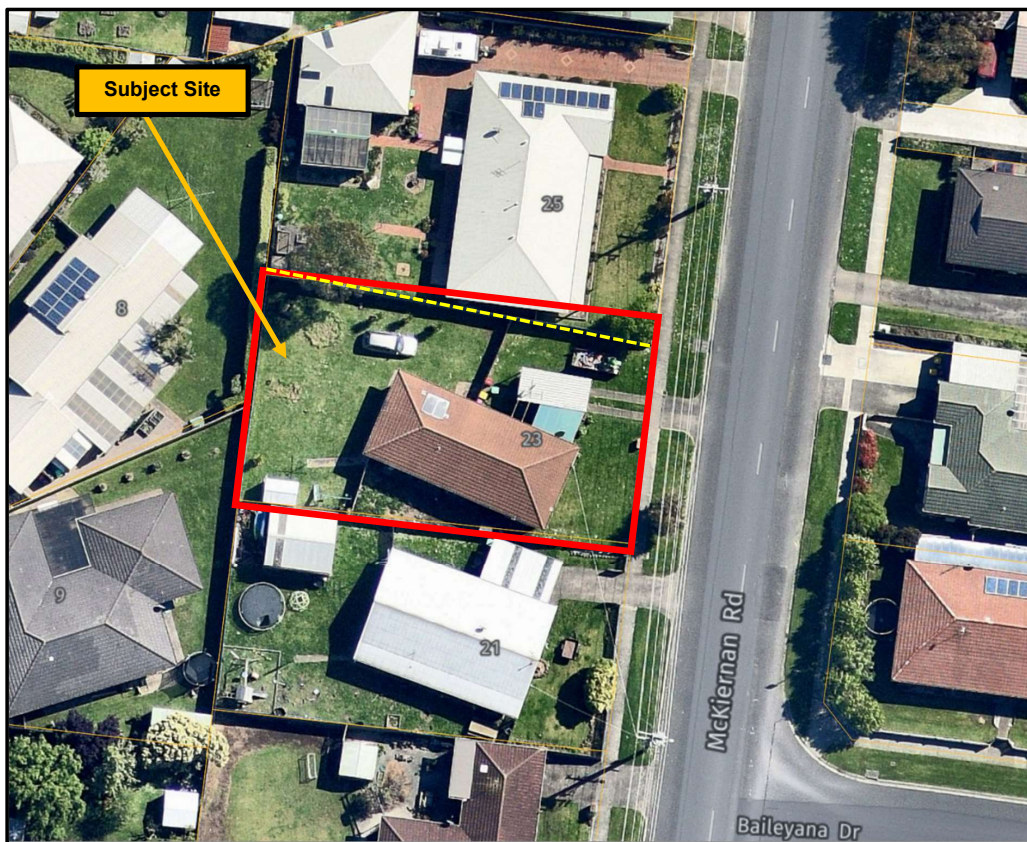


Image 4: Aerial image of subject site and immediate adjoining properties. Dashed yellow line represents approximate location of existing boundary fence. Source: www.nearmap.com.



Image 5: Photo of the subject site taken from eastern side of McKiernan Road.

Locality

Development throughout the locality consists predominately of residential uses with dwellings located on varying sized lots.

The subject site shares a common boundary with four properties, features of which are as follows.

- 25 McKiernan Road (north/side) contains a single storey brick dwelling setback 9 metres from the street. The dwelling is setback a minimum of 1.3 metres from the fence with subject site however the dwelling has no setback to the true boundary. Secluded private open space is located to the rear (west) of the dwelling. Vehicle access is via a single width crossover located to the north of the frontage of the site which leased to a detached garage located in the rear north western corner of the site.
- 21 McKiernan Road (south/side) contains a single storey dwelling setback which is not sited square on the site and has a minimum setback of 6.5 metres from the street and a minimum of 4.1 metres from the common boundary with the subject site. There is an open carport located between the dwelling and the common boundary which has a minimum setback of 0.4 metres. Secluded private open space appears to be located to the rear (west) of the dwelling. Vehicle access is via single width crossover located towards the northern side of the frontage.
- 8 Alice Place (west/rear) abuts the northern half of the common rear boundary. The site contains a single storey dwelling setback a minimum of approximately 6.2 metres from the common boundary. The area between the dwelling and the common boundary with the subject site is utilised as secluded private open space.
- 9 Alice Place (west/rear) abuts the southern half of the rear common boundary. The site contains a single storey dwelling setback a minimum of approximately 5.7 metres from the common boundary. The area between the dwelling and the common boundary with the subject site is utilised as secluded private open space.

Key characteristics of the wider locality include the following.

- Irregular subdivision pattern with curved roads and a number of cul-de-sacs which results in varying shaped lots.
- Lots sizes vary from approximately 600 to 8000 square metres.
- Lots predominantly contain a single, single storey dwelling however infill development is evident.
- Dwelling predominantly have a pitched roof profile
- Lots generally have a single vehicle access point located to one side of the frontage.
- Onsite vehicle parking is generally provided in the form of a garage or carport located to the site of the dwelling however there are examples garages which are inline or project forwards of the dwelling however where this occurs the garage is an integral part of the associated dwelling.

Permit/Site History

Permit History

A search of council's electronic register identified no previous planning permit applications since approximately 2017. It is noted that a search of the physical property file was not undertaken.

Aboriginal Cultural Heritage

The site is located within an area of Aboriginal Cultural Sensitivity however a development involving one or two dwellings is an exempt activity and therefore a Cultural Heritage Management Plan is not required to enable the application to be considered.

Restrictive Covenant

The site is burdened by covenant P338341H with the restriction stating:

Will not erect or cause to be erected on the said land any building other than a private dwelling house and outbuildings such dwelling house to be of a total area of at least 111.50 square metres excluding outbuildings the exterior section of the external walls to be of no material other than brick and will not move or cause to be moved or shifted onto the land any building already constructed and previously occupied for human habitation.

Within the applicants submission they have referred to a publication called 'Restrictive Covenants in Victoria – Theorys and Practice' written by Barrister Matthew Townsend with the extract from the publication stating:

180. In Tonks v Tonks (Tonks v Tonks [2003] VSC 195 at [17]) Bongiorno J held, that the use of the phrase 'a dwelling' in a restrictive covenant, was not intended to limit the number of dwellings upon the land, but rather only describe its intended use:

If the parties to the original covenant had wished to restrict the number of dwelling houses built on each of these lots they could have done so very simply and definitively by replacing the word "a" in the covenant with the word "one", or by making some similar simple amendment. The true construction of the covenant is that it prohibits the placing of any building on the land unless that building is a dwelling house. Provided that any building constructed can be properly described as a dwelling house there would be no breach of the covenant. The covenant says nothing, in my opinion, as to the number of dwelling houses which might be built. To import a restriction as to the number of houses which might be built on lot 3 into the covenant would extend its effect beyond the words used by the parties without any warrant for doing so.

Based on the above it can be concluded that covenant P338341H is not restriction the number of dwellings that can be constructed on the site rather the size and materials of any dwelling/s.

It is also noted that each dwelling will have an area of 117 square metres and have brick external walls thereby not contravening the requirements of the covenant.

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.
- Placing one sign at the front of the property.

The notification has been carried out correctly.

Council has received five objections to date however one has subsequently been withdrawn.

The key issue raised in the received objections which remain to stand was in relation to drainage/flooding issues due to undersized infrastructure within the area.

Further discussion will be made in relation to this 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 16 November 2022 which stated the following:
 - In relation to drainage and flooding it is noted that the building is not subject to any flooding or other overlay controls and that the applicant would consider any advice provided by Council engineering in relation to drainage of the proposed development as it relates to the municipal drainage system
 - In relation to the matter of possessory rights as claimed by the owner of 25 McKiernan Road Warrnambool we are seeking further instructions from our client on this matter
- A Councillor Consultation Meeting was held on 7 February 2023. At the meeting the permit applicant provided a summary of the proposal and response to issues raised in the objections.

The objector's raised concerns with the development in relation to:

- Drainage/stormwater.
- Overlooking.
- Following the consultation meeting the permit applicant request further detail from Council in relation to the potential for localised flooding within the area so they could have their consultant review and determine what implications (if any) this could have on the site.

Referrals

Section 55 Referrals:

No referrals were required pursuant to Section 55 of the *Planning and Environment Act 1987*.

Section 52 Referrals:

None undertaken.

Internal Referrals:

The application was referred to Council Infrastructure Department who expressed no concerns with the application subject to conditions being placed on the permit should one be issued.

As previously mentioned the recommended Stormwater Management Condition to require additional information in relation to localised flooding.

Assessment

Planning Policy:

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, just south of an identified future growth corridor and north west of a large commercial area (Gateway Plaza precinct) making it evident that the site is well located and could support an increase to the existing residential density.
- The proposal will double the amount of social housing available in the area through the replacement of the existing dwelling with the proposed two dwelling on the site.

- 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 double storey in scale and include pitched roof profiles and the use of brick which is respectful of the surrounding built form within the locality.

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 748 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.
- In addition to the above, the proposal will provide more affordable/social housing within the Warrnambool City area.
- The development will provide a combined area of land onsite that equates 49 percent of the total site area which can be considered Garden Area.
- While the development is two storey, generous side and rear boundary setbacks are provided, particularly at the upper level which minimises the extend of any additional overshadowing of adjoining properties and 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 Standards within Clause 55 with any variations to the Standards considered reasonable. This matter is discussed further in a later section of this report will a complete assessment 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.

- Each dwelling is provided with a single car garage with a second tandem space located in the driveway in front of the garage which is sufficient for three bedroom dwellings.
- The garage will have internal dimensions of 6 metres by 3.5 metres.
- The driveway has a length of 9.7 metres which can sufficiently accommodate a second parking space.
- Council's Development Engineers have reviewed the proposal and have expressed no traffic related concerns with the proposal.

Clause 55 – Two or More Dwellings on a Lot

The proposal includes the construction of two double 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 Standards within Clause 55 with any variations to the Standards considered reasonable.

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:

The key planning issues raised by the objectors have been directly or indirectly addressed throughout the report the following additional points are made in relation to drainage and stormwater within the area.

Stormwater/Drainage

The main concern raised by related to existing drainage and flooding within the locality and that the proposal was exacerbate the current issues. In response to these concerns the application was referred to and discussed with Councils Development Engineers with the following noted.

- The Warrnambool Drainage Strategy (2016) was prepared following investigations into areas of potential flooding throughout the Council.
- The strategy identified 53 areas throughout the Council area where potential flooding can occur with an appendix to the report ranking each based on the severity/number of properties impacted.
- The area of McKiernan Road where the subject site is located is identified as being subject to overland flow through properties during a 1% and 5% AEP event with no risk of flooding during a 20% AEP event.
- The matter was ranked 39th (of 53) in order or concerned within the report.

- In light of the know overland flow and potential for flooding within the area, Council's Engineers have included within the Stormwater Management Plan condition beyond the normal requirements that the information within the Drainage Strategy must be considered when preparing the SMP including how localised flooding will be managed.

Overlooking

In relation to overlooking the following comments are made.

- The only upper storey habitable room windows which do not overlook the street are associated with Bed 3 of each dwelling. These windows look towards the rear of the site and are located 15 metres from the rear property boundary and 6.4 metres (south) and 8.8 metres (north) from the associated side boundary.
- The separation of the window from the boundary (rear) is greater than nine metres and therefore exceeds the distance specified within Clause 55.04-6 to enable the windows to require screening.
- The location of the windows also limits direct views into adjoining areas of SPOS and habitable room windows.

Conclusion

Having given consideration to the planning permit documentation, referral advice and any 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. PP2022-0195 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* decides to determine to approve the application for PP2022-0195 under the provisions of the Warrnambool Planning Scheme in respect of the land known and described as ALLOT Lot 13 PS 209862U PSH WAN TSH WARR, 23 McKiernan Rd WARRNAMBOOL VIC 3280, for the Construction of two (2) dwellings in accordance with the endorsed plans, subject to the following conditions:

1. The development as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.
2. 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.
 - i. Address localised flooding on the property as identified in the Warrnambool City Council Drainage Strategy September 2016.
3. The endorsed Stormwater Management Plan is to be implemented to the satisfaction of the Responsible Authority prior to use or occupation of the new dwelling.
4. Before the use or occupation of the development, the applicant must provide vehicle access to all lots to the satisfaction of the Responsible Authority. This includes the removal of existing substandard or redundant vehicle crossings and reinstatement of affected kerb, nature strip and footpath. Satisfactory clearance is to be provided to any stormwater pit, power or telecommunications pole, manhole cover, marker, or street tree. Any relocation, alteration or replacement required shall be at the applicant's expense.
5. Before the use or occupation of the development the internal/common property traffic and parking area must be constructed to the satisfaction of the Responsible Authority, and must:
 - a. Be in accordance with endorsed plans.
 - b. Be in accordance with Australian Standards.
 - c. Be finished with an all-weather sealed surface.
 - d. Be drained.

Areas designated for car parking on the endorsed plan are to be kept free and clear for that purpose.
6. To safeguard the amenity, reduce noise nuisance and to prevent environmental pollution during the construction period:
 - d) 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.
 - e) 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.
 - f) Builders waste must not be burnt or buried on site. All waste must be contained and removed to a Waste Disposal Depot.
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.

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:
 - c) The development is not started within two (2) years of the date of this permit.
 - d) 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:
 - c) Within six (6) months afterwards for commencement, or
 - d) Within twelve (12) months afterwards for completion.

Planner Responsible:	_____	Delegate:	_____
Signature:	_____	Signature:	_____
Date:	_____	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: PP2022-0195

ADDRESS: 23 McKiernan Road, WARRNAMBOOL 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 Although the proposal involves the construction of two dwelling on the lot, the overall scale and mass of the development is generally consistent with development within the locality. Furthermore, the site setbacks and use of materials (brick walls and Colorbond roofing) 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 applicable.
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 in front of the property.
	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 however extra detail would be required as part of the Stormwater Management Plan to outline how the development would account for potential localised flooding. Refer to discussion in the objection section of this report for further commentary in relation to stormwater flows through the area.
	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 however added detail would be required in the stormwater management plan to respond to localised flooding in the area as identified in the Drainage strategy.
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.

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
	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 9.7 metres which is a greater distance than both the average of the two adjoining properties (7.45 metres) and 9 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

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
	<p>15. The site is on a corner</p> <p>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.</p> <p>Min side setback for front walls fronting side street of corner site = same setback of existing building or 3m, whichever is the lesser.</p> <p>Min side setback for side walls on a corner site = same setback of existing building or 2 metres, whichever is lesser</p>	- N/A

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
	<p>16. There is no existing building on either of the abutting allotments facing the same street & site is not on a corner</p> <p>Min front Setback = 6m in RDZ1 & 4m for other streets.</p>	- N/A
<p>B7</p> <p>Building Height</p> <p>Building height should respect the existing or preferred neighbourhood character.</p>	<p>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.</p>	<p>✓ Complies</p> <p>The development has a maximum height of 7.0 metres which is significantly lower than the maximum of 11 metres specified in the GRZ.</p>
	<p>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.</p>	<p>✓ Complies</p>

	19. Changes of building height between new and existing should be graduated.	<p>✓ Complies</p> <p>The properties either side are single storey with the proposed development being double storey. The single level change in combination with generous side setbacks of the proposed dwellings is considered to represent gradual change in building height. Refer to streetscape elevation.</p>
<p>B8</p> <p>Site Coverage</p> <p>Site coverage should respect the existing or preferred neighbourhood character and respond to the features of the site.</p>	<p>20. The site area covered by buildings should not exceed:</p> <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% 	<p>✓ Complies</p> <p>The site coverage is 31.3 percent.</p>
<p>B9</p> <p>Permeability</p> <p>Reduce the impact of stormwater run-off on the drainage system and facilitate on-site stormwater infiltration.</p>	<p>21. At least 20% of the site should not be covered by impervious surfaces</p>	<p>✓ Complies</p> <p>The site permeability will be 58 percent which is significantly greater than the 20 percent minimum required.</p>
	<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 permit condition would require the submission of a stormwater management plan prior to the commencement of the development that needs to be approved by Council's Development Engineers which demonstrates how the site will manage onsite stormwater.</p>
<p>B10</p> <p>Energy Efficiency</p> <p>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>Dwelling 1 is provided with living area and areas of SPOS with a northern orientation.</p> <p>The orientation of the site means that it is not practicable for Dwelling 2 to have living areas with a northern orientation however the SPOS has unimpeded solar access.</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.	✓ Complies The development will not impact the energy efficiency of solar panel of adjoining properties.
	25. If practicable the living areas and private open space are to be located on the north side.	✓ Complies In this instance it's not practicable for Dwelling 2 to have living areas and areas of SPOS on the northern side for the site due to the lands orientation.
	26. Solar access for north-facing windows should be maximised.	✓ Complies
B11 Open Space Integrate layout of development with any public and communal open space provided in or adjacent to the development.	27. Public open spaces should: <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. 	- N/A No public or communal open space is proposed as part of the development.
B12 Safety Layout to provide safety and security for residents and property.	28. Entrances to dwellings and residential buildings should not be isolated or obscured from the street and internal accessways.	✓ Complies Neither of the dwelling entries would be obscured from view from the street.
	29. Planting should not create unsafe spaces along streets and accessways	✓ Complies Refer Landscape Plan.
	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 Refer Landscape Plan provided.
	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. 	✓ Complies There is no meaningful vegetation located on the site and a proposal has been accompanied by a Landscape Plan which demonstrated the proposed landscape outcome following the development.
	34. Landscape design should specify landscape themes, vegetation location & species, paving & lighting.	✓ Complies Refer Landscape Plan provided.
	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. 	✓ Complies The width of the two crossovers (6 metres) equates to 28 percent of the width of the overall site (20.8 metres).
	37. For each dwelling fronting a street, only one single- width crossover should be provided.	✓ Complies Each dwelling will have one single width crossover.

	38. The location of crossovers will maximise the retention of on-street car parking spaces.	✓ Complies The location of the two crossovers should allow for two on street parking spaces in front of the development.
	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 neighbourhood. Protect residents from vehicular noise within developments.	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.
	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

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. It is noted that the side setback to the northern boundary remains compliant if the location of the existing fence is considered the boundary.

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>N/A</p> <p>The development does not propose the construction of any walls on existing property boundaries.</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.	✓ Complies
	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 There are no north facing habitable room windows within 3 metres of the property boundary.
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 overshadowing diagrams provided with the application documentation demonstrate that the extent of any additional overshadowing of the property to the south will be limited to a small area between 9am and 12 noon, with any new shadow only marginally extending beyond the shadow cast by the existing boundary fencing.

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
B22 Overlooking Limit views into existing secluded private open space and habitable room windows.	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: 59. A minimum offset of 1.5m from the edge of one window to the other. 60. Sill heights of at least 1.7m above floor level. 61. Fixed obscure glazing in any part of the window below 1.7m above floor level. 62. Permanently fixed external screens to at least 1.7m above floor level and be no more than 25 transparent.	✓ Complies The only upper level habitable room windows not overlooking the street are associated with Bed 3 of each dwelling. These windows are setback 15 metres from the rear boundary (boundary windows are directed towards) and 6.4 metres (southern) and 8.8 metres (northern) from the side boundary. The substantial setback of the windows to the property boundaries means that views into neighbouring property habitable room windows and/or areas of SPOS is limited.
	63. Obscure glazing below 1.7m above floor level may be openable if there are no direct views as specified in this standard.	- N/A
	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 to 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 ground floor roof will restrict views down from the windows of each Bed 3 into the area of SPOS of the opposite dwelling.

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
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 can be located away from habitable room windows of adjacent dwellings.
	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 Both dwellings have at grade entries and provide a bedroom and living areas at ground level.
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 Each dwelling has an entry that is clearly visible from the street.
	74. The entries should provide shelter, a sense of personal address and a transitional space.	✓ Complies Each dwelling is provided with a porch to provide shelter.

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
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.
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 175 square metres of POS with a more than 120 square metres being SPOS. 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 Each dwelling is provided with areas SPOS which has unimpeded solar access.

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
	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.	<p>* Variation Sought</p> <p>The dwelling at 25 McKiernan Road is technically located on the boundary and adjacent a portion of the SPOS associated with Dwelling 1. It is noted that this area does not represent the primary are of SPOS and the dwelling has significant more than the minimum area of SPOS required and it therefore considered reasonable.</p>
<p>B30</p> <p>Storage</p> <p>Provide adequate storage facilities for each dwelling.</p>	82. Each dwelling should have access to a minimum 6m ³ of externally accessible, secure storage space.	<p>✓ Complies</p> <p>Each dwelling is provided with 6 square metres of storage with the SPOS.</p>

Detailed Design

Clause 55.06

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>B31</p> <p>Design Detail</p> <p>Encourage design detail that respects the existing or preferred neighbourhood character.</p>	<p>83. Design of buildings should respect the existing or preferred neighbourhood character and address:</p> <p>84. Façade articulation & detailing.</p> <p>85. Window and door proportions.</p> <p>86. Roof form.</p> <p>87. Verandahs, eaves and parapets.</p>	<p>✓ Complies</p> <p>The proposed dwellings utilise pitched roof forms and brick walls which is consistent with the built form character of the area.</p>
	88. Garages and carports should be visually compatible with the development and neighbourhood character.	<p>✓ Complies</p> <p>Generally it is considered that garages/carports should be recessed behind the primary building line so as to appear recessive thereby reducing their dominance. In this instance the garage openings are sited slightly forwards of the remainder of the dwelling however as the doors are singles they do not appear as a dominant element when viewing the development as a whole. Furthermore it is noted that garages being sited inline or forwards is evident throughout the locality.</p>

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
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:	- N/A
	91. 2m if abutting a Road Zone, Category 1.	
	92. 1.5m in any other streets.	
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 There is no common property within the development.
	94. Common property, where provided, should be functional and capable of efficient management.	- N/A There is no common property within the development.
B34 Site Services Ensure site services and facilities can be installed and easily maintained and are accessible, adequate and attractive.	95. Dwelling layout and design should provide for sufficient space and facilities for services to be installed and maintained.	✓ Complies Provision for site facilities including mailboxes and clothes lines have been provided in appropriate locations (Refer to Development Plans).
	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 Sufficient areas are provided to the side of each dwelling where bins can be accommodated
	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.

SAH VARIOUS WARRNAMBOOL SITES - 23 MCKIERNAN ROAD

SALVATION ARMY HOUSING
2174

TOWNPLANNING APPLICATION FOR THE DEMOLITION OF
DWELLING AND THE CONSTRUCTION OF Two (2) DOUBLE STOREY DWELLINGS

PROPERTY DETAILS

ADDRESS:	23 MCKIERMAN ROAD WARRNAMBOOL 3280
LOT AND PLAN NUMBER:	LOT 13LP209862
STANDARD PARCEL IDENTIFIER (SPI):	12\LP209862
LOCAL GOVERNMENT AREA (COUNCIL):	WARRNAMBOOL
COUNCIL PROPERTY NUMBER:	136235
DIRECTORY REFERENCE:	VICROAD 515 Q6

SITE DIMENSIONS

AREA:	750SQM
PERIMETER:	114M

ZONWS AND OVERLAYS

ZONE:	GENERAL RESIDENTIAL ZONE (GRZ) GENERAL RESIDENTIAL ZONE- SCHEDULE 1(GRZ1)
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SHEET LIST		
SHEET NUMBER	SHEET NAME	CURRENT REVISION
0000	COVER PAGE	A
0100	SITE DESCRIPTION PLAN	A
0101	DESIGN RESPONSE PLAN	A
0102	STREETSCAPE ELEVATION	A
0110	EXISTING & DEMOLITION SITE PLAN	B
0201	PROPOSED SITE PLAN - GROUND FLOOR	D
0202	PROPOSED SITE PLAN - FIRST FLOOR	B
0203	SITE ROOF PLAN	A
0301	PROPOSED ELEVATIONS	C
0450	PROPOSED FLOOR PLAN	B
0600	SITE DEVELOPMENT PLAN	B
0650	PLANTING CONCEPT PLAN	A
0900	SHADOW DIAGRAMS	A



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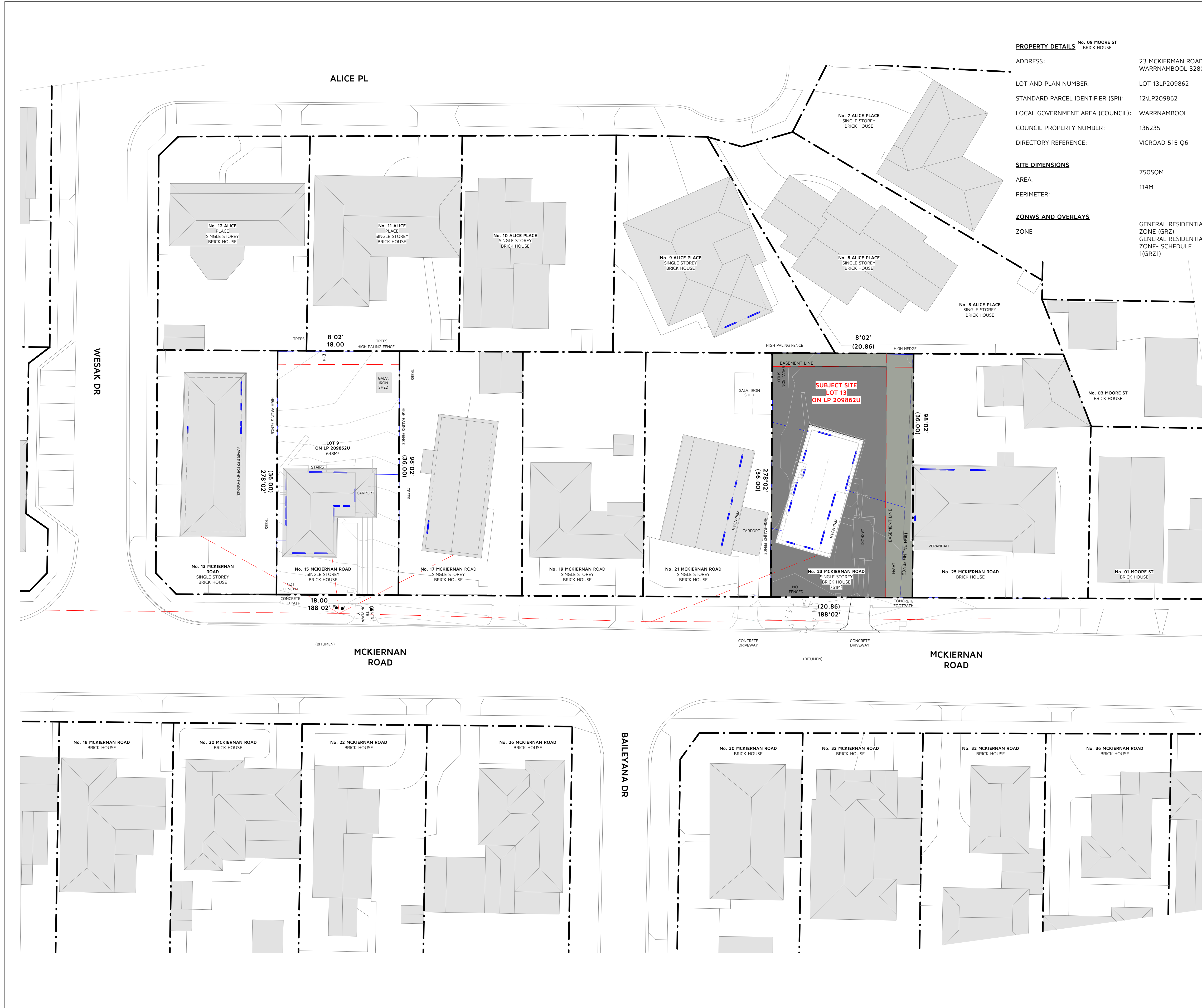
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TOWN PLANNING

PROJECT

SAH VARIOUS WARRNAMBOOL SITES -
23 MCKIERNAN ROAD

CLIENT

SALVATION ARMY HOUSING

PROJECT NO

2174

TITLE

SITE DESCRIPTION PLAN

SCALE

As
Indicated@A1

DATE

06/09/2022

DRAWN BY

LM

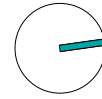
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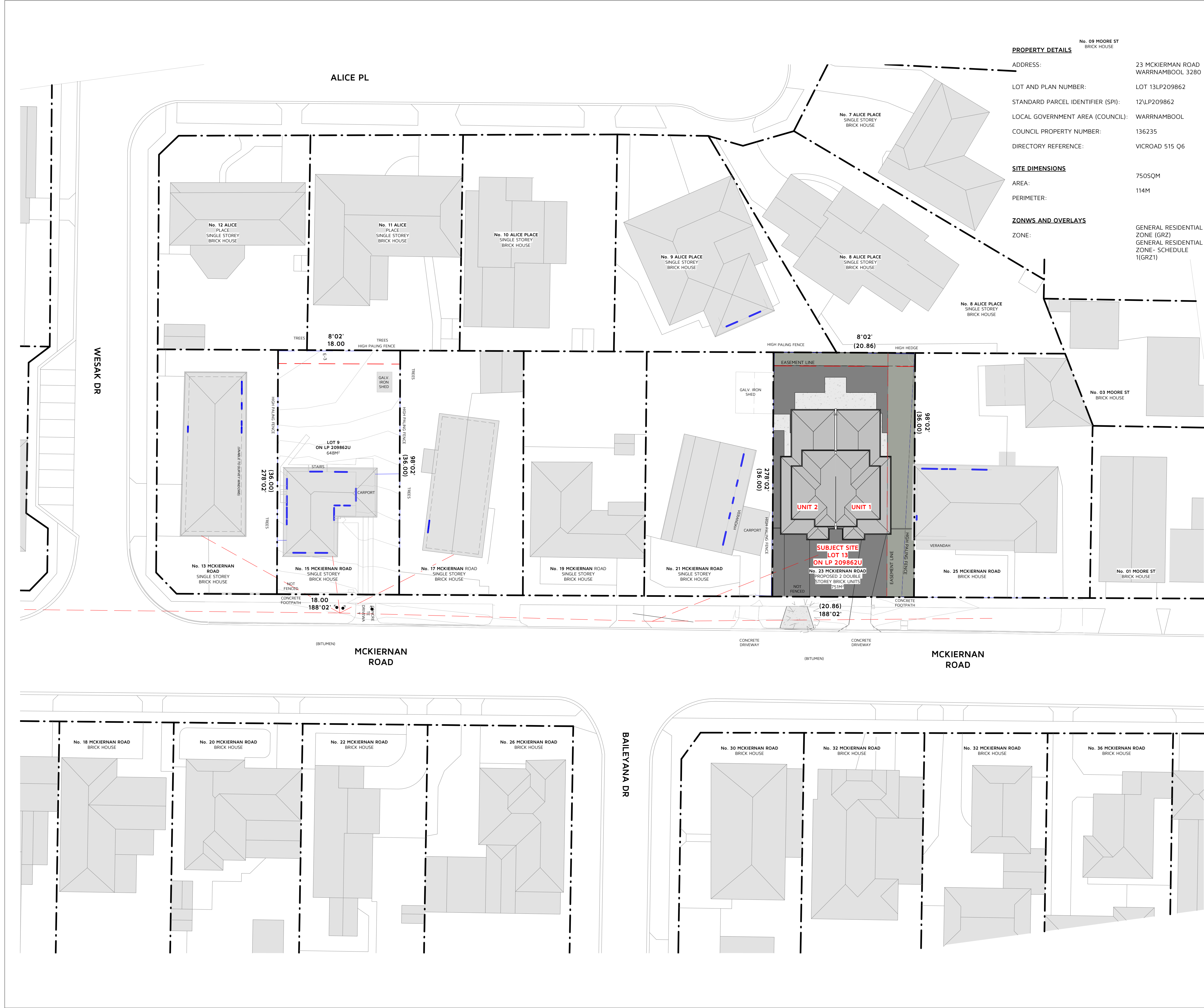
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TOWN PLANNING

PROJECT

SAH VARIOUS WARRNAMBOOL SITES -
23 MCKIERNAN ROAD

CLIENT

SALVATION ARMY HOUSING

PROJECT NO

2174

TITLE

DESIGN RESPONSE PLAN

SCALE

As
Indicated@A1

DATE

06/09/2022

DRAWN BY

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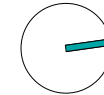
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REVISIONS

A 27/04/2022 ISSUED FOR TOWN PLANNING

TOWN PLANNING

PROJECT
SAH VARIOUS WARRNAMBOOL SITES -
23 MCKIERNAN ROAD

CLIENT
SALVATION ARMY HOUSING

PROJECT NO
2174

TITLE
STREETSCAPE ELEVATION

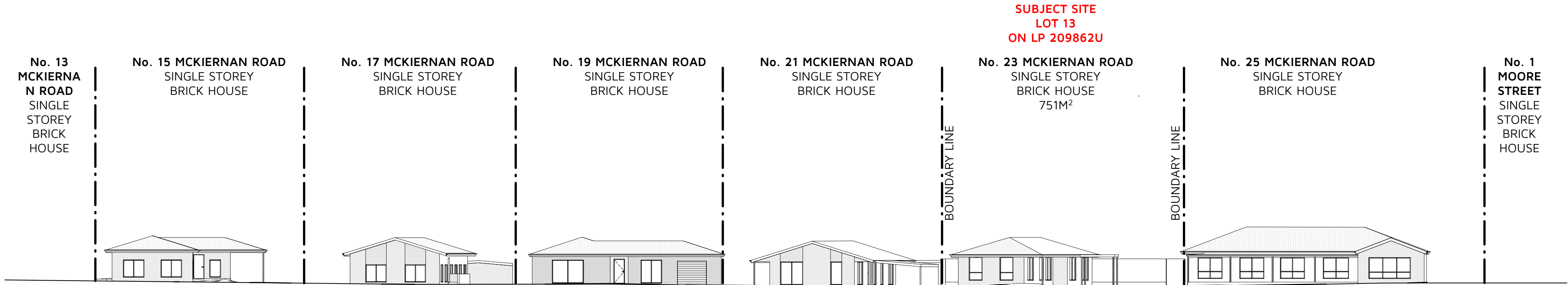
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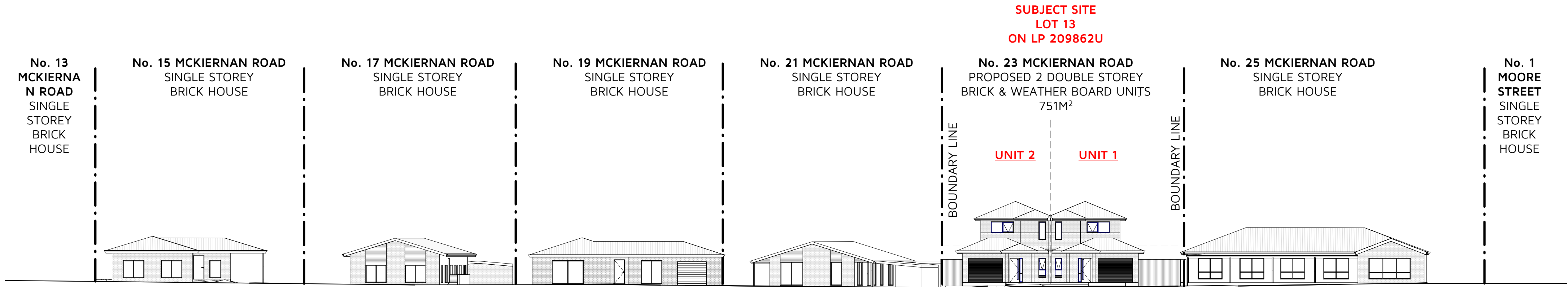
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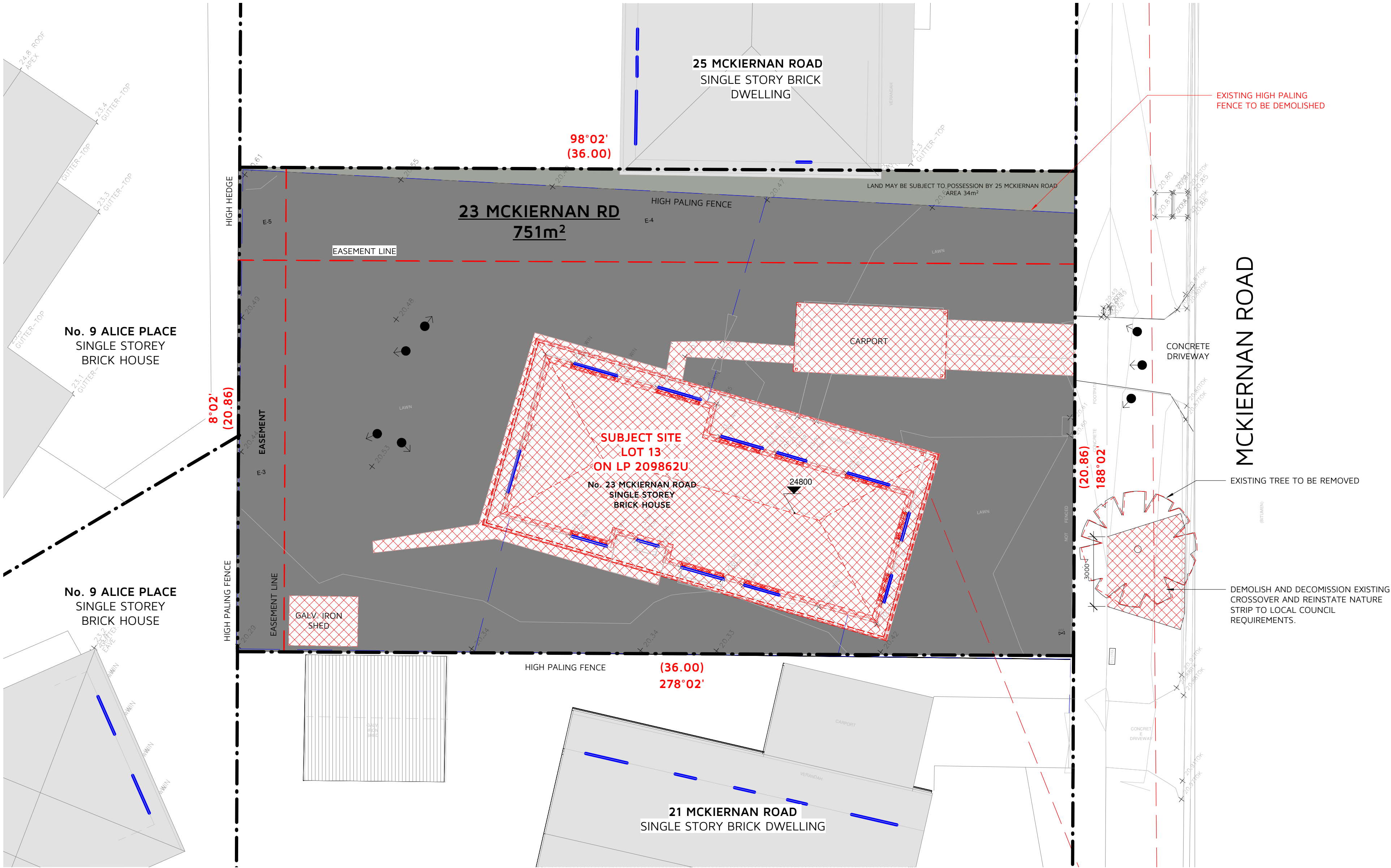
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1 EXISTING STREETSCAPE ELEVATION
1 : 200



2 PROPOSED STREETSCAPE ELEVATION
1 : 200



LEGEND

HATCHED AREAS DENOTE EXTENT OF BUILDING, TREES, CONCRETE FOOTPATH, CONCRETE DRIVEWAY & GARDEN BED TO BE DEMOLISHED/ REMOVED

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A	02/03/2022	ISSUED TO CONSULTANTS
B	27/04/2022	ISSUED FOR TOWN PLANNING

TOWN PLANNING

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SAH VARIOUS WARRNAMBOOL SITES -
23 MCKIERNAN ROAD

CLIENT
SALVATION ARMY HOUSING

PROJECT NO
2174

TITLE
EXISTING & DEMOLITION SITE
PLAN

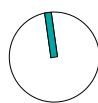
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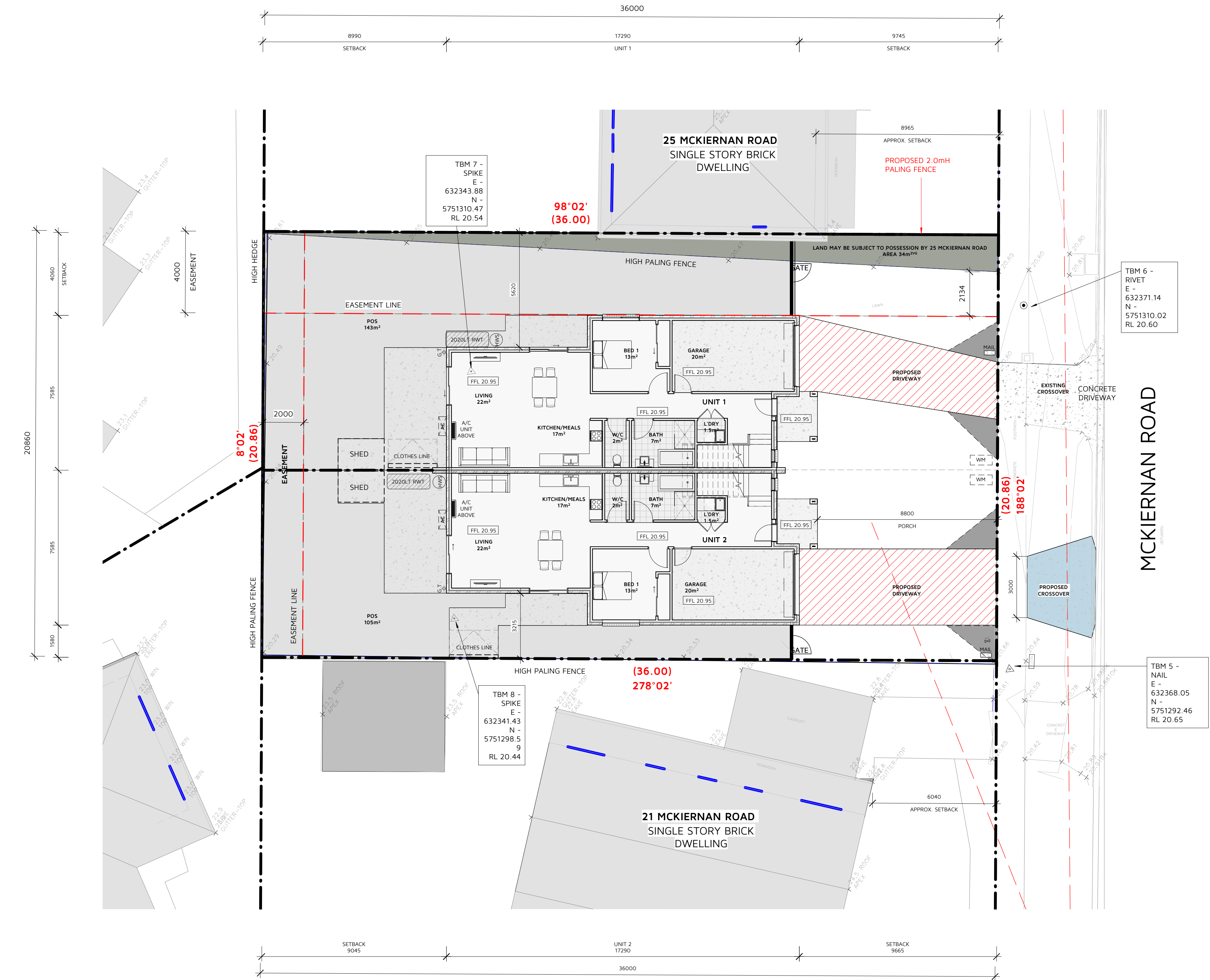
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0110

B



ABN 19 164 899 316



LEGEND

- MB** METER BOX
A/C AIR CONDITIONING UNIT
DP DOWNPIPE
HWS HOT WATER UNIT
RWT RAIN WATER TANK
CORNER SPLAY 2.5M DEEP X 2M DEEP X 2M LONG TO MAINTAIN CLEAR SIGHT LINES. FENCE AND VEGETATION TO BE NO HIGHER THAN 900MM.
LIGHTING BOLLARD
MAILBOX LOCATION
GROUP WATER METER LOCATION
GROUP ELEC. METER LOCATION
EXTERNAL WATER TAP
CONCRETE DRIVEWAY/ CAR SPACE
AREA OF DRIVEWAY/ CARSPACES TO BE PERMEABLE SURFACE
PROPOSED CROSSOVER
LILYDALE TOPPING PATH OR SIMILAR
PROPOSED LIGHT BOLLARD LOCATION

GENERAL CHECKLIST

INTERNAL FENCES	CROSSOVER
BY OWNER	BY OWNER
BY BUILDER	BY BUILDER
CLOTHESLINE	NEW CROSSOVER
BY OWNER	BY OWNER
BY BUILDER	BY BUILDER
LETTER BOX	REPLACE CROSSOVER
BY OWNER	BY OWNER
BY BUILDER	BY BUILDER
SHED	
BY OWNER	
BY BUILDER	

UNIT SIZES

LEVEL	UNIT 1	UNIT 2
PORCH	4.9m ²	4.9m ²
DWELLING	92.7m ²	92.7m ²
GARAGE	20.00m ²	20.00m ²
TOTAL	117.60m ²	117.60m ²

ELECTRICAL NOTES

- ALL LIGHT SWITCHES ARE LOCATED AT 1050 FROM FFL.
- THERMAL OVERLOAD SWITCHES TO BE PROVIDED IN THE KITCHEN BENCH GPO'S AND MICROWAVE PANTRY GPO, TO ALLOW FOR EASY RESET FOR TENANTS
- CLIPSAL ROCKER GPO'S TO THE REMAINDER OF THE HOME
- TV ANTENNA TO ALL UNITS - SUPPLY INSTALL
- SMOKE DETECTORS**
BROOKES (GREENBAND)
- EXHAUST FANS**
DISCHARGE RATE:
40l/s DISCHARGE RATE TO KITCHEN AND LAUNDRY EXHAUST FANS.
25l/s DISCHARGE RATE TO BATHROOM AND SANITARY COMPARTMENT EXHAUST FANS.
- LIGHTING**
THE LAMP POWER DENSITY OR ILLUMINATION POWER DENSITY OF ARTIFICIAL LIGHTING NOT TO EXCEED:
- IN A CLASS 1 BUILDING (WITHIN THE BUILDING), 5 W/M²
 - ON A VERANDAH OR BALCONY ATTACHED TO THE CLASS 1, 4 W/M²
 - IN A CLASS 10 BUILDING (GARAGE, SHED...) 3 W/M²

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REVISIONS

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| A | 02/03/2022 | ISSUED TO CONSULTANTS |
| B | 31/03/2022 | ISSUED FOR REVIEW |
| C | 27/04/2022 | ISSUED FOR TOWN PLANNING |
| D | 27/07/2022 | ISSUED FOR REVIEW |

TOWN PLANNING

PROJECT

SAH VARIOUS WARRNAMBOOL SITES -
23 MCKIERNAN ROAD

CLIENT

SALVATION ARMY HOUSING

PROJECT NO

2174

TITLE

PROPOSED SITE PLAN -
GROUND FLOOR

SCALE

As
indicated@A1

DATE

06/09/2022

DRAWN BY

LM

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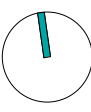
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LEGEND

ROOF CATCHMENT AREA TO BE
DIVERTED TO RAINWATER TANK

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PLANNING

TOWN PLANNING

PROJECT

SAH VARIOUS WARRNAMBOOL SITES -
23 MCKIERNAN ROAD

CLIENT

SALVATION ARMY HOUSING

PROJECT NO

2174

TITLE

PROPOSED SITE PLAN - FIRST
FLOOR

SCALE

1 : 100@A1

DATE

06/09/2022

DRAWN BY

LM

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SCALE 1:100

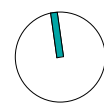
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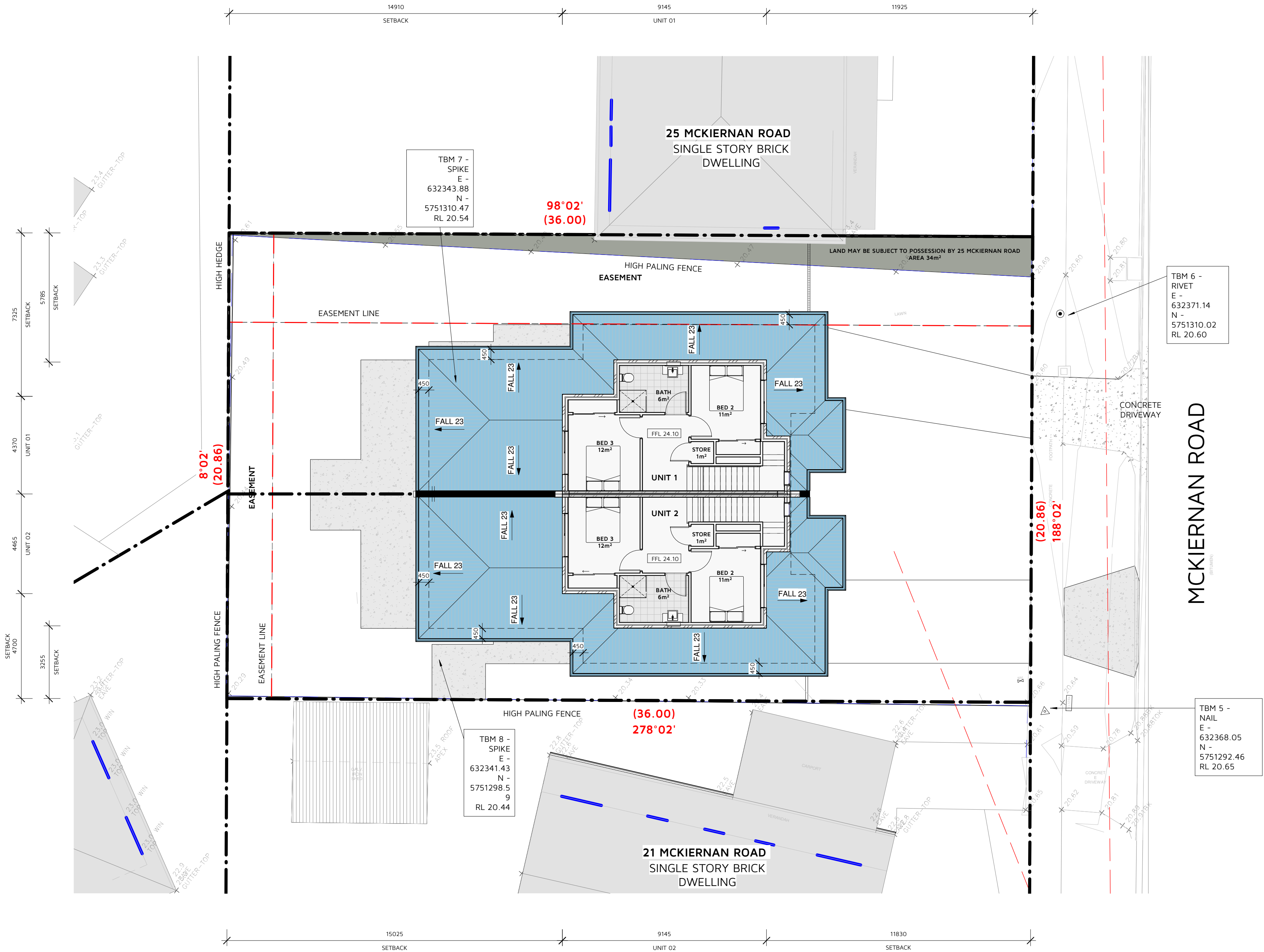
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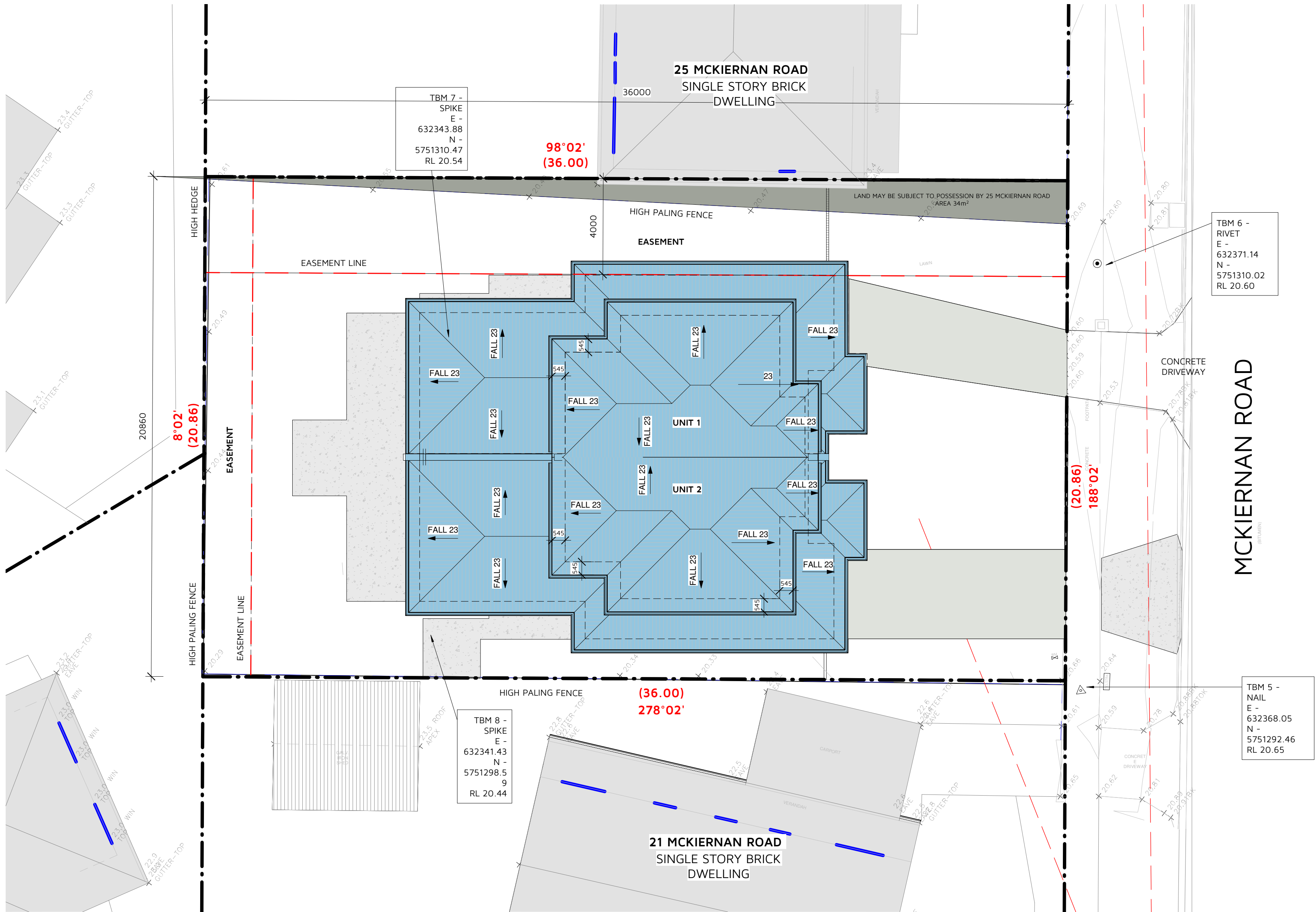
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LEGEND

ROOF CATCHMENT AREA TO BE
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PLANNING

TOWN PLANNING

PROJECT

SAH VARIOUS WARRNAMBOOL SITES -
23 MCKIERNAN ROAD

CLIENT

SALVATION ARMY HOUSING

PROJECT NO

2174

TITLE

SITE ROOF PLAN

SCALE

1 : 100@A1

DATE

06/09/2022

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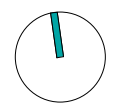
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TOWN PLANNING

PROJECT
SAH VARIOUS WARRNAMBOOL SITES -
23 MCKIERNAN ROAD

CLIENT

SALVATION ARMY HOUSING

PROJECT NO

2174

TITLE

PROPOSED ELEVATIONS

SCALE	DATE	DRAWN BY
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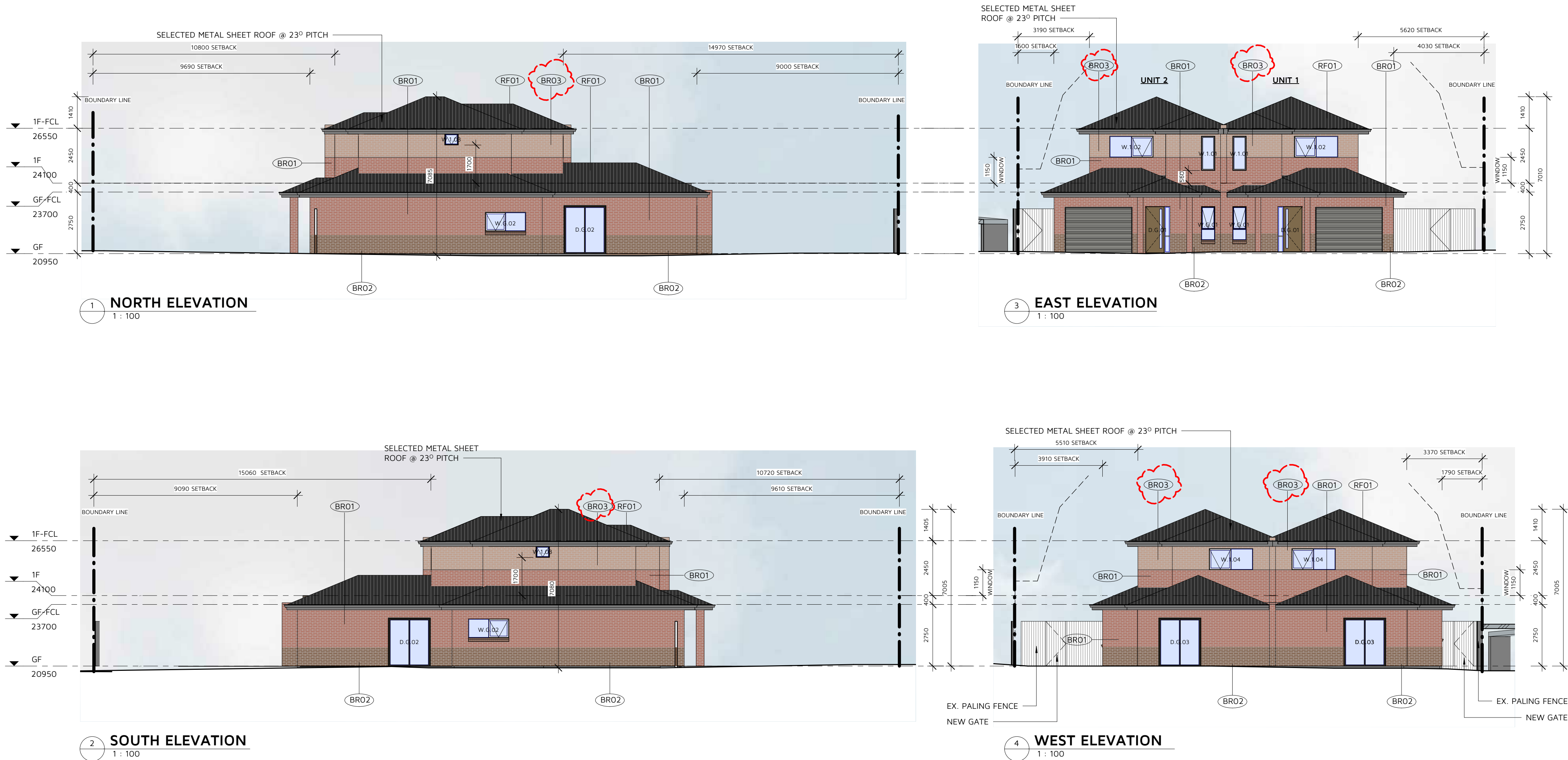
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0301

C

ABN 19 164 899 316



FINISHES SCHEDULE

WALLS/ROOFING

- | | |
|------|---|
| BR01 | RED STIMULATE BRICK (TOP) |
| BR02 | LIGHT BROWN LEISURE BRICK (BOTTOM) |
| BR03 | LIGHT BROWN ENGAGE BRICK (FIRST FLOOR) |
| RF01 | CORRUGATED SHEETING MONUMENT OR SIMILAR |
| GL01 | CLEAR GLAZING |
| GL02 | OBSCURE GLAZING |

DRIVEWAY

- | | |
|------|--|
| PV01 | PERMEABLE PAVING - COLOUR MUTED OR SIMILAR |
|------|--|

MISCELLANEOUS

- | | |
|------|--|
| PA01 | PAINTED CHARCOAL GREY OR SIMILAR |
| PA02 | POWDER COATED CHARCOAL GREY OR SIMILAR |
| PA03 | PAINTED LIGHT SOFFIT |

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SAH VARIOUS WARRNAMBOOL SITES -
23 MCKIERNAN ROAD

CLIENT
SALVATION ARMY HOUSING

PROJECT NO
2174

TITLE
PROPOSED FLOOR PLAN

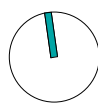
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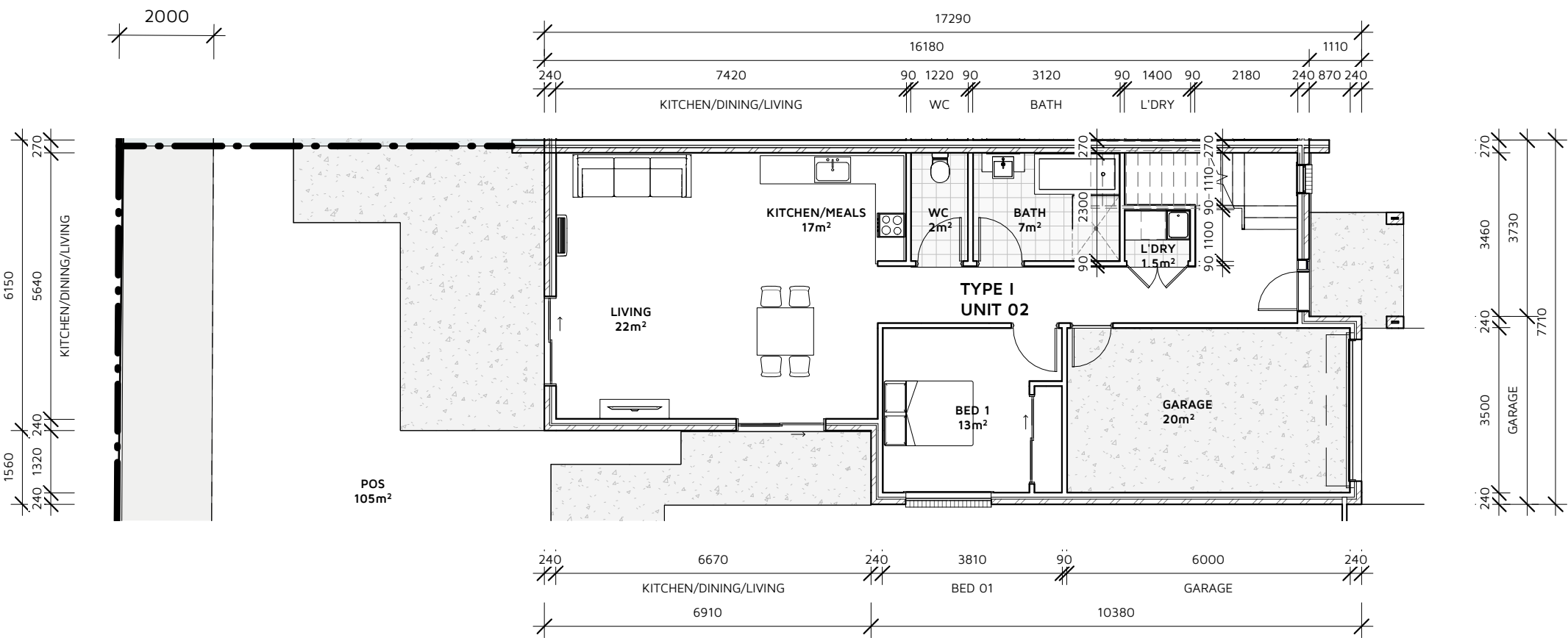
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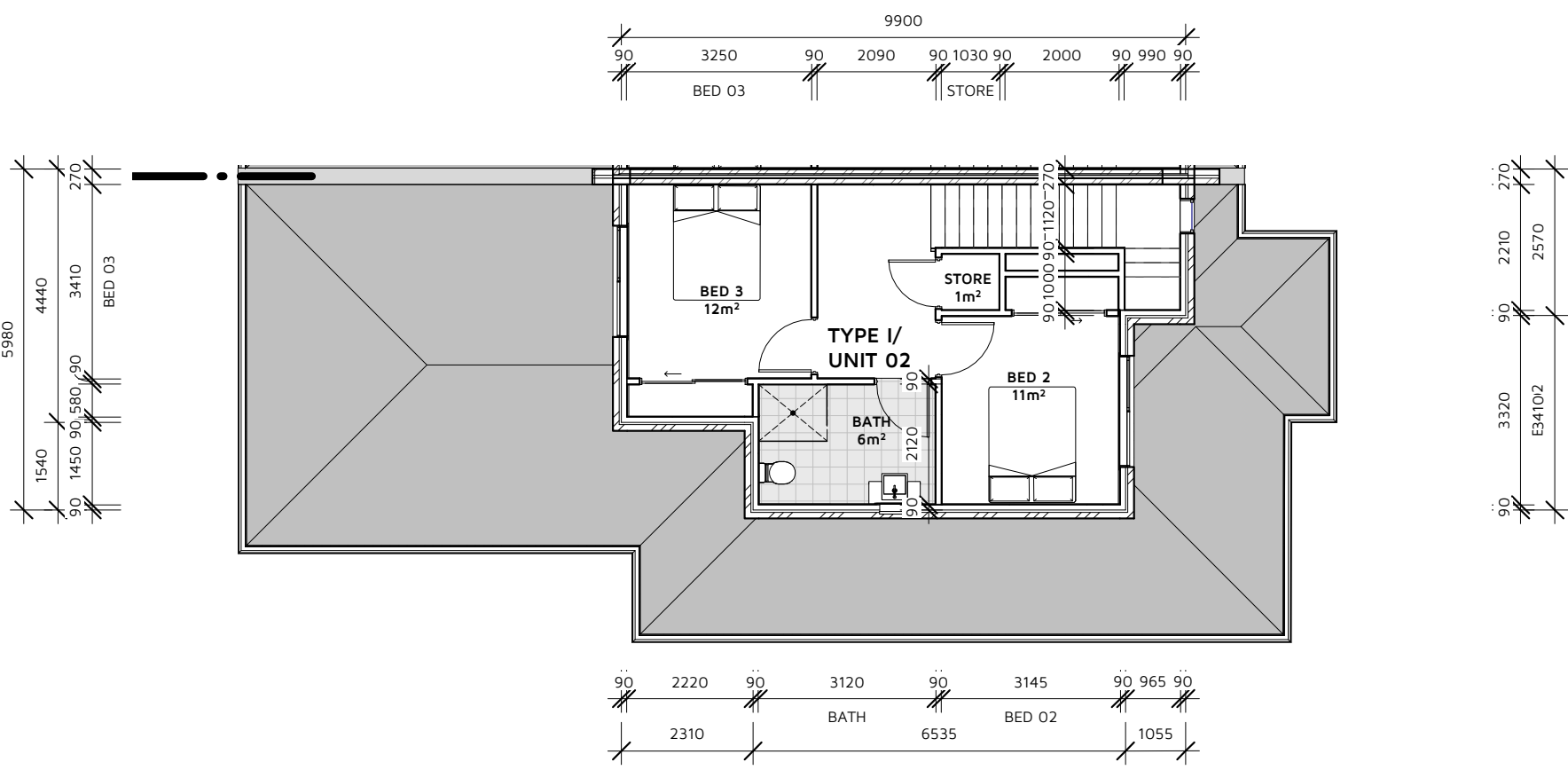
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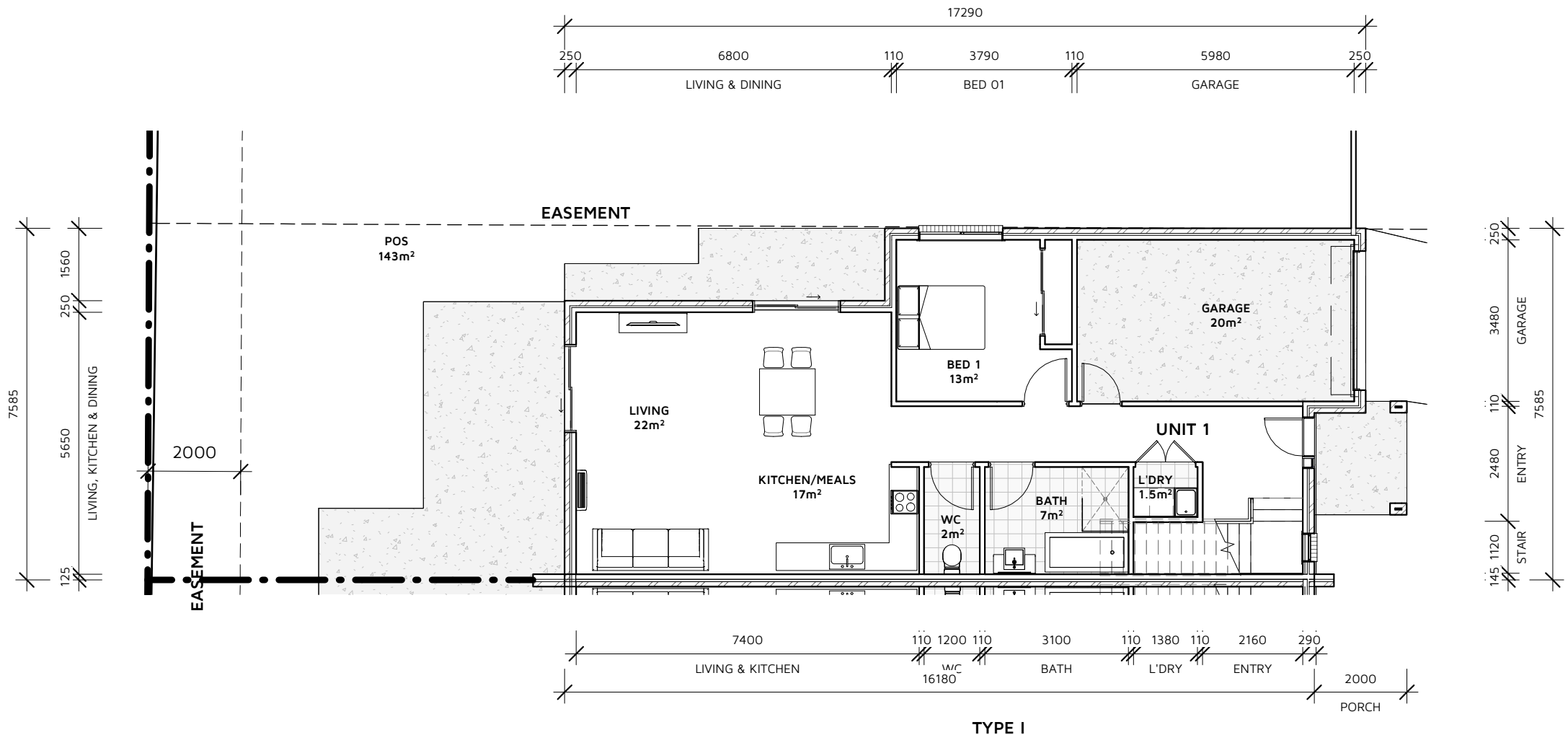
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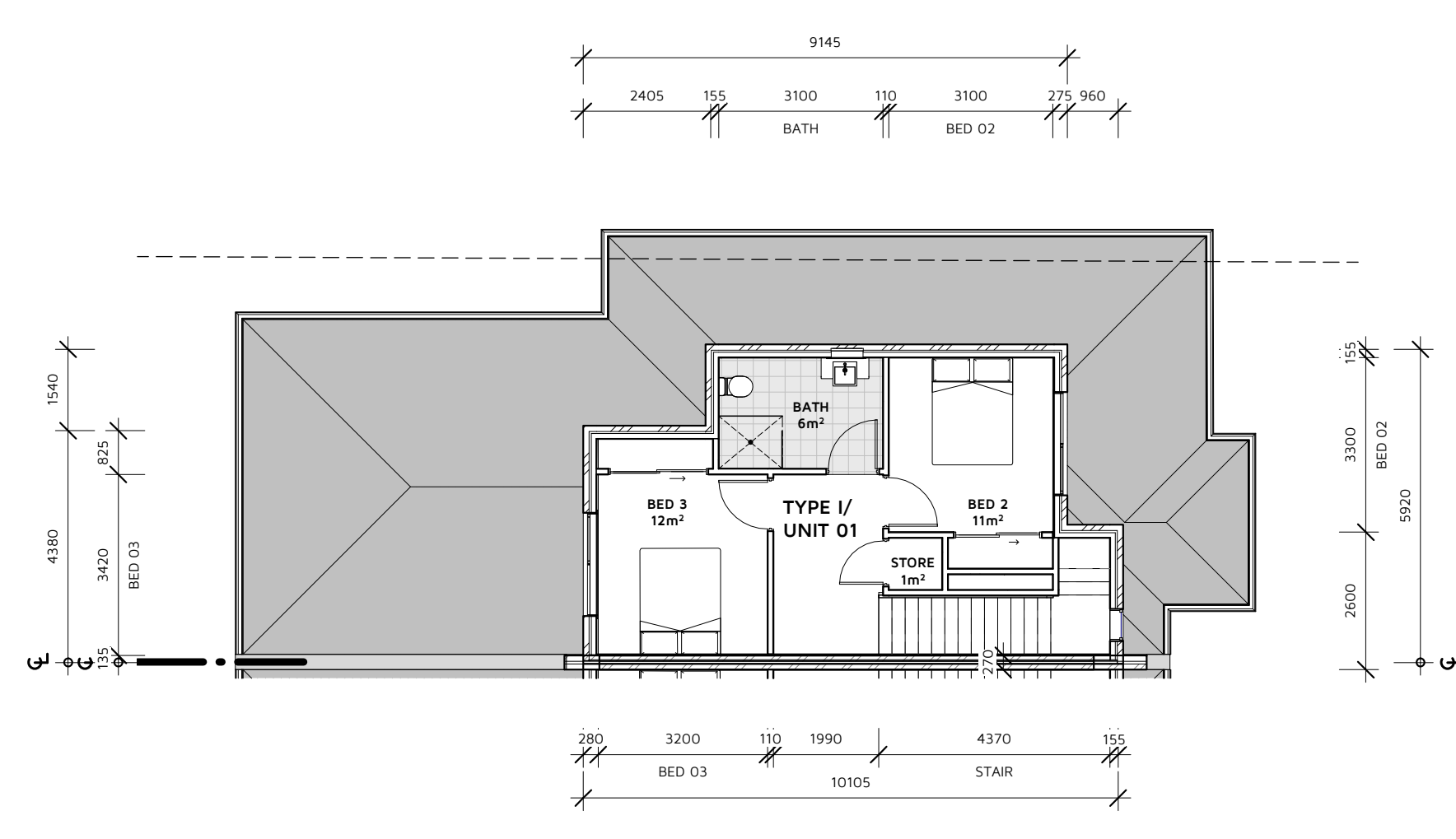
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PROPOSED GROUND FLOOR PLAN-UNIT 02
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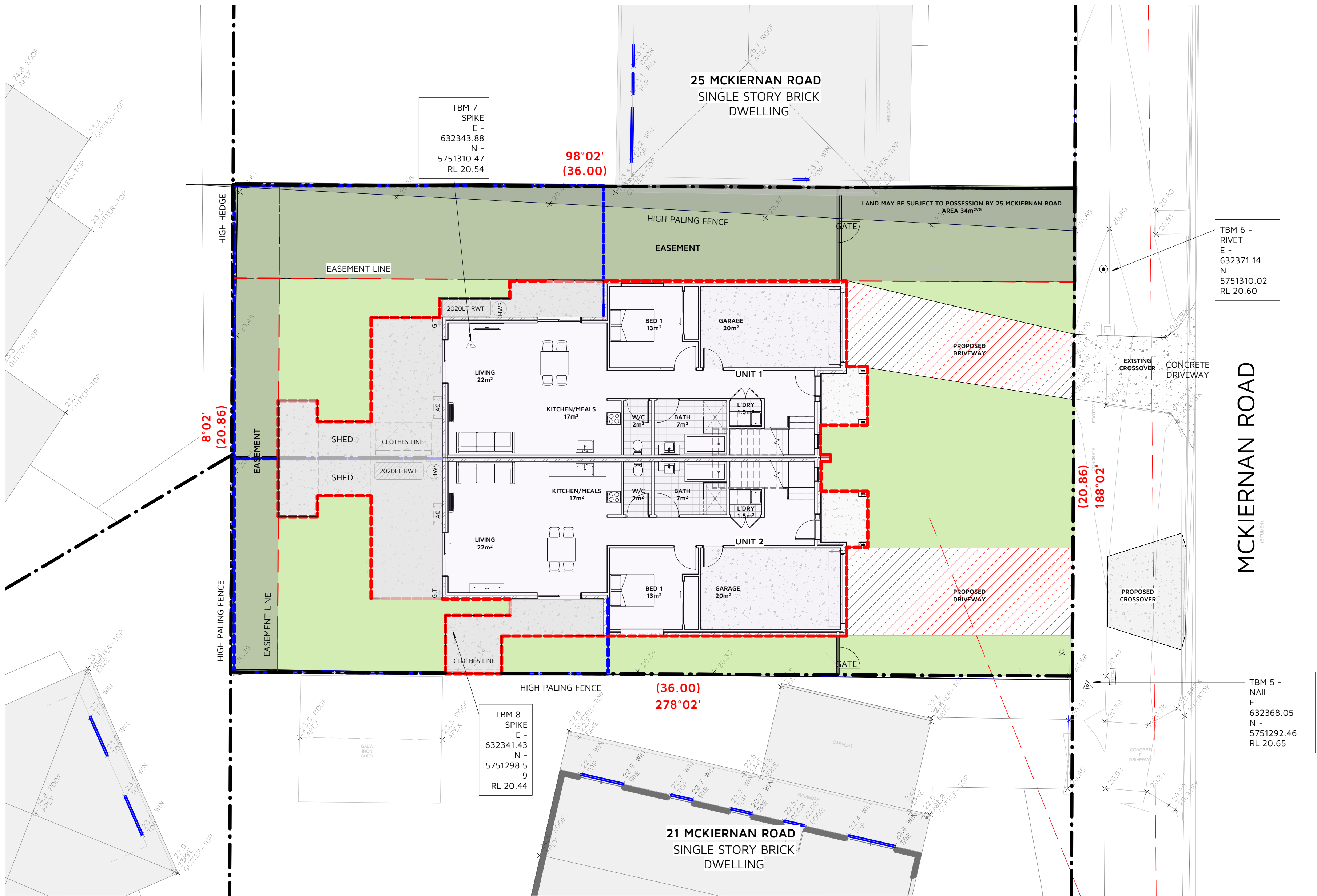
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PROPOSED FIRST FLOOR PLAN- UNIT 02
1 : 100



3
0301
PROPOSED GROUND FLOOR PLAN-UNIT 01
1 : 100



4
0301
PROPOSED FIRST FLOOR PLAN-UNIT 01
1 : 100



SITE DEVELOPMENT SUMMARY

SITE AREA: 751.00m²
SITE DWELLINGS: 2
SITE COVERAGE: 31.31%
GARDEN AREA(m²): 371.00m²
GARDEN AREA(%): 49%
MIN. REQUIRED: 30.00%
SITE PERMEABILITY: 58%
CAR PARKS/ GARAGES: 2

DWELLING SIZE (O/A GROUND):
DWELLING 1 : 117.60m²
DWELLING 2 : 117.60m²
TOTAL: 235.20m²

IMPERVIOUS SURFACES
EXISTING : 204.59m²
PROPOSED : 316.09m²

IMPERVIOUS SURFACES EXCLUDING DWELLINGS
PROPOSED: 73.52m² (9.78%)

SECLUDED PRIVATE OPEN SPACE (SPOS):
DWELLING 1: 129.82m²
DWELLING 2: 82.39m²

PERMEABLE DRIVEWAY AREA (m²):
67.36m² (8.96%)

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A 27/04/2022 ISSUED FOR TOWN PLANNING
B 27/07/2022 ISSUED FOR REVIEW

TOWN PLANNING

PROJECT

SAH VARIOUS WARRNAMBOOL SITES -
23 MCKIERNAN ROAD

CLIENT

SALVATION ARMY HOUSING

PROJECT NO

2174

TITLE

SITE DEVELOPMENT PLAN

SCALE DATE DRAWN BY

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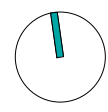
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ABN 19 164 899 316

GENERAL NOTES

Subgrade preparation

Site preparation to be carried out in accordance with best horticultural practice and under suitable conditions. Disturbance to indigenous soil structure is to be minimised. The use of machinery that may damage soil structure or profile is not acceptable. Sub-grade to all lawn and planted areas is to be cultivated to a minimum depth of 150mm and shaped to achieve drainage falls prior to topsoiling. Subgrade to be tested prior to preparation and conditioning to determine ph, salinity and gypsum requirement. Any gypsum required is to be distributed at the manufacturers recommended rate and cultivated into the sub-grade at a minimum depth of 150mm. Proposed topping areas to be graded / drained to prevent water discharge into neighbouring properties

Weed control

Remove and dispose of environmental weeds off site prior to subgrade preparation, topsoiling and planting works.

Soil Preparation

Topsoil is to be spread in maximum 150mm layers, lightly compacted by use of a 150 -200kg roller, or by thoroughly walking until it accords with finished kerb levels or to within 75mm below edging levels to accommodate mulch. Imported topsoil for garden beds is to be medium texture general purpose garden soil and lightly compacted to minimum 300mm depth to garden beds. Soil is to comply with s.a.s. 2223-1978, and as follows:

- free from perennial weeds and their roots, bulbs and rhizomes
- free from building rubble and any other matter deleterious to plant growth
- ph to be 6.0 - 7.0
- texture to be light to medium friable loam
- free from silt material

Imported topsoil for lawn rejuvenation / establishment shall have the above characteristics, but shall be a free draining sandy loam lightly compacted to minimum 100mm depth

Mulch

The specified mulch for garden beds is to be an aged organic material with 60 - 80 percent of its volume being wood chips particles in a size range of 25 - 50 mm maximum. Mulch is to be spread at a consolidated depth of 75mm

Planting Procedure

If soil to planting hole is dry - fill with water and allow to drain completely. Tree roots are to be teased outwards if matted or circling occurs prior to backfilling. Place tree in centre of hole on firm soil to prevent sinking, ensuring top of the rootball is flush with the surrounding soil surface and the trunk is vertical. Backfill material is to be in a loose, friable state, with no bricks, rocks or foreign material - if sufficient material is not available form the original hole to backfill, a similar soil type must be sourced and used. Soil material must be firmly backfilled in layers to prevent large air pockets from occurring, then thoroughly watered in. Trees to be staked with two 2250mm x 70mm hardwood stakes driven firmly into the ground - stakes must not be placed through the rootball area. Trees are to be secured to each stake with a strong, soft and flexible material, tight enough to support the tree in windy conditions - yet loose enough to stimulate development of a good supportive root system. Tree tie material must not injure tree bark or restrict trunk growth for a minimum period of three years. Slow release fertiliser (3/6 month formulation) such as 'Osmocote' is to be applied to the top of the rootball area away from the trunk / stem to manufacturers specifications and watered in immediately. All trees to be mulched to a diameter of 1200mm wide and to a depth of 100mm but must not be in contact with the tree trunk. Mulch is to be an aged organic material with 60 - 80 percent of its volume being wood chip particles in a size range of 25 - 50mm maximum. Mulch is to be spread at a consolidated depth of 75mm. The planting hole surface is to be shaped to minimise waterlogging/excessive water retention but retain the mulch material neatly. The site must be left in a clean and safe condition

Plant Establishment Period

The landscape is to be maintained by applying best horticultural practice to promote healthy plant performance for a 13 week establishment period following the approval of Practical Completion by the responsible authority including (but not limited to) the following tasks - Pruning as necessary to maintain plants in a healthy and structurally sound manner, pest and diseases - vegetation to be pest and disease free, mulching, staking and tying - 75mm mulch depth to be maintained around tree bases throughout maintenance period, watering - as often as necessary to ensure healthy and vigorous growth in accordance with current local watering regulations, weeding - maintained in a weed free state over the entire mulch area by spraying or mechanical mean, fertilising - 3/6 x monthly slow release fertiliser in accordance with manufacturers recommended application rates, replacement of deceased, stolen or vandalised plants beyond repair or regrowth with the same species as specified in the plant schedule within the assigned maintenance period

Irrigation

An in-ground automatic drip irrigation system to be installed to all garden areas and planter boxes (if applicable) in accordance with current local watering regulations

Timber Edging

Timber edging to be 75mm x 25mm treated pine secured to 300mm long treated pine stakes at nom. min 1000mm spacings with galvanised screws and installed to all junctions between garden beds, lawn and topping / pebble areas

Drainage

Landscape and / or building contractor(s) are responsible for civil and hydraulic computations for landscape building works including, but not limited to surface and sub surface drainage for all landscape areas prior to commencement of works

General

While care has been taken to select tree species with non-invasive root systems it is recommended that root control barriers be installed for any trees located within two metres of any building lines.

Climbing plants (if applicable) are to be trained to supportive mesh, wire or lattice fixed over entire fence section from base to top
Do not scale from plan - contractor to verify all dimensions on site prior to commencing construction

Plants - Quality of Trees and Shrubs

Trees and shrubs shall be healthy nursery stock free from insects, diseases and weeds. The specified plant heights, and pot sizes are minimums. If plant material is unavailable in these sizes, larger stock must be used. Plant substitution is not acceptable unless confirmed by the responsible authority in writing. The contractor is to supply and install semi mature trees which meet the following criteria: Have a minimum planted height to sizes as indicated in the plant schedule, have a minimum trunk calliper of 50mm at ground level, be undamaged and free of diseases and insect pests, not be root bound or have circling or girdling roots but have roots grown to the edge of the container, should bear a single straight trunk, strong branching pattern, and full canopy, show healthy, vigorous growth

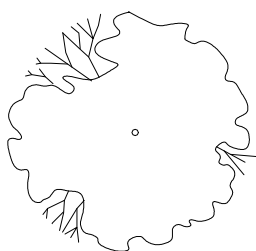
Protection of Existing Trees

This plan is to be read in conjunction with the relevant arboricultural report. All existing vegetation shown on the endorsed plan (subject site and neighbouring properties) to be retained must be suitably marked before any development (including demolition) commences on the land and that vegetation must not be removed, destroyed or lopped without the written consent of the responsible authority. Before the commencement of works (including demolition) start, tree protection barriers must be erected around trees (subject site and neighbouring properties) to form a defined tree protection zone during demolition and construction in accordance with tree protection measures as per AS 4370-2009 (Tree protection in development sites) and to the satisfaction of the responsible authority.

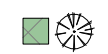
Any pruning that is required must be carried out by a trained and competent arborist with a thorough knowledge of tree physiology and pruning methods to carry out pruning to the Australian standard - AS 4373-2007 (Pruning of amenity trees). All tree protection practices must be adhered to in accordance with the arboricultural report and to the satisfaction of the responsible authority

PLANT SCHEDULE/ LEGEND

CODE	BOTANICAL NAME	COMMON NAME	QTY	SUPPLY SIZE	MATURE H X W
TREES					
ACB	ACER BUERGERIANUM	TRIDENT MAPLE	5	MIN. 1.6m HIGH	6m X 5m
SHRUBS					
ACL	ACACIA COGNATA 'LIMELIGHT'	NARROW LEAF BOWER WATTLE	28	20cm POT	1.2m X 1m
TUSsocks/ GRASSES/ EVERGREEN PERENNIALS					
LL	LOMANDRA LONGIFOLIA	SPINY HEADED MAT RUSH	162	14cm POT	.7m X .65m
DCB	DIANELLA REVOLUTA VAR. REVOLUTA	BLACK ANTHUR FLAX LILY	121	14cm POT	.6m X .6m



PROPOSED DECIDUOUS TREES



PROPOSED GROUND COVER LOW PLANTING



PROPOSED EVERGREEN SHRUBS



PROPOSED CONCRETE AREAS

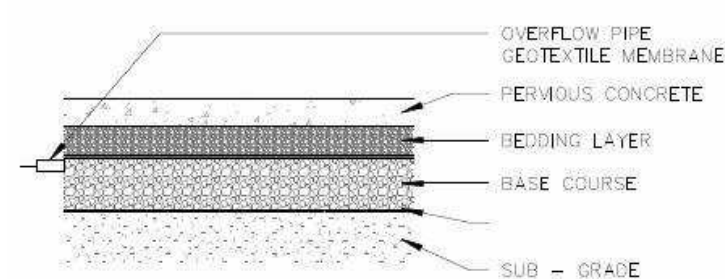


PROPOSED LILYDALE TOPPINGS



PROPOSED LAWN AREAS

TYPICAL PERMEABLE CONCRETE DETAIL

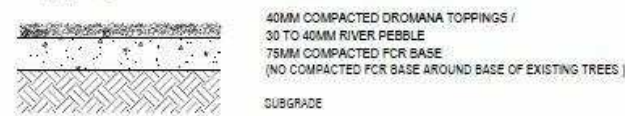


Surface Finishes Detail

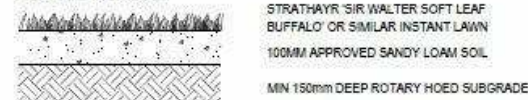
Garden Beds



Topping / Pebble areas

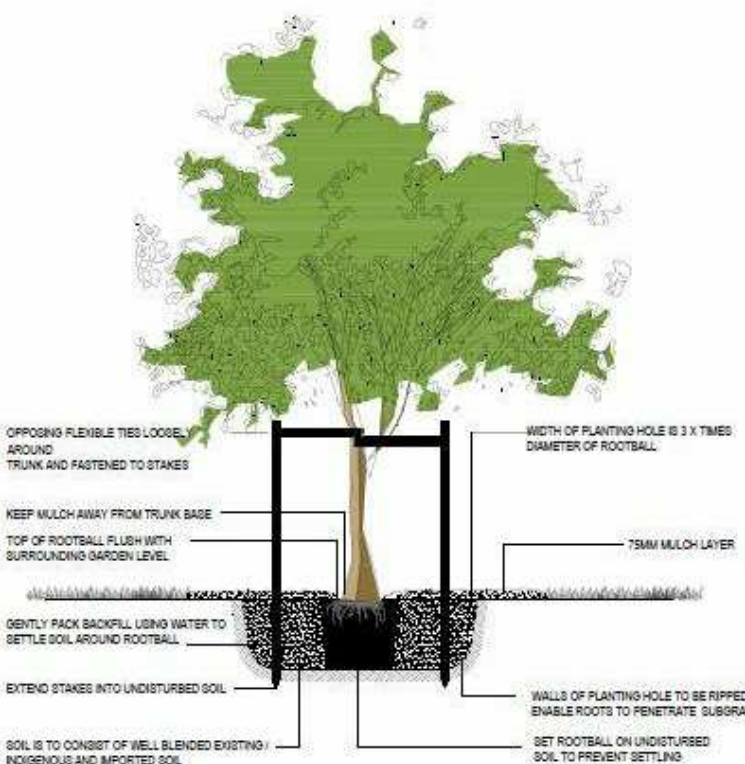


Lawn areas



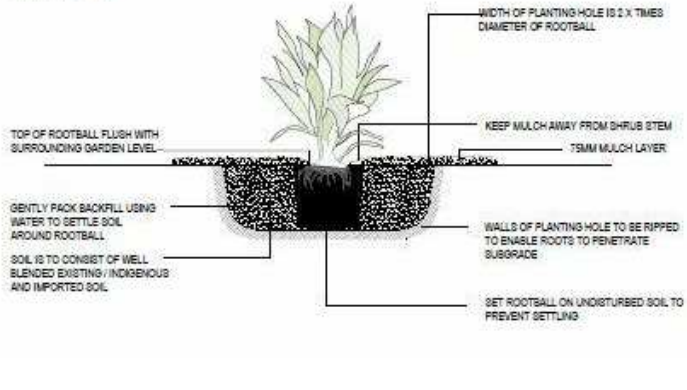
Advanced Tree Planting

Read cut down to scale



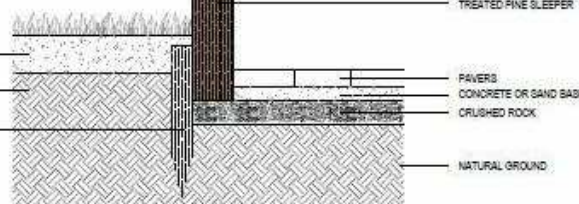
Shrub Planting

Read cut down to scale



Timber Edge Treatment

Read cut down to scale



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REVISIONS

A 27/04/2022 ISSUED FOR TOWN PLANNING

TOWN PLANNING

PROJECT

SAH VARIOUS WARRNAMBOOL SITES -
23 MCKIERNAN ROAD

CLIENT

SALVATION ARMY HOUSING

PROJECT NO

2174

TITLE

PLANTING CONCEPT PLAN

SCALE

As indicated@A1

DATE

06/09/2022

DRAWN BY

LM

0 50m 100m

SCALE 1:1000

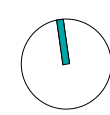
SHEET NO

REVISION

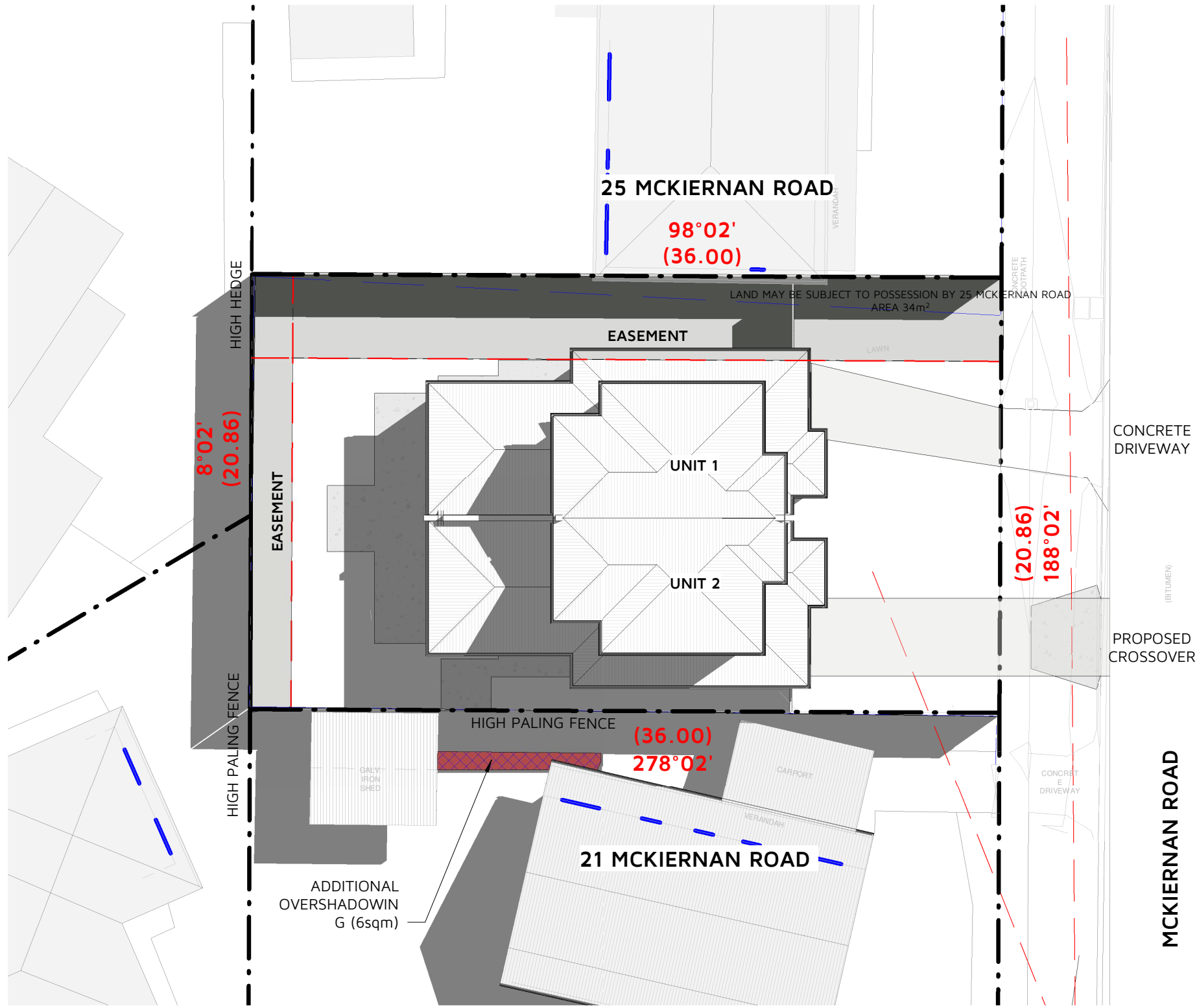
NORTH

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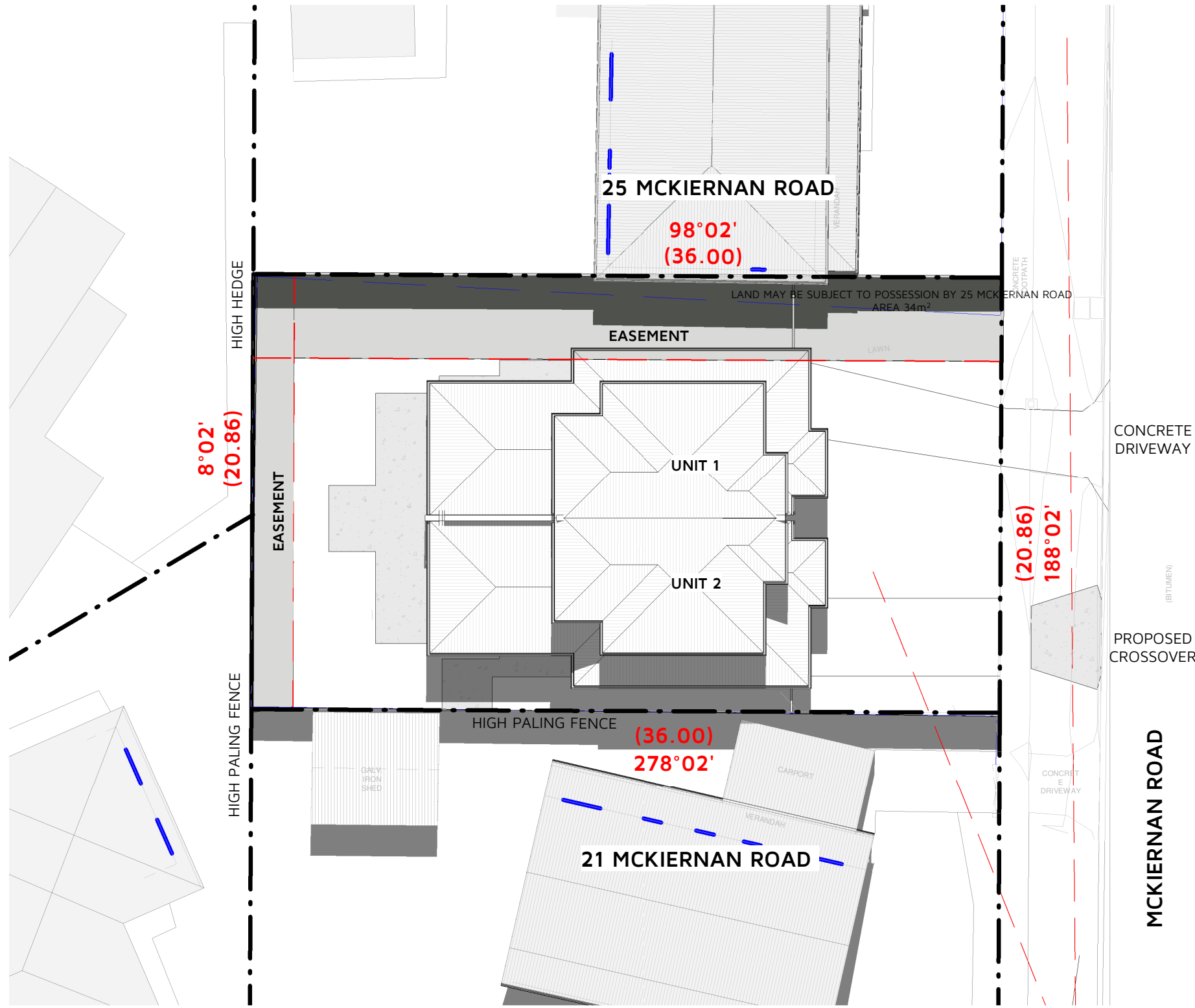
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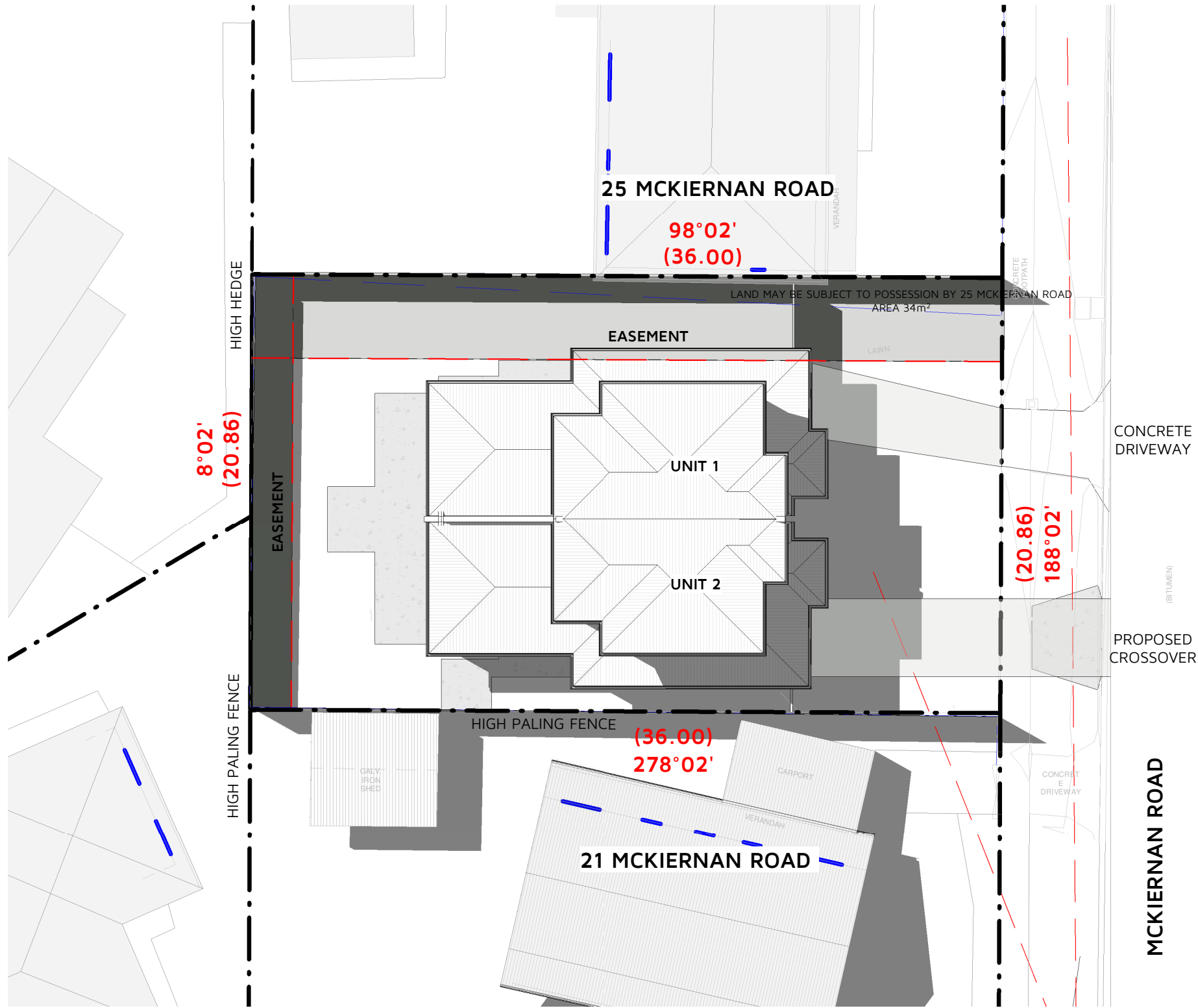
ABN 19 164 899 316



1 9AM SEPTEMBER EQUINOX
1 : 200



2 12PM SEPTEMBER EQUINOX
1 : 200



3 3PM SEPTEMBER EQUINOX
1 : 200



4 PERSPECTIVE - 12PM SEPTEMBER EQUINOX

LEGEND

HATCHED AREAS DENOTE EXTENT
OF ADDITIONAL OVERSHADOWING

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REVISIONS

A 27/04/2022 ISSUED FOR TOWN
PLANNING

TOWN PLANNING

PROJECT

SAH VARIOUS WARRNAMBOOL SITES -
23 MCKIERNAN ROAD

CLIENT

SALVATION ARMY HOUSING

PROJECT NO

2174

TITLE

SHADOW DIAGRAMS

SCALE

As
indicated@A1

DATE

06/09/2022

DRAWN BY

LM

0 50m 100m

SCALE 1:1000

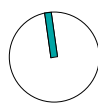
SHEET NO

0900

REVISION

A

NORTH



ABN 19 164 899 316

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IMPORTANT NOTE
LAND SHOWN HATCHED MAGENTA (Total Area: 34m²)
MAY BE SUBJECT TO ADVERSE POSSESSION BY 25 MCKIERNAN ROAD.

No. 25 MCKIERNAN ROAD BRICK HOUSE

LOT 13 ON LP 209862U 751m²

No. 23 MCKIERNAN ROAD SINGLE STOREY BRICK HOUSE

No. 21 MCKIERNAN ROAD SINGLE STOREY BRICK HOUSE

No. 8 ALICE PLACE SINGLE STOREY BRICK HOUSE (UNABLE TO SURVEY BUILDING CORNERS & WINDOWS)

No. 9 ALICE PLACE SINGLE STOREY BRICK HOUSE

FEATURES AND LEVELS:
TBM 7 - SPIKE E - 632343.88 N - 5751310.47 RL 20.54
TBM 8 - SPIKE E - 632341.43 N - 5751298.59 RL 20.44
TBM 6 - RIVET E - 632371.14 N - 5751310.02 RL 20.60
TBM 5 - NAIL E - 632368.05 N - 5751292.46 RL 20.65

AMENDMENTS

AMENDMENTS	DRAWN	SURVEYORS	ML
		Drawn	ML
		Checked	NF
		Job Ref.	22867-03_FS01-01.dwg

CLIENT: SALVATION ARMY

MUNICIPALITY: WARRNAMBOOL CITY COUNCIL

PLAN OF FEATURE & LEVEL SURVEY
23 MCKIERNAN ROAD
WARRNAMBOOL

Cardno TGM
ABN 11 125 568 461
1315 Sturt Street, Ballarat, VIC Australia (PO Box 563W, Ballarat West) 3350
Phone +61 3 5330 8888 Fax +61 3 5333 3815
Email: victoria@cardno.com.au Web: www.cardno.com

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GrayKinnane

Town Planning Submission

23 McKiernan Road, Warrnambool

Warrnambool Planning Scheme

September 2022

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01

1.0 Introduction

Planning approval is sought for the construction of two dwellings on land at 23 McKiernan Road, Warrnambool.

The site is within a General Residential Zone (Schedule 1) pursuant to the provisions of the Warrnambool Planning Scheme and is not subject to any overlay controls.

The application seeks the following approval under the Warrnambool Planning Scheme for:

- Construct two or more dwellings on a lot pursuant to Clause 32.08-6 of the General Residential Zone.

This report provides an assessment of the proposal against relevant provisions of the Warrnambool Planning Scheme and should be read in association with:

- Architectural plans prepared by Baumgart Clark Architects.

Background

The housing is proposed for existing clients of the Salvation Army Housing Victoria (SAHV) and would be provided at an affordable rental rate. The dwellings would be designed to a silver accessible standard.

The existing dwellings on the subject site are currently 'social housing' in that the tenants qualified for inclusion on the Victorian Housing Register.

The proposal is to temporarily relocate the existing tenants during the redevelopment period, then they would be given the opportunity to return to one of the proposed dwellings.

The additional dwellings delivered by the redevelopment will be tenanted

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by individuals, couples and/or families in need of social housing and identified from the Victorian Housing Register Priority List.

The social housing rent model used by Salvation Army Housing Victoria is based on 25% of total income plus applicable Commonwealth Rental Assistance ("CRA"). Many social housing tenants receive a Commonwealth Pension and CRA and it is expected that most, if not all, of the 'new' tenants will be relying on Government provided income (being a pension and CRA).

Salvation Army Housing has applied for 100% capital funding from the Victorian Government as part of the Social Housing Growth Fund Regional Round. If successful, Salvation Army Housing Victoria may proceed with one or more of the redevelopments partly or wholly funded by Salvation Army Housing Victoria.

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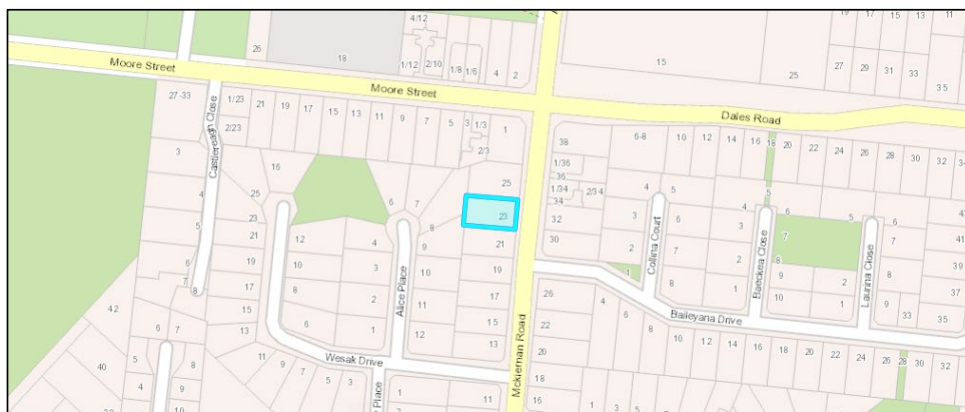


02

Site Analysis

2.1 Subject Site

The subject site is located on the western side of McKiernan Road, within a residential area of Warrnambool, less than 1.0 kilometre from the Eastern Activity Centre and less than 4.0 kilometres from the Warrnambool Principal Activity Centre.



Cadastral map of the subject site

The site forms a rectangular shaped parcel of land with an east to west orientation. The subject site has frontage to McKiernan Road of 20.86 metres and a depth of 36.0 metres. The land has an area of 751 square metres.

The land is relatively flat and does not contain vegetation of any significance.

The land has been developed with a single storey dwelling of brick

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construction that features a hipped, tiled roof form. The dwelling has an angled presentation to McKiernan Road. A crossover is featured to the northern side of the frontage providing access to a detached carport alongside the dwelling. An area of secluded private open space is featured to the rear of the dwelling.



Aerial Photo of the subject site (Source: Nearmaps)

The land is formally described on title as Lot 13 on Lodged Plan 209862U. The land is encumbered by a 2.0-metre-wide sewerage easement that extends parallel to the rear boundary and a 4.0 metre wide drainage easement that extends parallel to the northern side boundary. A Covenant (instrument no: P338340H) is registered on title which states:

...that the proprietors for the time being of the land hereby transferred will not erect or cause to be erected on the said land any building other than a private dwelling house and outbuildings such dwelling house to be a total area of at least 111.50 square metres excluding outbuildings the exterior section of the external walls to be of no material other than brick and will not move or cause to be move or shifted on the land any building already constructed and previously occupied for human habitation...

It is noted that in the absence of the words “one” or “single” this covenant is not a single dwelling covenant and therefore allows more than one dwelling to be constructed on the land.

This is set out clearly in the publication [Restrictive Covenants in Victoria –](#)

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[Theory & Practice by Matthew Townsend](#) where this matter is discussed at pages 67 & 68.

In particular the following extract is relevant:

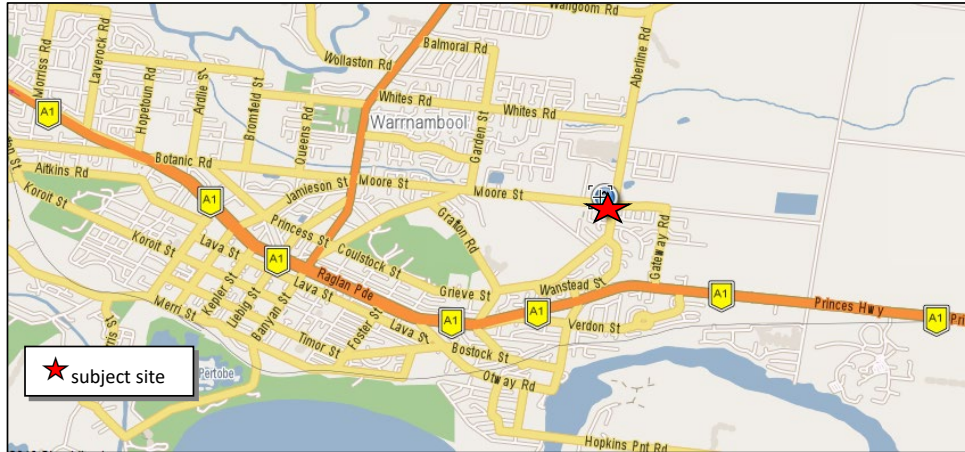
180. In Tonks v Tonks (Tonks v Tonks [2003] VSC 195 at [17]) Bongiorno J held, that the use of the phrase 'a dwelling' in a restrictive covenant, was not intended to limit the number of dwellings upon the land, but rather only describe its intended use:

If the parties to the original covenant had wished to restrict the number of dwelling houses built on each of these lots they could have done so very simply and definitively by replacing the word "a" in the covenant with the word "one", or by making some similar simple amendment. The true construction of the covenant is that it prohibits the placing of any building on the land unless that building is a dwelling house. Provided that any building constructed can be properly described as a dwelling house there would be no breach of the covenant. The covenant says nothing, in my opinion, as to the number of dwelling houses which might be built. To import a restriction as to the number of houses which might be built on lot 3 into the covenant would extend its effect beyond the words used by the parties without any warrant for doing so.

2.2 Surrounds

The subject site is located within a predominately residential area of Warrnambool, less than 1.0 kilometre from the Eastern Activity Centre and less than 4.0 kilometres from the Warrnambool Principal Activity Centre.

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Location Map

McKiernan Road, to the site's frontage, comprises a local Category 2 Road that connects to Derby Street to the south-west and Moore Street to the north. Nature strips, footpaths and kerbside parking are featured to both sides of the road reserve.

The Route 2 Bus (Gateway Plaza via Centro) and Route 3 Bus (Deakin University via Gateway Plaza) provides a stop 170 metres from the site, on Dales Road connecting residents to Warrnambool Principal Activity Centre and the wider public transport network.

The site is well serviced by retail, recreational and community facilities with several education opportunities including Warrnambool East Primary School and Warrnambool College as well as having several childcare centres and kindergartens nearby. Brierly Recreation Reserve is proximate to the site with several other reserves located within comfortable walking distance.

Residential properties surrounding the subject are varied in architectural styles and scale however are predominantly single storey brick dwellings with hipped tiled roof forms. The pattern of development includes crossovers and accessways to off street parking, often within the front setback. Front fencing is prominent. Secluded private open spaces areas are provided to the rear of dwellings.

In relation to the site's immediate context, the land at north at 25 McKiernan Road has been developed with a single storey dwelling of brick

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construction that featured a hipped tiled roof form. A crossover is featured to the northern side of the frontage providing access to off street parking and garaging to the rear of the site. An area of secluded private open space is featured to the rear of the dwelling.

The adjoining lot to the south, at 21 McKiernan Road, has been developed a single storey dwelling of brick construction. The dwelling features an angled presentation to the street. The land is accessed via a crossover and accessway adjacent to the common boundary with the subject site. An area of secluded private open space is featured to the rear of the dwelling, which includes outbuildings that adjoin the common boundary.

To the rear, two lots abut the boundary with both the land at 8 and 9 Alice Place, developed with a single storey dwelling of brick construction that features a hipped tiled roof form. An area of secluded private open space adjoins the common boundary with the subject site.

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03

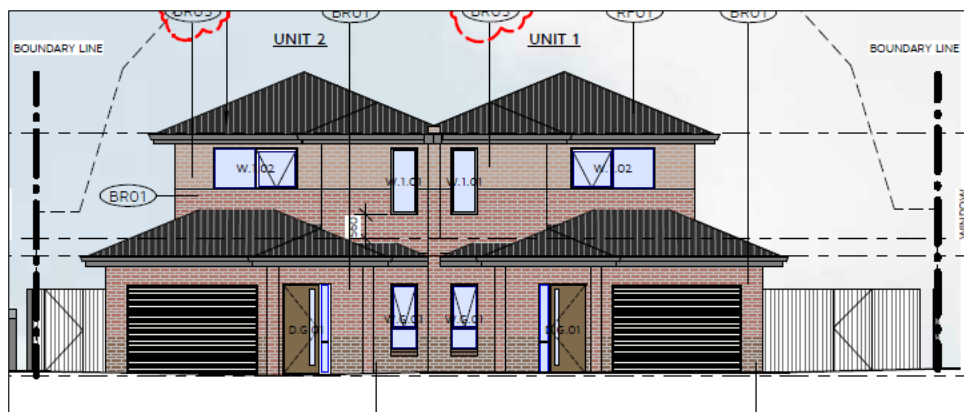
3.0 Proposal

Planning approval is sought for the construction of two dwellings on land at 23 McKiernan Road, Warrnambool. The application proposes to demolish the existing dwellings on the land in order to construct two (2) double storey dwellings in a side-by-side arrangement.

The floor plans are as follows and mirrored off a central wall:

- Ground Floor: a porch/entry area, single garage/tandem space, a bedroom, common bathroom/powder room and kitchen and living area with direct access to a secluded private open space area of 143.00 square metres (Dwelling 1) or 105.00 square metres (Dwelling 2).
- First Floor: two bedrooms and a common bathroom.

The proposed development will incorporate face brickwork at ground and first in order to meet the requirements of the covenant. A hipped roof form is proposed.



Street Elevation

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The proposed development includes two single crossovers providing individual access to each dwelling. Landscaping will be provided to the front and the rear of the site, including canopy trees.

The dwellings will have a maximum height of 7.06 metres. The development will feature a total site coverage of 31.31 percent, permeable surfaces of 58.00 percent and a total garden area of 49.0 percent.

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04

Relevant Planning Provisions

Clauses of the Warrnambool Planning Scheme of relevance to the application are identified below:

04.1 Zoning

Under the Warrnambool Planning Scheme, the subject land is within the General Residential Zone

General Residential Zone

The purpose of this zone 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.

An assessment has been undertaken against the objectives and standards of Clause 55 of the Warrnambool Planning Scheme.

04.2 Planning Policy Framework

The Purpose & Vision and Planning Policy (PPF) at Clauses 02 to 19 of

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the Warrnambool Planning Scheme seek to ensure that land use and development planning policies in Victoria meet the objectives of planning in Victoria as set out in the Planning and Environment Act 1987.

The Purpose & Vision and PPF contains a range of policies that are to be considered and balanced to achieve the overarching objective of planning and 'net community benefit'.

The Purpose & Vision and PPF includes the following relevant policies:

Municipal Planning Strategy

- 02.02 Vision
- 02.03 Strategic Directions
- 02.04 Strategic Framework Plan

Included at Clause 2 of the Planning Scheme is the Municipal Planning Strategy (MPS), which provides an overview of the municipality and important local planning objectives.

Planning Policy Framework

- **Clause 11 Settlement**
 - 11.01-1S Settlement
 - 11.01-1R Settlement – Great South Coast
- **Clause 15 Built Environment and Heritage**
 - 15.01-1S Urban Design
 - 15.01-1L-01 Urban design (Local)
 - 15.01-2S Building design
 - 15.01-4S Healthy neighbourhoods
 - 15.01-5S Neighbourhood character
 - 15.02-1S Energy and resource efficiency
- **Clause 16 Housing**
 - 16.01-1S Housing Supply
 - 16.01-1L Housing Growth

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- 16.01-2S Housing affordability
- **Clause 18 Transport**
 - 18.01-1S Land use and transport integration
 - 18.01-3S Sustainable and safe transport

04.4 Particular & General Provisions

The following key Particular and General Provisions are relevant to the proposal:

- 52.06 Car Parking
- 55 (Dwellings & Residential Buildings)
- 52.34 Bicycle facilities
- 65 Decision guidelines

04.5 Operational Provisions

Clause 71 outlines the way in which the Planning Scheme operates.

Clause 71.02-1 outlines the purpose of the Planning Policy Framework and seeks to ensure that the objectives of planning in Victoria are fostered through *'appropriate land use and development planning policies and practices that integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development'*.

Clause 71.02-3 refers to 'Integrated Decision Making' and states that responsible authorities *'should endeavour to integrate the range of policies relevant to the issues to be determined and balance conflicting objectives in favour of net community benefit and sustainable development for the benefit of present and future generations, however, in bushfire affected areas, planning and responsible authorities must prioritise the protection of human life over all other policy considerations.'*

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05

5.0 Planning Assessment

An assessment of the proposed development requires consideration of the following matters:

- The level of strategic support for the proposed development in the Purpose & Vision and Planning Policy (PPF) at Clauses 02 to 19 of the Warrnambool Planning Scheme;
- The appropriateness of the proposed development having regard to the surrounding context and the relevant built form and urban design policies contained in the Planning Scheme;
- Clause 55 (ResCode) of the Warrnambool Planning Scheme inclusive of amenity considerations for the future occupiers and surrounding uses/occupiers; and
- The suitability of access and car parking arrangements.

An assessment against these issues has been provided below.

5.1 Strategic Considerations

The relevant policy directions outlined in the scheme encourage well-designed development which make effective use of existing infrastructure and provide additional and diverse housing opportunities.

In particular, Clause 11.0 (Settlement) and Clause 16 (Housing) of the Warrnambool Planning Scheme seek to facilitate a consolidation of established urban areas and encourage the provision of diversity in housing choice. Clause 16.01-1S of the Warrnambool Planning Scheme seeks to (inter alia):

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Objective:

Facilitate well-located, integrated and diverse housing that meets community needs; and

Strategies:

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

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

Council's Local Planning Policy Framework also identifies that need to provide additional and diverse housing opportunities. In particular, Council at Clause 02.03-5 seeks that "Sustainable Development" is envisaged as:

A socially and economically sustainable Warrnambool will generally include a mix of shops and services, community facilities, employment choices, housing choices, a network of open spaces, and public transport options.

Council seeks to accommodate additional and accessible housing so to contribute to a sustainable community with the strategic directions at Clause 02.03-6 (Housing) including:

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.

Furthermore, Council recognises that housing affordability is a localised issue that needs to be addressed with the policy direction at Clause 02.03-6 stating:

The affordability of housing has significant impacts on the liveability and economic prosperity of the community. A lack of affordable

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housing is a barrier to attracting key workers and tertiary students to the City. It also has detrimental impacts on sole parents, single people, young people, older people (65+ years) and children of sole parents.

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.*

Further strategic support is found at Clause 16.01-1L (Housing Supply) where the strategies include:

Support increased residential densities in growth areas and established urban areas within proximity to existing or planned transport corridors, activity centres and open space.

Support residential infill development within established urban areas that complements the area's neighbourhood character.

In accordance with these policies, the proposal to construct two dwellings to provide additional accommodation in this location and would provide for affordable and accessible housing for a larger cross-section of the community that is located within proximity to the Warrnambool Principal Activity Centre.

The residential nature of the development is also in accordance with the site's General Residential zoning, which includes the purpose (inter alia):

To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.

The scale of development and the proposed layout will also respect the built form and neighbourhood character objectives of the Scheme which is discussed further below.

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05.2 Neighbourhood Character & Design

The most relevant provisions in determining the appropriateness of the proposed development in terms of respecting neighbourhood character and the maintenance of residential amenity are Neighbourhood character considerations required to be addressed by the application are detailed at the Decision Guidelines of the GRZ1, ResCode Standard B1 (Neighbourhood Character) and Clause 15.01-1 (Urban Design).

The planning policy framework seeks to encourage residential development that respects existing neighbourhood character of the area. Clause 02.03-5 (Built Heritage and Development) provides direction with respect to Neighbourhood Character Considerations as follows:

Parts of Warrnambool are increasingly a focus for medium density redevelopment. Within the inner residential areas, there are buildings and streets of historic value and a mix of housing style that form the character of the area.

Failure to consider neighbourhood character has resulted in some development within the inner areas being out of character. Heritage and character considerations do not preclude infill development, rather they add to the range of design considerations that should be considered and responded to.

Council's strategic direction for neighbourhood character is:

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

The local strategy at Clause 15.01-1L (Urban Design) provides the following strategies for guidance (inter alia):

Support development that contributes to active street frontages.

Support development that applies design techniques (including façade variation, contrast, repetition, colour, texture and detail) that will integrate a building with its surrounds.

Avoid the removal and lopping of significant exotic and indigenous

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trees to facilitate the construction of buildings and works or installation of utility services.

The subject site is located in an established area where the existing neighbourhood character of the immediate area includes single storey dwellings (with some more second storey extensions), with generous open space areas and minimal boundary construction.

The application provides a considered response by providing for modest side-by-side development, that is setback from side boundaries, that follows the rhythm and pattern of development along the street.

The built form will be well articulated via the use of recesses and varied setbacks with the design response including habitable rooms and fenestration that addresses the street frontage and will activate the frontage with the public realm.

The proposed development will incorporate materials such as face brickwork at ground floor and first floor level. A hipped roof form is proposed for each dwelling, complementing the existing materials and roof forms within the surrounding context.

The development is setback from the frontage so to allow for generous front garden areas which will include the planting of shrubs and low level planting as shown in the landscape plan that accompanies the application. Furthermore, a single crossover is proposed for each dwelling so to provide access to a single garage.

The development provides for an appropriate environmentally sustainable outcome. The development incorporates water sensitive urban design features including a water tank for each dwelling and will provide passive solar access to living areas. Canopy tree planting in the front and rear setbacks which will soften the impact of the built form.

05.3 Clause 55 – Two or More Dwellings on a Lot

The proposal to develop the site with a residential building requires an assessment against requirements at Clause 55 of the Warrnambool Planning Scheme. A detailed assessment is provided at Attachment 1 of this submission.

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Rescode Summary

The assessment identifies that the proposed development responds well to all standards and objectives of the planning scheme to provide for appropriate amenity and character outcomes.

With regards to onsite amenity of future residents, the proposed dwellings will each have comfortable and accessible floor plans with internal areas having direct access to secluded private open space areas from living rooms.

The proposal has responded to the orientation of the site with open space areas that will receive adequate solar access and responds to the orientation of the site. These areas are accessible direct from common living areas while all habitable rooms within the development benefit from direct solar access, ensuring there is no reliance upon borrowed light.

The dwellings will each have a clearly identifiable front entrance that is well articulated and will provide shelter and a sense of address. The layout of the car parking onsite will facilitate entry and egress from the site in an efficient manner.

The development minimises offsite amenity impacts with boundary setbacks that address requirements of the relevant standards with boundary wall construction avoided. This reduces overshadowing of abutting allotments. The development's single storey design and well-articulated form minimises visual bulk impacts on surrounding properties.

Character consideration related to building height, site coverage, site permeability and front setback are all satisfied by the development.

05.4 Covenant

A Covenant (instrument no: P338340H) is registered on title which states:

...that the proprietors for the time being of the land hereby transferred will not erect or cause to be erected on the said land any building other than a private dwelling house and outbuildings such dwelling house to be a total area of at least 111.50 square metres excluding outbuildings the exterior section of the external walls to be of no material other than brick and will not move or cause to be move or shifted on the land any building already constructed and previously occupied for human habitation...

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In accordance with the requirements of the covenant, each dwelling will be new, constructed from brick and will meet the minimum square metre requirement as listed in the encumbrance.

5.5 Access and Car Parking

In accordance with the requirements of Clause 52.06, the proposed development generates the following statutory car parking requirements:

Land Use	Applied Parking Rate	Parking Measure	Required Parking	Provided Parking
Dwelling	2 spaces to each three or more-bedroom dwelling	2 dwellings	4 spaces	4 spaces
Total			4 spaces	4 spaces

As the table above demonstrates, car parking for the development is provided in accordance with requirements of the Planning Scheme with covered parking available for each dwelling within a single garage and tandem car parking space arrangement.

The proposed development also adequately addresses the design standards related to car parking at Clause 52.06-8 as a result of the following:

- Providing accessways which have minimum widths of 3.0 metres;
- Allowing all vehicles to safely enter and exit the site in an efficient manner;
- Providing minimum headroom of 2.4 metres for car parking spaces;
- Providing garages with car parking dimensions in accordance with the table at Clause 52.06-8;
- Achieving appropriate gradients for parking spaces and the accessway; and
- Providing passive surveillance and landscaping of car parking spaces and the accessways.

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05.6 General Provisions

Clause 65 requires that before deciding on an application or approval of a plan, the Responsible Authority must consider a number of matters. An assessment against these provisions is provided as follows:

- The proposal is consistent with the matters set out in Section 60 of the *Planning and Environment Act 1987*.
- The proposal is consistent with the Planning Policy Framework, including the Municipal Strategic Statement.
- The proposal is consistent with the purpose of the General Residential Zone affecting the land.
- The proposed development would not have an adverse impact on the amenity of the area.
- There is no public open space within proximity of the subject site.
- The proposed development will not cause or contribute to land degradation, salinity or reduce water quality.
- The proposed development will be connected to underground drainage and as such will not have any adverse impact on the quality of stormwater within and exiting the site.
- The subject site does not contain any indigenous native vegetation in the meaning of the Planning Scheme.
- The proposed development would not contribute to any flood, erosion or fire hazard.

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6.0 Conclusion

It is submitted that the proposal to develop the site for the use of community care accommodation on land at 23 McKiernan Road, Warrnambool is consistent with the Planning Policy Framework and other relevant provisions set out in the Warrnambool Planning Scheme.

The proposed development represents a quality purpose designed response to the neighbourhood character objectives and other objectives of Clause 55 and will provide a high standard of onsite amenity without unreasonably affecting the amenity of the adjoining dwellings.

The development will provide for a low-rise development that sits within a considered residential setting. It has also been configured to preserve the amenity of abutting properties whilst maximising onsite amenity for future residents.

We submit that the proposal is worthy of Council support.

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Attachment

Clause 55 Assessment

CLAUSE	STANDARD	ASSESSMENT
55.02-1 Neighbourhood Character	B1	COMPLIES The design response is appropriate to the area and respects the existing and emerging character of the area as outlined in the detailed discussions that form part of the report.
55.02-2 Residential Policy	B2	COMPLIES The proposal satisfies the residential policy objectives as outlined in the detailed discussions that form part of the report.
55.02-3 Dwelling Diversity	B3	COMPLIES The proposed development will contribute to dwelling diversity in the area, by way of providing for an accessible and affordable housing within an area dominated by single dwellings on large lots.
55.02-4 Infrastructure	B4	COMPLIES The site is located in an established urban area of Warrnambool where the existing infrastructure can accommodate any additional demands likely to result from the proposed development.
55.02-5 Integration with the Street	B5	COMPLIES Each dwelling will be oriented to the street frontage and will each be provided with legible and easily identifiable front entrance.
55.03-1 Street Setback	B6	COMPLIES Each dwelling is setback in excess of 9.0 metres, in accordance with the Standard.

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CLAUSE	STANDARD	ASSESSMENT
55.03-2 Building Height	B7	COMPLIES The development features a maximum overall height of 7.06 metres.
55.03-3 Site Coverage	B8	COMPLIES Site coverage of 31.31% percent is proposed that meets the maximum of 60%
55.03-4 Permeability	B9	COMPLIES Site permeability of 58.00% is proposed that exceeds the minimum of 20%. WSUD features such as water tanks are included in the design response.
55.03-5 Energy Efficiency	B10	COMPLIES The proposal provides for habitable room windows which maximise energy efficiency for each dwelling and secluded private open space areas respond to the orientation of the land. Shadow diagrams submitted with the application demonstrate that overshadowing of abutting properties will be acceptable and will not detrimentally impact on the energy efficiency of adjoining dwellings.
55.03-6 Open Space	B11	COMPLIES No public open space areas adjoin the site.
55.03-7 Safety	B12	COMPLIES The dwellings are orientated towards the street frontage with porch areas for each dwelling clearly visible from the streetscape. Habitable room windows are provided at ground floor level fronting the street, ensuring a good level of passive surveillance.
55.03-8 Landscaping	B13	COMPLIES Open space areas within the development have been designed to accommodate landscaping, including the provision of canopy trees.
55.03-9 Access	B14	COMPLIES Vehicular access to the development is to be via a single crossover for each dwelling which will occupy 30 percent of the 20.0 metre wide frontage.

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CLAUSE	STANDARD	ASSESSMENT
55.03-10 Parking Location	B15	COMPLIES Easily accessible parking is provided for each dwelling in a single garage and tandem parking space. The garages will be secure and well ventilated.
55.04-1 Side and Rear Setbacks	B17	COMPLIES Side and rear setbacks are provided in accordance with the standard.
55.04-2 Walls on Boundaries	B18	COMPLIES No walls on boundaries are proposed.
55.04-3 Daylight to Existing Windows	B19	COMPLIES The development provides appropriate setbacks and light courts to neighbouring habitable room windows.
55.04-4 North Facing Windows	B20	COMPLIES There are no north facing windows within 3.0 metres of the boundary of the site.
55.04-5 Overshadowing Open Space	B21	COMPLIES Shadow diagrams submitted with the application demonstrate that overshadowing of abutting properties is within acceptable parameters under the standard.
55.04-6 Overlooking	B22	COMPLIES Habitable windows of the development will be provided with screening or raised sill heights so that overlooking will not occur.
55.04-7 Internal Views	B23	COMPLIES No internal views are proposed by way of window locations.
55.04-8 Noise Impact	B24	COMPLIES There are no noise sources located in close proximity to the site and the residential development will not generate unreasonable offsite noise impacts.
55.05-1 Accessibility	B25	COMPLIES At grade entrances are provided to each dwelling.
55.05-2 Dwelling Entry	B26	COMPLIES The entry to the each dwelling is easily identifiable from the street and is sheltered appropriately to create a sense of personal address.

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CLAUSE	STANDARD	ASSESSMENT
55.05-3 Daylight to New Windows	B27	COMPLIES The necessary light courts are provided to new windows within the development.
55.05-4 Private Open Space	B28	COMPLIES Each dwelling is provided a SPOS area that responds to the orientation of the site having direct access from living rooms. Total private open space areas for each dwelling is in the form of a backyard that exceeds the minimum area and width requirements of the standard
55.05-5 Solar Access to Open Space	B29	COMPLIES Each dwelling has SPOS area with good solar access that responds to the orientation of the site. No dwelling relies on a south facing SPOS area.
55.05-6 Storage	B30	COMPLIES Storage is provided to the standard in the form of a shed in the SPOS area.
55.06-1 Design Detail	B31	COMPLIES The proposed development, including design detailing, responds appropriately to the urban design and neighbourhood character policies as outlined in the detailed discussions that form part of the report.
55.06-2 Front Fences	B32	COMPLIES No front fencing is proposed.
55.06-3 Common Property	B33	COMPLIES Common areas are designed so to be easily maintained.
55.06-4 Site Services	B34	COMPLIES Sufficient space is provided for services to be installed and maintained. The location of bins, mailboxes and meters will be easily accessible for providers such as Australia Post.



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

Page 1 of 1

VOLUME 09783 FOLIO 720

Security no : 124098391771C
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LAND DESCRIPTION

Lot 13 on Plan of Subdivision 209862U.
PARENT TITLE Volume 08498 Folio 393
Created by instrument LP209862U 09/12/1987

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
SALVATION ARMY HOUSING (VICTORIA) of 95-99 RAILWAY ROAD BLACKBURN VIC 3130
AV665837B 25/05/2022

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT (as to whole or part of the land) in instrument P338340H 28/07/1989

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

DIAGRAM LOCATION

SEE LP209862U FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AV617021Y	TRANSFER CONTROL OF ECT	Completed	11/05/2022
AV665833K (E)	DISCHARGE OF MORTGAGE	Registered	25/05/2022
AV665834H (E)	WITHDRAWAL OF CAVEAT	Registered	25/05/2022
AV665837B (E)	TRANSFER	Registered	25/05/2022

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

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

Street Address: 23 MCKIERNAN ROAD WARRNAMBOOL VIC 3280

ADMINISTRATIVE NOTICES

NIL

eCT Control 19065N THOMSON GEER
Effective from 25/05/2022

DOCUMENT END



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P338340H

VICTORIA

TRANSFER OF LAND

Subject to the encumbrances affecting the land including any created by dealings lodged for registration prior to the lodging of this instrument the transferor for the consideration expressed at the request and by the direction of the directing party (if any) transfers to the transferee the estate and the interest specified in the land described together with any easement hereby created and subject to any easement hereby reserved or restrictive covenant herein contained or covenant created pursuant to statute and included herein. (Notes 1-4)

Land (Note 5)
Certificate of Title Volume 9783 Folio 720

Consideration (Note 6)
\$3,000 paid by WESAK PTY. LTD. to AUGUSTINE NOEL KELLY
\$15,000 paid by THE MAYOR COUNCILLORS AND CITIZENS OF THE CITY OF WARRNAMBOOL to WESAK PTY. LTD.

Transferor (Note 7)
AUGUSTINE NOEL KELLY

Transferee (Note 8)
THE MAYOR, COUNCILLORS AND CITIZENS OF THE CITY OF WARRNAMBOOL

Estate and Interest (Note 9)
ALL their estate and interest

STAMP DUTY VICTORIA
U#03C#1 S#1 T#022539 00056642 20/07/89
R#086786 D#44 \$42.00

DS

Directing Party (Note 10)
WESAK PTY. LTD.

Creation (or Reservation) of Easement and/or Covenant (Notes 11-12)
The Transferee for itself and its assigns and transferees and the registered proprietor or proprietors for the time being of the land hereby transferred doth hereby and as separate covenants covenant with the transferor and his transferees and other the registered proprietor or proprietors for the time being

Controller of Stamps File Only
CODE 44
LTY 42
STATUS V
VOLUME 2000
ASSIGNMENT U

T2 Office Use Only

A memorandum of the within instrument
has been entered in the Land and/or Book.

19 OCT 1989
Approval No. T2/1



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of the land comprised in Plan of Subdivision No. 209862U and each and every part thereof other than the land hereby transferred that the transferee its assigns and transferees the registered proprietor or proprietors for the time being of the land hereby transferred will not erect or cause to be erected on the said land any building other than a private dwelling house and outbuildings such dwelling house to be of a total area of at least 111.50 square metres excluding outbuildings the exterior section of the external walls to be of no material other than brick and will not move or cause to be moved or shifted onto the land any building already constructed and previously occupied for human habitation AND IT IS HEREBY AGREED that the benefit of the foregoing covenant shall be attached to and run at law and in equity with the land comprised in the said Plan of Subdivision other than the land hereby transferred and the burden thereof shall be annexed to and run at law and in equity with the land hereby transferred and the same shall be noted on and appear on every future Certificate of Title to the said land hereby transferred and every part thereof as an encumbrance affecting the same and any part thereof.

Date the 14th day of July 1989 (Note 13)

Execution and Attestation

SIGNED by the said AUGUSTINE NOEL)
KELLY in the presence of:)

..... *A. Kelly*

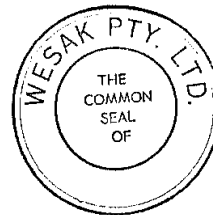
Witness:

..... *Marie Touchier*

THE COMMON SEAL of WESAK PTY. LTD.)
was hereunto affixed in the)
presence of:)

..... *Derek L. Parker*
Director

..... *P. Kelly*
Secretary



THE COMMON SEAL of THE MAYOR)
COUNCILLORS AND CITIZENS OF THE CITY)
OF WARRNAMBOOL was hereunto affixed)
in the presence of:)

..... *Toni W. Gorman*
Councillor

..... *Dr. A. Gorman*
Councillor

..... *[Signature]*
Town Clerk



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DRAINAGE STRATEGY



people in private areas or on streets. For this category the 1% AEP event was filtered to only show areas impacted by a depth greater than 150 mm (to approximate above floor level flooding) or areas which experienced a velocity x depth ($V \times D$) of greater than $0.45 \text{ m}^2/\text{s}$.

4.2 Major Drainage Projects

15 major drainage projects within the study area have been highlighted in the sections below. The projects not ranked in order of severity and do not include areas subject to flooding from Russell Creek, Merri River or the Hopkins River. The figures show the modelled flooding in the 1% AEP event as this is the national standard event for which flood management decisions are based.

An additional 38 minor projects have been ranked in order of their severity Appendix E.

4.2.1 McKiernan Rd

Figure 4.1 shows the flooding issues in McKiernan Road for a 1% AEP event. There is a moderate overland flow path through this area with between 0.5 and $0.7 \text{ m}^3/\text{s}$ of overland flow through private properties in the 1% AEP event. There is a low point in McKiernan Road between Moore Street and Baileyana Drive, where the valley floor leaves the road and enters private properties. The valley floor and flow path run parallel to McKiernan Road in the private properties. The depth of flooding is up to 450 mm deep in some locations, although it is generally less than this.

A mitigation pipeline could be constructed running from the low point to the racecourse at Tozer Road along McKiernan Road as shown in Figure 4.2. This pipe would need to have the capacity to convey approximately $0.7 \text{ m}^3/\text{s}$ and would be in the order of 600 -750 mm in diameter.

In the 20% AEP event there is no flooding of these properties, however in the 5% AEP there is moderate flooding.

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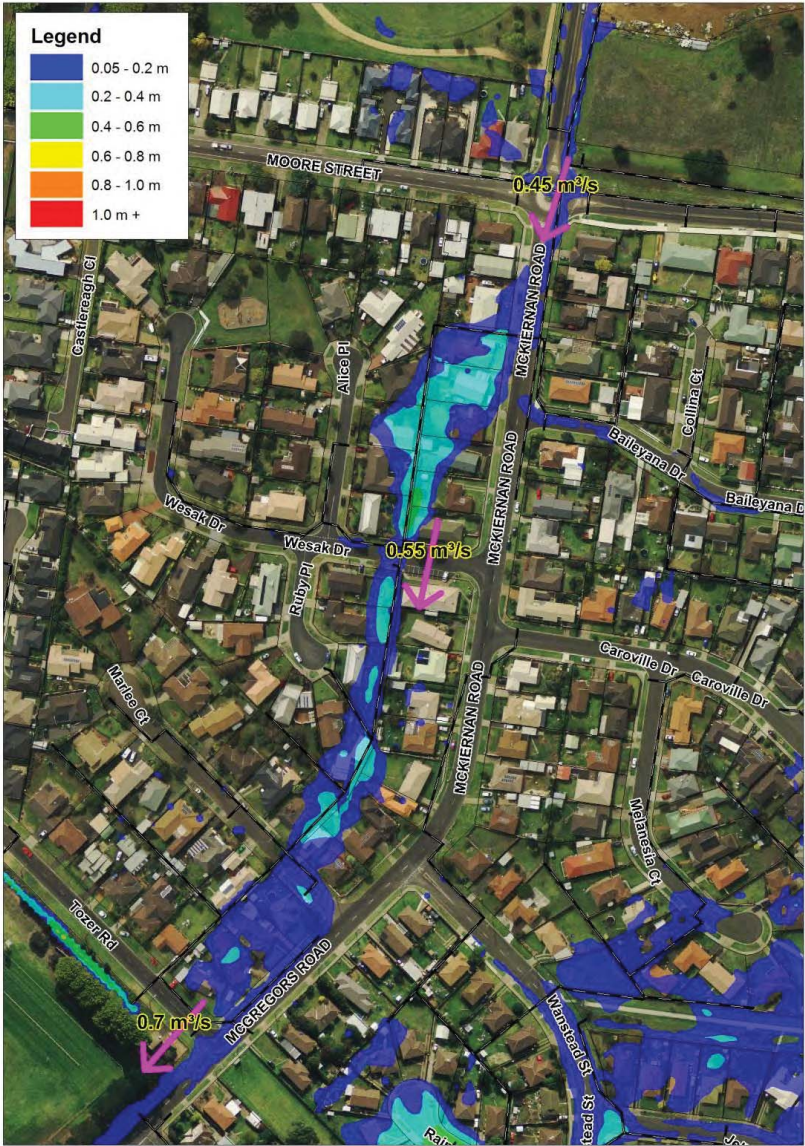


Figure 4.1 McKiernan Rd flooding

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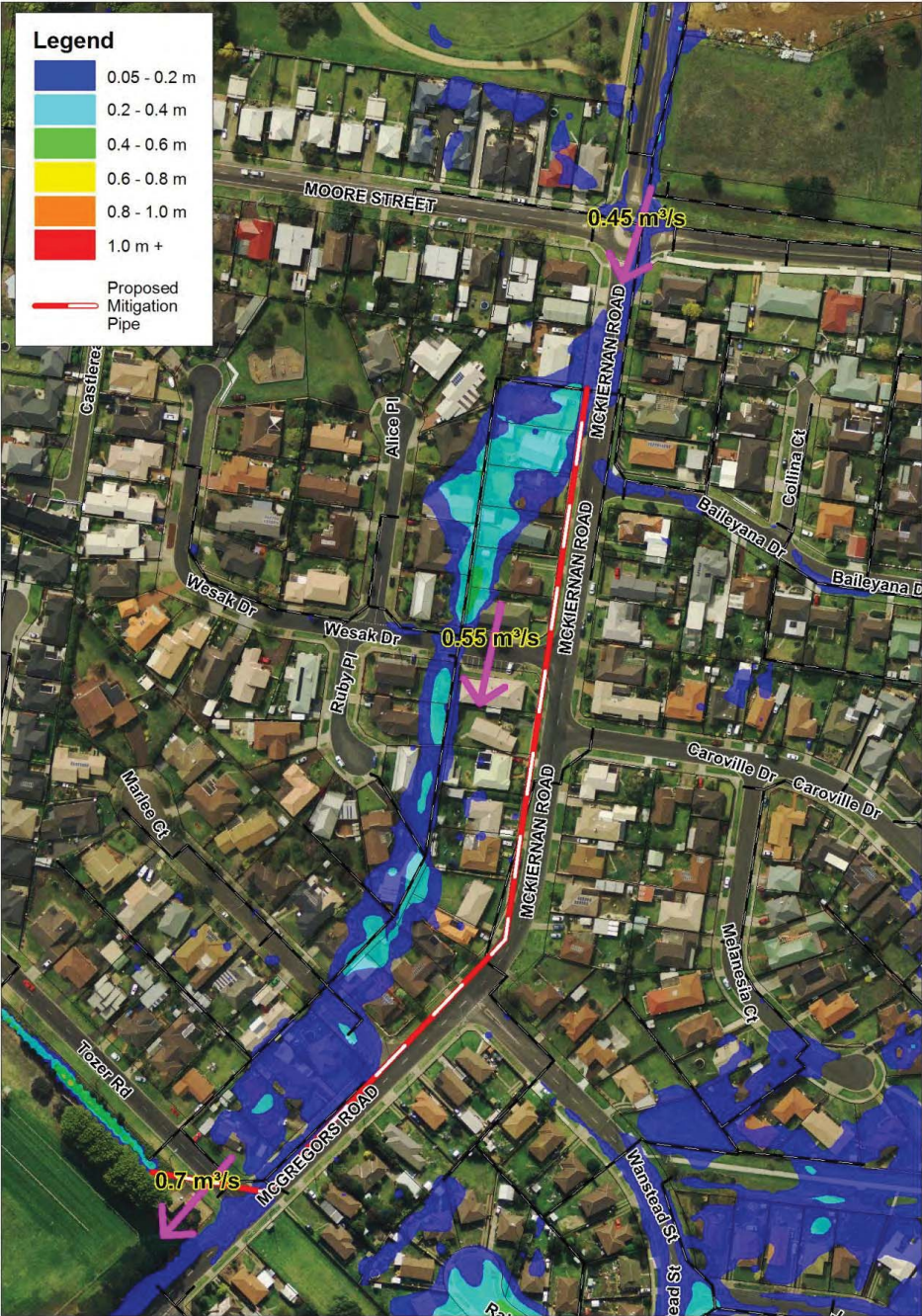


Figure 4.2 McKiernan Rd proposed mitigation project

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The racecourse is impacted by flooding in the 20% and 5% AEP event. In the 20% AEP event this is very little flooding over the actual track, however there is significant ponding occurring at the north western end of the track. In the 5% AEP event there is significant inundation of the racetrack and increased ponding in the middle of the course and at the north eastern end.

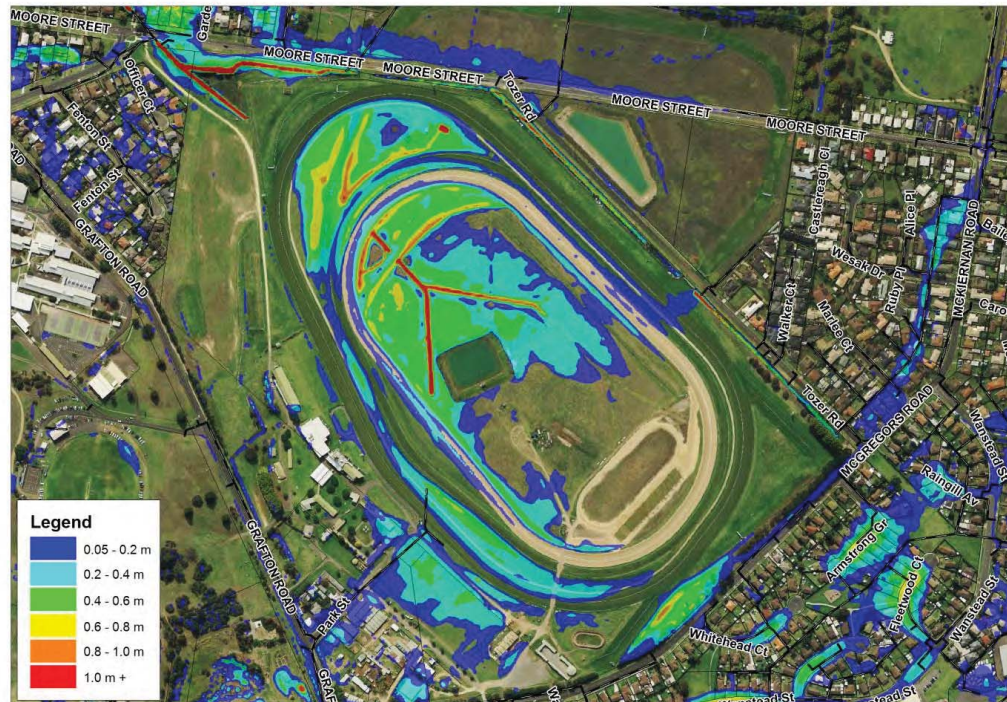


Figure 4.18 Warrnambool Racecourse flooding

4.3 Project Ranking

Engeny have ranked the 15 major projects described above and also the additional 38 minor projects which are described in Appendix E. The full ranking of these areas is contained in Appendix E.

The ranking of areas has been determined from the number of properties associated with each project area that have:

- a “high” hazard rating
- a “medium” hazard rating
- a “low” hazard rating”

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DRAINAGE STRATEGY



- the peak depth of flooding in the 20% AEP event (corresponding to the property within the hot spot with the greatest depth of flooding)

The highest ranked project areas are therefore ones that contains the most properties impacted by a high hazard rating. If project areas have an equal number of properties with a high hazard rating then the medium hazard rating is used to rank them, followed by low hazard and lastly the peak depth of flooding in the 20% AEP event. It should be noted that there is still some subjectivity to this ranking process and it is ultimately dependant on the quality of the input data to the flood model and the flood modelling. Different more vigorous ranking methods could determine a different ranking of these flood impacted areas. The ranking method used in this project is skewed towards properties that experience regular flooding regardless of depth and while these kinds of flooding issues should be addressed, if possible, areas that are impacted infrequently but severely may not rank so highly under this assessment methodology.

4.4 Cost Benefit Analysis Recommendation

Engeny would recommend that a cost benefit analysis be undertaken to determine a priority for undertaking mitigation works. A cost benefit analysis will help to identify the best value for money that can be obtained by Council when implementing mitigation works.

There are a number of different approaches that can be taken to undertake a cost benefit analysis. The most thorough method would be to undertake a flood damages assessment to determine current annual average costs of flooding, then to model a series of mitigation scenarios and re-determine the annual average flood damages costs for each project area to work out which projects return the best cost to benefit ratio. This process would be fairly costly to undertake as floor level survey and further flood modelling would be required.

Floor level survey of potentially impacted dwellings can help to add rigor to any cost benefit analysis. If a property is flooded but the flooding does not reach the floor level of the dwelling then the costs associated with the flooding are significantly less than if the floor of a dwelling is inundated. Floor level survey can be potentially expensive to undertake when a large number of properties need to be surveyed.

A simpler and cheaper alternative is to undertake a comparative cost benefit analysis. Using this methodology a benefit score is placed on the properties subject to flooding based on the land usage and type of dwelling present. Table 4.1 shows an example of the benefit ratings that can be assigned, with more sensitive sites such as hospitals, schools and aged care homes scoring the highest rating due to the increased vulnerability of the people using that area.

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Table 4.1 Example Benefit Rating Table

Description of land use	Benefit Rating
Vacant Land	1
Carport (open)	2
Enclosed Carport	5
Garage (only)	10
Highset House (lower floor all one level - garage and storage)	20
Highset House (lower floor all one level - garage and rumpus)	30
Lowset House (small, approx 150m2 or less)	50
Lowset House (large, greater than 150m2)	100
Commercial/Industrial (small <1250m2)	250
Commercial/Industrial (large >1250m2)	500
Community Facility (Medical, child care, aged care)	1000

A concept level costing of proposed mitigation works can also be undertaken to give an estimate of the cost to mitigate each flooding project area. Concept costing could include pipe on grade Manning's calculations to determine the size of proposed mitigation pipes, or cost estimates of increased pump capacities that would be required. These costs can then be divided benefit rating to give a comparative cost to benefit ratio that can be used to rank each of the project areas relative to each other. Modelling of the proposed mitigation solutions is still recommended to ensure that they work as planned but can be done as part of a detailed design prior to construction for the mitigation works.

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5. CONCLUSIONS AND RECOMMENDATIONS

The key deliverable of this project to Council is a series of flood maps for the entire Warrnambool Township for a number of rainfall scenarios. This information will provide a basis for Council to inform development across the township and to guide Council's capital works program to address the highest risk areas with respect to flooding.

This report provides a summary of 15 major drainage projects within the municipality and some high level recommendations on what infrastructure could be constructed to help mitigate these areas subject to flooding. The majority of these areas that have been identified as at risk of flooding are trapped low points with only underground or pumped drainage (lacking an overland flow path). An additional 30 locations have also been ranked for severity of flooding and some potential mitigation options suggested.

To help prioritise future capital works a flood damages assessment could be undertaken. This could determine the average annual cost of flooding damage and can be split down to a location level. This damage cost can then be compared against the cost of the mitigation works and used as a justification and prioritisation tool, in conjunction with some other factors (such as public safety considerations). To undertake this assessment floor level survey of the affected properties is the only additional information that would need to be gathered.

Council should also consider the use of non-structural measures, including the use of a Special Building Overlay or building permit controls to ensure that new development is built in a way which reduces the risk of flooding. These non-structural controls take some effort to implement but over the course of the next 20-30 years have the potential to save the Council millions of dollars on structural works.

All mitigation works proposed need to be assessed further and the sizes recommended in this report are not to be adopted without a full detailed analysis and design process being first undertaken.

Priority and ID on Map	Location	Number of property significantly impacted			Peak flood depth in property			Description of issue	Recommended Works	Comments
		Low Hazard	Medium Hazard	High Hazard	5 year	20 year	100 year			
32	Merrivale Drive/Eccles St	3		3	1	0.1	0.15	0.2 Sheet flow from road affecting 3 properties (80, 82, 84 Merrivale Drive	None unless regular complaints of issues, areas of deepest flooding are localised within lots and other flooding is shallow sheet flow	flow shallow, if regular complaints from residents investigate further
33	Henry Street							Sheet flow from Henry Street and Wellington Street flowing south through properties on the flow side of the street. Flows generally shallow, but kerb on south side of Henry Street will not hold much flow on road. Properties impacted include 6 Duris Street, 1/1, 1/2, 3, 5, 7, 11A, 11, 13, 15, 17, 19, 21, 23, 25 and 31 Henry Street and 21, 23, and 25 Wellington Street	Improve piped drainage capacity upstream of Henry Street through to Merri River AND/OR implement building floor level control (SBO)	Houses on south side of Henry Street set below road level. Gutter on south side of Henry Street also likely to lose ability to convey flow at each driveway, with overland flows breaking out down driveways.
34	King Street	6	2	2	1	0.3	0.35	0.45 Low point in King Street leading to flooding of 0.3 road and 18, 16, 7 and 5 King Street	Increase pipe capacity downstream of low point and pit capture capacity in low point AND/OR implement building floor level control (SBO)	Linked to hotspot 8 in body of report
35	Laverock Road/Saltau Street	3	2	2	1	0.15	0.2	Low point in Saltau Street near intersection 0.55 with Laverock Road	Increase pipe capacity downstream of low point and pit capture capacity in low point AND/OR implement building floor level control (SBO)	Worst flooding in Saltau Street and at 76 Laverock Road
36	Ardle/Conns Lane							Low points on two properties (54 Ardle and 8 Conns Lane) are impacted by flooding. Both of these areas are highly localised trapped low points. 54 Ardle in particular is cut more than 1 m below the adjacent properties. As a result this area does not appear to have a drainage outlet	No works recommended, use planning and building controls to ensure no dwellings are built in these flood impacted areas	Confirm that levels on 54 Ardle St are as low as shown on LIDAR
37	Warrnambool Racecourse	1	1	1	1	0.8	0.95	Significant parts of the racecourse are subject to flooding in a range of different flood event	Reassess property to manage the flooding into an area of less economic importance	The economic impacts of flooding on this site could vary greatly depending on the time at which the flooding occurs
38	Botanic Road	1	1	1	1	0.3	0.3	Overland flow is ponding in trapped low points with the private property at 22 Botanic Road	New pipe connection from Botanic Road to Russel Creek	
39	McKiernan Road							Valley floor runs parallel to McKiernan Road through private properties leading to flooding in large events	Install mitigation pipe along McKiernan Road to convey flow past properties	
40	McKeller Ct	2	1	1	0	0.15	0.25	0.5 An overland flow path from Minerva Drive passes through numbers 2 and 3 McKeller Court on its way to Christine Court	Increase pipe capacity through the existing easement may be able to relieve this flooding. Implementation of building floor level controls (SBO) would also help	
41	Renoir/Talks	2			0	0.2	0.3	0.4 Flooding impacting 15 and 17 Renoir Drive	Increase pit and pipe capacity AND/OR implement building floor level control (SBO)	
42	Walkato Court	2	1	1	0	0.1	0.15	0.2 Sheet flow through a number of properties including 8 Walkato Court and 1/1, 2/1 and 3	Improve piped drainage capacity AND/OR implement building floor level control	
43	Merrivale Drive/Rentsch St	1	1	1	0	0.15	0.15	0.2 Flooding in 183 Merrivale Drive, some other nearby properties impacted by very shallow sheet flow	could increase pipe capacity to adjacent reserve	Check if dwelling impacted above floor level by flooding, if dwelling not impacted lower priority
44	Janlor/Newry/Edwin							Edwin Court is a downhill court bowl and the flow into the court is flooding 4 and 5 Edwin court and also flowing through 14 and 16 Newry Court	Intercept flows at intersection of Janlor Drive and in Edwin Court and pipe through private properties. Localised works to increase storage at the end of Edwin Court may also help. Could also use building floor level control such as SBO on affected properties.	
45	Kingsway Court	2	0	0	0	0.1	0.15	0.25 Low point in Kingsway Court in front of number 3, flooding impacting 1/3 and 4 Kingsway Court	Increase pipe capacity downstream of low point and pit capture capacity in low point AND/OR implement building floor level control (SBO)	Model shows no drain out from this low point

7.5. PLANNING PERMIT APPLICATION - PP2022-0120 - 271 KOROIT STREET, WARRNAMBOOL

DIRECTORATE : City Growth

PURPOSE:

This report summarises the planning assessment and provides a recommendation for the application to develop the site known as 271 Koroit Street, Warrnambool by way of retaining the existing dwelling and construction two new dwellings at the rear and recommends that Council issue a Notice of Decision to grant a permit subject to conditions.

EXECUTIVE SUMMARY

- Council has received an application to develop the land known as 271 Koroit Street, Warrnambool. The development will include the retention of the existing dwelling and construction of two new dwellings to the rear.
- The application triggers a planning permit under the General Residential zone for the construction of two or more dwellings on a lot as well as under the heritage overlay for buildings and works. It is noted that the use of the land for a dwelling does not require separate permission.
- Although there is planning policy relating to the site identifying the area as suitable for where residential growth can/should occur, simultaneously the site is also covered by a heritage overlay which seeks to limit change that would detract from the heritage assets.
- The application was subject to internal referrals, and was subject to public notice.
- As a result of notification, eight objections were received, where grounds were primarily in regard to inappropriate development within a heritage precinct, inconsistency with neighbourhood character/overdevelopment, amenity impacts, and parking/traffic/access.
- The application and concerns raised by objectors have been considered against all of the relevant provisions of the Warrnambool Planning Scheme and it has been deemed that on balance the application warrants support, where the Officer's recommendation is that a Notice of Decision be issued subject to conditions.

MOVED: CR MAX TAYLOR

SECONDED: CR RICHARD ZIEGELER

That Council, having caused notice of Planning Application No. PP2022-0120 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* decides to determine to issue a Notice of Decision to Grant a Permit for the application for PP2022-0120 under the provisions of the Warrnambool Planning Scheme in respect of the land known and described as ALLOT Lot 8 CA PSH WAN TSH WARR, 271 Koroit St WARRNAMBOOL VIC 3280, for the Partial demolition, Alterations and Additions to Existing Dwelling, Construction of a Front Fence and Construction of Two additional 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 15 February and 10 May 2023) but modified to show:**
 - a. Both first floor south facing windows of the proposed dwellings screened to a height of 1.7 metres above the finished floor level with either fixed screens or manufactured obscure glass with the screen or glazing to have a maximum transparency of 25 percent.**

- b. Landscaping consistent with the plan required under condition 6.
 - c. A materials and colours schedule generally consistent with the materials and colours noted in the RFI response dated 15 February 2023 but modified so that all wall cladding material in a colour no darker than 'Basalt'.
 - d. The removal of notations from site plan/s in relation to 'original proposed boundaries'.
 - e. The inclusion of a pedestrian path for the length of the existing dwelling within the current landscape strip.
 - f. Swept path diagrams showing that all vehicles can enter/exit the site in a forward direction.
2. The development as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.
3. Before the commencement of construction, a Tree Management Plan (TMP) is to be submitted to and endorsed by the Responsible Authority. The TMP is to be prepared by a suitable qualified person and detail how the Norfolk Island Pines (particularly the one adjacent the western property boundary) within Koroit Street will be protected throughout the construction of the development.
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 SPOS area of each dwelling.
 - One within the common area.

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.

LOST - 3 : 4

Crs Taylor, Arnott and Ziegeler voting for the motion
Crs. Paspaliaris, Akoch, Jellie and Blain voting against the motion.

MOVED: CR ANGIE PASPALIARIS
SECONDED: CR VICKI JELLIE

That Council, having caused notice of Planning Application No. PP2022-0120 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* decides to determine to issue a Notice of Refusal for application PP2022-0120 under the provisions of the Warrnambool Planning Scheme in respect of the land known and described as ALLOT Lot 8 CA PSH WAN TSH WARR, 271 Koroit St WARRNAMBOOL VIC 3280, for the Partial demolition, Alterations and Additions to Existing Dwelling, Construction of a Front Fence and Construction of Two additional dwellings, for the following reasons:

- The built form outcome is not consistent with the predominant scale of heritage buildings as supported by clause 15.03-1L
- The bulk and presentation of the proposed form adversely affects the significance of the heritage precinct as required by clause 43.01, including in relation to views through and between properties
- The application fails to respond to the objectives of clause 55.02-1 as two additional dwellings represents an overdevelopment of the site that does not respect existing neighbourhood character.

CARRIED 4 : 3

Crs Paspaliaris, Jellie, Akoch and Blain voting for the motion
Crs Taylor, Arnott and Ziegeler voting against the motion

BACKGROUND

The proposal is for partial demolition, alterations and additions to an existing dwelling, construction of a front fence, and construction of two additional dwellings. Details of the proposal are as follows:

- Demolition of the rear of the existing dwelling.
- Demolition of two outbuildings at the rear of the site.
- Undertake the following alterations and additions to the existing dwelling:
 - Construction of a rear addition containing a kitchen, bathroom and laundry.
 - Construction of a deck at the rear (south eastern) corner of the dwelling.
 - Construction of a double car garage at the rear of the dwelling.
 - Construction of a 1.2 metre high wire mesh fence across the front of the property.
- Construction of two double storey, two bedroom dwellings in the rear half of the site.
- The new dwellings will have the following minimum boundary setbacks:
 - 1.75 metres from both side boundaries at the ground and first floor.
 - 1.8 metres at ground level and 3.05 metres at the first floor from the rear setback.
 - 34.4 metres from the front boundary.
 - The new dwellings will be setback 13 metres from the rear of the existing dwelling.
- The development will have a site coverage of 36.1 percent.
- 32.6 percent of the site will be permeable.
- 35.6 percent Garden Area will be provided.
- Vehicle access for all dwellings will be via the existing crossover located to the western side of the frontage of the site.
- Each dwelling will be provided with dedicated onsite parking spaces. Dwelling 1 includes a double garage (three bedroom dwelling), while Dwelling 2 and Dwelling 3 (both two bedroom) are provided with a single garage and the provision to also park within the driveway in front of the garage.

- The new dwellings are contemporary design with flat roof profiles. Materials include Colorbond cladding, vertical timber cladding (painted) and expressed joint cladding.
- Landscaping is proposed across the front of the site and within the areas of secluded private open space and includes space capable of supporting small canopy trees and other plantings.

ISSUES

As a result of public notification, Council received eight submissions objecting to the development with the key areas of concern being:

- Overlooking.
- Overshadowing.
- Bulk and Mass from the rear.
- Will cause property devaluation.
- Proposal is not appropriate within the Koroit Street Heritage Precinct/not consistent with Heritage guidelines.
- Overdevelopment of the site.
- Would block views of the Norfolk Island Pines.
- Will lead to other high rise developments in the area.
- Will increase densities which is not appropriate within the Koroit St Heritage Precinct.
- Townhouses are provided with substandard garden areas.
- Renovations to the existing dwelling are positive but the townhouses are not.
- Will increase traffic and parking in Koroit Street.
- The proposal could lead to further development within the area.

Councillors have previously been provided with copies of the objections.

A planning assessment has been carried out which assessed the proposal against the relevant provisions and policies within the Warrnambool Planning Scheme as well as the grounds raised by objectors where it has been concluded that on balance the application should be supported.

A copy of the delegate report has been included as an attachment (Attachment A) to this report, however, the following summary/discussion is provided in relation to the key issues:

- The site is located within a Heritage Overlay identified as the Koroit Street West Precinct and also located within the General Residential Zone and the area defined as the Warrnambool City Centre Activity Centre.
- Being located within Warrnambool's main activity centre, planning policy generally seeks to encourage development, including higher density residential development.
- In contrast to the above point, the site is also located within the Heritage Overlay which generally seeks to limit the extent of development that occurs in order to protect identified heritage assets. However, clause 02.03-5 (Built Environment and Heritage) notes that heritage and character should not preclude infill development, rather that appropriate development should adhere to the range of design considerations, demonstrating that some level of change within heritage areas is envisaged.
- The assessment of the application considered whether the proposed development struck the right balance between providing additional housing while not unreasonably impacting the amenity of neighbouring residents, and unreasonably eroding the heritage fabric of the site/wider heritage precinct.
- Following the complete assessment of the application the following conclusion was made:
 - Despite the variety of policy directives, the site is located within an area where increased densities could occur and while the heritage overlay applies, the development provides an appropriate balance between providing a reasonably designed infill development without unreasonably eroding the heritage character of the site/area.

- o While elements of the new dwellings would be visible from the street, the new works are well recessed, have modest upper stories and sit lower than the existing dwelling and therefore the existing dwelling would remain as the dominant element on the site/within the streetscape.
- o The development will provide two additional two-bedroom dwellings within the Warrnambool City Centre which will increase the diversity in the housing product available within the immediate area. Furthermore, the provision of smaller dwellings should also result in a more affordable product either for purchase or rent.
- o The siting and scale of the development is reasonable and would not result in any unreasonable impacts to the amenity of adjoining properties as demonstrated by the compliance with Clause 55 standards and objectives.

FINANCIAL IMPACT

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

LEGISLATION / POLICY / COUNCIL PLAN CONTEXT

4 A connected, inclusive place

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

5 An effective Council

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

TIMING

Should the matter progress to a decision at the next available Council meeting, the application is inside statutory timeframes within which a decision should be made.

COMMUNITY IMPACT / CONSULTATION

The application was notified in accordance with the requirements of the Planning and Environment Act.

In line with Council's delegation policy, as a result of having more than 6 objections, a Hearing of Submissions meeting was held with Councillors on 27 June 2023, and the decision cannot be made under delegation.

LEGAL RISK / IMPACT

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

OFFICERS' DECLARATION OF INTEREST

No conflict of interest has been declared.

CONCLUSION

Having given consideration to the planning application documentation, referral advice and concerns raised by objectors, and following an assessment of the proposal against the relevant provisions of the Warrnambool Planning Scheme, on balance the application warrants support and is recommended for approval.

ATTACHMENTS

1. ATTACHMENT 1 - P P 2022-0120 - Delegate Report [7.5.1 - 46 pages]
2. ATTACHMENT 2 - P P 2022-0120 - Development Plans - 271 Koroit St [7.5.2 - 9 pages]



Delegate Planning Assessment Report

Application Details:

Application is for:	Partial demolition, Alterations and Additions to Existing Dwelling, Construction of a Front Fence and Construction of Two additional dwellings
Applicant's/Owner's Name:	Baudinette & Associates Architects PO Box 5146 WARRNAMBOOL VIC 3280
Date Received:	25 May 2022
Statutory Days:	2 @ 16 August 2023
Application Number:	PP2022-0120
Planner:	Senior Statutory Planner
Land/Address:	ALLOT Lot 8 CA PSH WAN TSH WARR 271 Koroit St WARRNAMBOOL VIC 3280
Zoning:	General Residential Zone- Schedule 1
Overlays:	Heritage Overlay HO314
Under what clause(s) is a permit required?	Clause 32.08 (General Residential Zone) – Construction of two or more dwellings on a lot. Clause 43.01 (Heritage Overlay) – Partial demolition, Buildings and Works, Construction of a Front Fence.
Restrictive covenants on the title?	Nil
Current use and development:	Single Dwelling

Proposal

The proposal is for partial demolition, alterations and additions to an existing dwelling, construction of a front fence, and construction of two additional dwellings. Details of the proposal are as follows:

- Demolition of the rear of the existing dwelling.
- Demolition of two outbuildings at the rear of the site.
- Undertake the following alterations and additions to the existing dwelling:
 - Construction of a rear addition containing a kitchen, bathroom and laundry.
 - Construction of a deck at the rear (south eastern) corner of the dwelling.
 - Construction of a double car garage at the rear of the dwelling.
 - Construction of a 1.2 metre high wire mesh fence across the front of the property.
- Construction of two double storey, two bedroom dwellings in the rear half of the site.
- The new dwellings will have the following minimum boundary setbacks:

- 1.75 metres from both side boundaries at the ground and first floor.
- 1.8 metres at ground level and 3.05 metres at the first floor from the rear setback.
- 34.4 metres from the front boundary.
- The new dwellings will be setback 13 metres from the rear of the existing dwelling.
- The development will have a site coverage of 36.1 percent.
- 32.6 percent of the site will be permeable.
- 35.6 percent Garden Area will be provided.
- Vehicle access for all dwellings will be via the existing crossover located to the western side of the frontage of the site.
- Each dwelling will be provided with dedicated onsite parking spaces. Dwelling 1 includes a double garage (three bedroom dwelling), while Dwelling 2 and Dwelling 3 (both two bedroom) are provided with a single garage and the provision to also park within the driveway in front of the garage.
- The new dwellings are contemporary design with flat roof profiles. Materials include Colorbond cladding, vertical timber cladding (painted) and expressed joint cladding.
- Landscaping is proposed across the front of the site and within the areas of secluded private open space and includes space capable of supporting small canopy trees and other plantings.

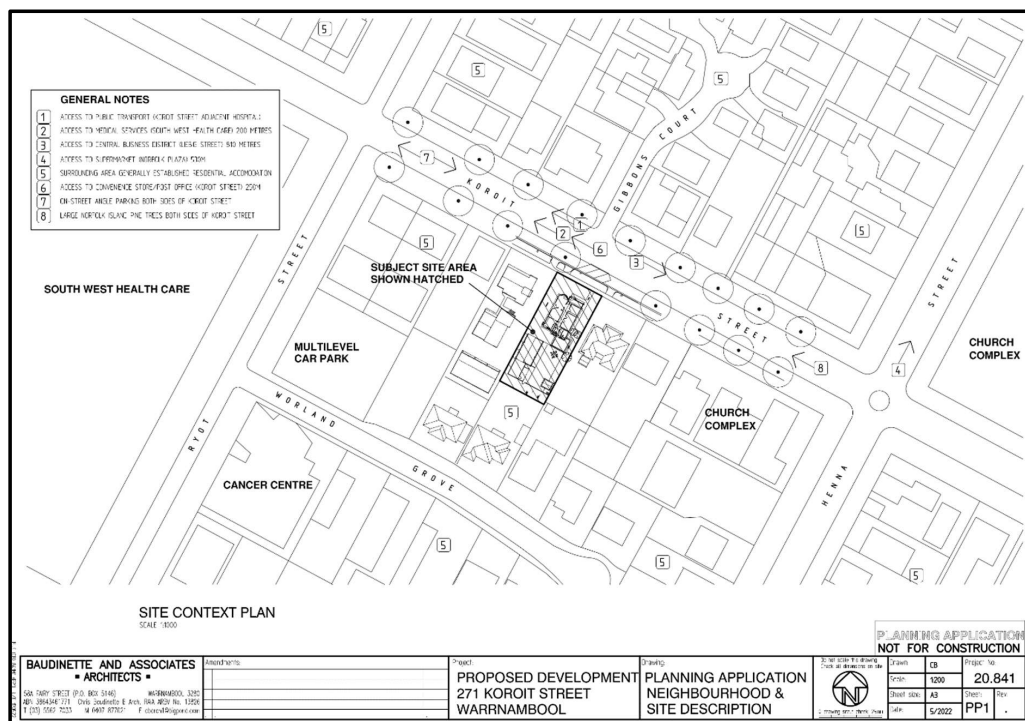


Image 1: Neighbourhood and Site Description Plan. Source: Application Documents.

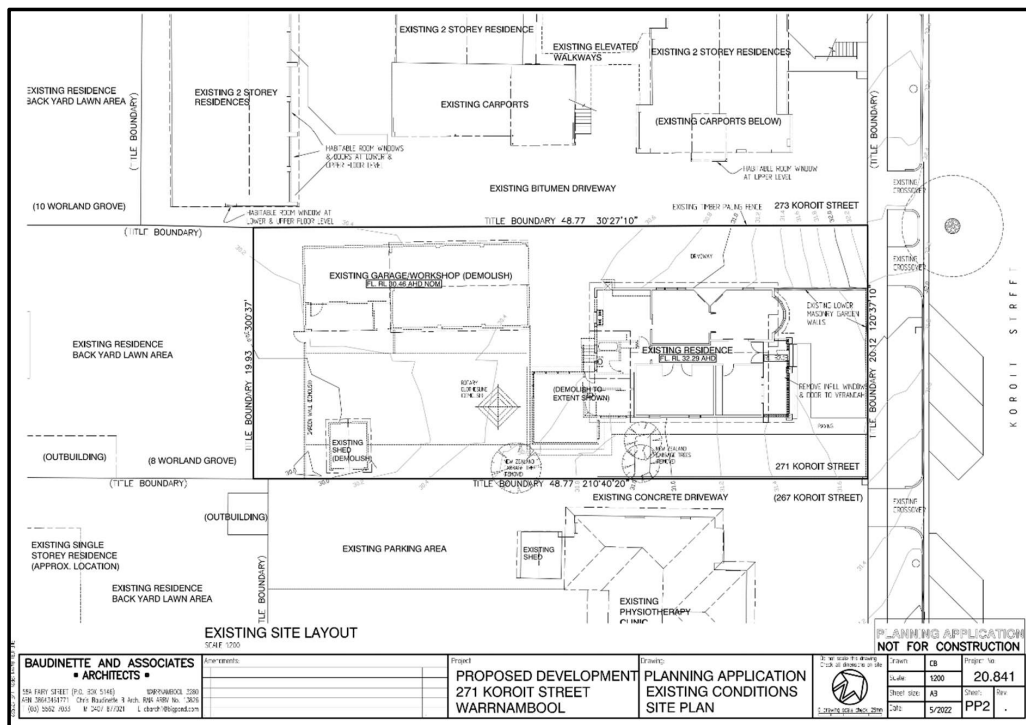


Image 2: Demolition Plan. Source: Application Documents.

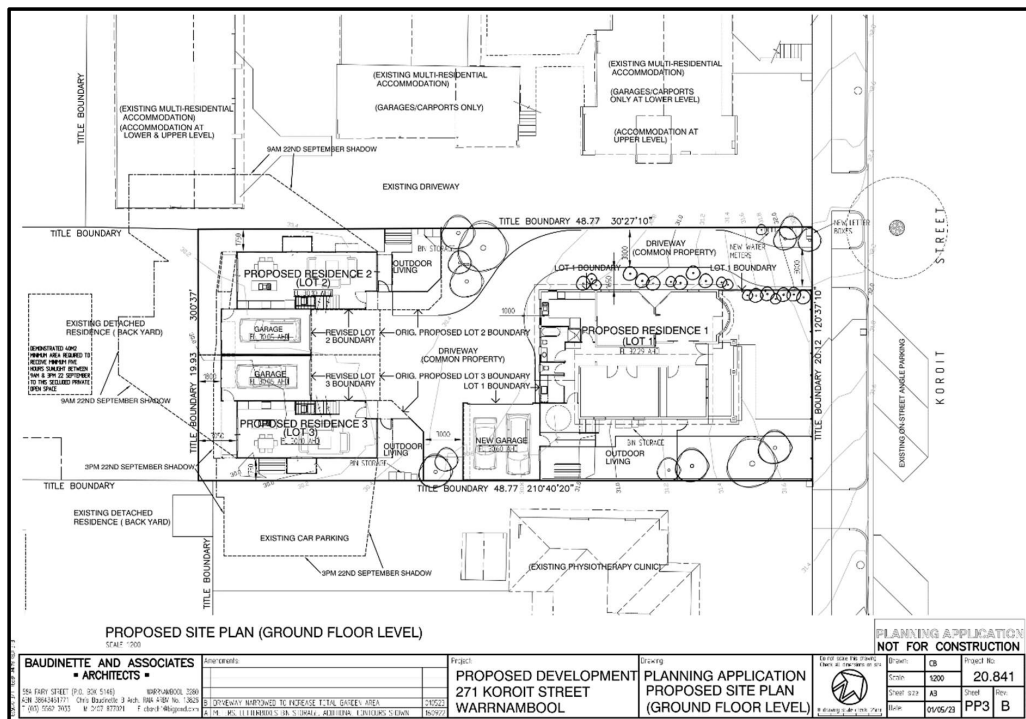


Image 3: Proposed Site Plan (Ground Floor). Source: Application Documents.

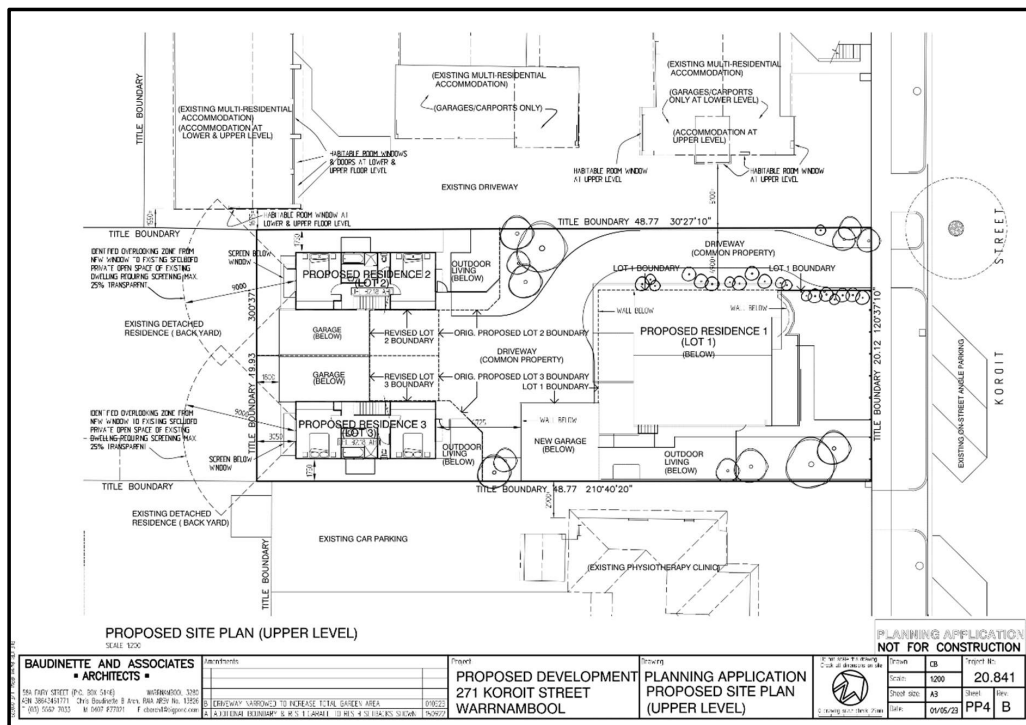


Image 4: Proposed Site Plan (First Floor). Source: Application Documents.

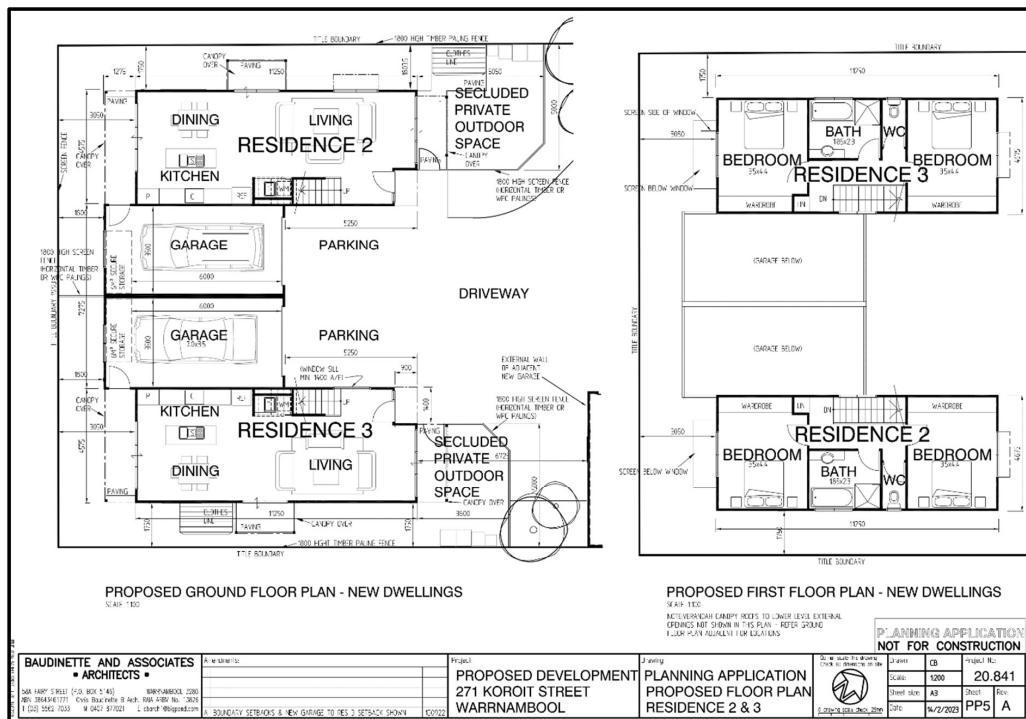


Image 5: Proposed Floor Plans – Proposed Dwellings. Source: Application Documents.

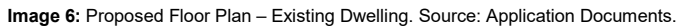
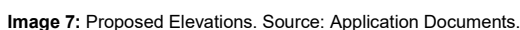


Image 6: Proposed Floor Plan – Existing Dwelling. Source: Application Documents.



Subject Site & Locality

Site

The subject site is located on the southern side of Koroit Street between Henna Street (east) and Ryot Street (west).

The site is regular in shape and has a frontage of 20.12 metres, a depth of 48.77 metres and an overall area of 977 square metres. The site falls from north to south (front to back) 2.2 metres with the majority of the fall (1.6 metres) occurring between the front of the site and rear of the existing dwelling.

The site has been developed with a single storey dwelling located on the front half of the site, and setback 6.5 metres from the front boundary, 4.8 metres from the eastern (side) and 4.9 metres from the western (side) boundary. The rear half of the site contains a large outbuilding (approximately 130 square metres in size) adjacent the western boundary with a second smaller outbuilding located adjacent the eastern boundary.

Vehicle access to the site is via a single width crossover located on the western side of the frontage of the site with a driveway extending along the western boundary to the previous mentioned outbuilding.

Vegetation across the site is minimal, where aerial photography suggests vegetation is limited to planted hedges and some small trees.

Angled on-street car parking is located in front of the site with a large Norfolk Island Pine Tree within the road reserve in line with the western property boundary of the subject site.



Image 8: Aerial image of subject site and immediate adjoining properties. Source: www.nearmaps.com.



Image 9: View of subject site from northern side of Koroit Street.



Image 10: Relationship between subject site (right) and adjoining property to east (left).



Image 11: Relationship between subject site (left) and adjoining property to west (right).

Locality

The subject site shares a common boundary with three properties. Features of these site are as follows:

- 267-269 Koroit Street (east/side) contains a single storey building which would have originally been a dwelling however is now used as a medical centre (physiotherapy clinic). The building appears to be original (circa 1900's) however likely to have undergone some alterations over time. The building is setback approximately 9.7 metres form Koroit Street and 3 metres from the common boundary with the subject site. Vehicle access to the site is via a single width crossover located to the western side of the frontage of the site. The driveway provides access to three formalised car parking spaces within the front setback and an additional five at the rear of the site.
- 273 Koroit Street (west/side) contains a residential development consisting of three, two storey buildings containing a total of eight units. The lot extends further south than the

subject site with the built form located further back in the site (and spanning the width of the site) than the rear boundary of the subject site; however, the design of the rear building results in it presenting as single storey towards its southern boundary (two storey on the northern side), where the upper storey is within the roof space. The buildings are brick construction in a brown colour and have angled/pitched tiled roofing. Based on the materials and design of the development it is estimated construction occurred in the 1980's. It is unclear what (if anywhere) constitutes SPOS/POS on the site. The development is setback approximately 6 metres from Koroit Street and 5.1 metres from the common boundary with the subject site. Vehicle access to the site is via a crossover located on the eastern side of the frontage of the site which provides access to six (estimated during site visit) undercover car parking spaces.

- 8 Worland Grove (south/rear) abuts the rear common boundary. The site contains a single storey cream brick and pitched tiled roof dwelling setback approximately 17.6 metres from the common boundary. The common boundary is defined by a dense hedge approximately 3 metres in height. The area between the dwelling and the subject site appears to be secluded private open space.

Key characteristics of the wider locality include the following:

- A dominant element along either side of the Koroit Street streetscape is the avenue of Norfolk Island Pines stretching along Koroit Street from Hyland Street (west) to Henna Street (east).
- Koroit Street contains a number of dwellings dating back to settlement, with more recent dwellings/developments now interspersed. The condition of individual original dwellings varies greatly.
- Single dwellings are the dominant built form within the locality however there are examples of multi dwelling/unit developments.
- The Warrnambool Base Hospital is located 120 metres west of the site on Ryot Street. In addition to the main hospital building the Cancer Centre and a multi-level car park are located within the same complex.
- Likely due to the proximity to the hospital, a number of the dwellings throughout the immediate locality have been converted into medical centres.
- The immediate area is located within what would too many would be considered the Warrnambool CBD, however the primary business area is located 220 metres east of the site.
- Bus route 1 runs along Koroit Street with the closest stop to the subject site being located in front of the Hospital on the corner of Koroit and Ryot Street.

Permit/Site History

Permit History

A search of council's electronic register identified that permit PP2008-0046 was issued in May 2008 which allowed the establishment of a medical centre on the site. It is unclear if this permit was ever acted upon.

A review of the physical archive file was not undertaken.

Aboriginal Cultural Heritage

The site is located within an area of Aboriginal Cultural Sensitivity however the construction of two dwellings is an exempt activity. Furthermore, a subdivision is an exempt activity if the site is not within 200 metres of the coast or Murray River and less than 0.11 hectares. Therefore a Cultural Heritage Management Plan is not required to enable the application to be considered.

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.
- Placing one sign at the front of the property.

The notification has been carried out correctly.

Council has received eight objections to date. A summary of the matters raised in the objections is provided below:

- Overlooking.
- Overshadowing.
- Bulk and Mass from the rear.
- Will cause property devaluation.
- Proposal is not appropriate within the Koroit Street Heritage Precinct/not consistent with Heritage guidelines.
- Overdevelopment of the site.
- Would block views of the Norfolk Island Pines.
- Will lead to other high rise developments in the area.
- Will increase densities which is not appropriate within the Koroit Heritage Precinct.
- Townhouse are provided with substandard garden areas.
- Renovations to the existing dwelling are positive but the townhouses are not.
- Will increase traffic and parking in Koroit Street.
- The proposal could lead to further development with in the area.

Consultation

The following consultation occurred during the processing of the application.

- A request for further information was sent to the applicant on 12 September 2022 which requested additional detail to be added to the plans and further justification in relation to the appropriateness of the proposed development.
- A response was received on 15 February 2023 which included an amended set of development plans which were registered as a S50 Amendment.
- Following the completion of public notice a copy of all of the objections received was forwarded to the applicant for their review.
- The applicant provided a response to the objections on 10 May 2023 which included some amended pages to the development plans. The amended plans were accompanied by a S57A amendment form and registered accordingly. As the plans generally provided additional information it was considered that the charging of additional fees was not warranted. The response and amended plans were forwarded to the objectors, none of whom withdrew their objection.
- A Hearing of Submissions was held on 27 June 2023 which was attended by the applicant and six of the objectors. 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.
- During the final assessment it was identified that an external referral had not been undertaken relating to the subdivision component of the proposal. Following communications with the applicant, rather than delay a decision being made on the application while waiting for the referral response the applicant chose to submit a S57A amendment to remove the subdivision element from the application. As the amendment related to a processing matter and simply removed a considered element no fees nor advertising was deemed necessary.

Referrals

Section 55 Referrals:

None required.

Section 52 Referrals:

None undertaken.

Internal Referrals:

Heritage

The application was referred to council's Heritage Advisor who provided the following comments:

- The proposed works to the original dwelling are found to be acceptable, subject to the following:
 - The addition of the garage and deck to the rear of the dwelling will be visible from the street front, although they are not shown on the documented elevation. Please provide further detail for:

- Colour finish of new corrugated roof sheeting;
- Material and colour finish of stairs and decking;
- Colour finish of FC Weatherboard sheet cladding to garage;
- Detail for screen fence and boundary fence (type, colour finish?);
- Proposed height, colour and detail of the front boundary and driveway fence – for the style of the original dwelling and consistency within the precinct, a low level masonry wall, is considered appropriate; and
- Where the development works look to repaint the existing dwelling, proposed colour schemes are to be provided.
- New dwellings proposed to new subdivision:
 - Whilst the proposed dwellings appear to be of a height equal or lesser than the existing dwelling, the overall mass and bulk is highly visible from the street, and impacts upon clear views through and between properties. The precinct's significance description specifically highlights the development pattern of the street, where *the extension of Koroit Street in the 1870s is of historical interest as it reflects the demand for large allotments on higher land by the middle classes, which caused the expansion to the north of the town also.*
 - To better reflect the traditional form and proportions of dwellings typical for this area, a form of greater mass to the centre of the block, and lower to the edges may be more appropriate, reducing the scale and visual impact at the sides of the property;
 - Further detail to be provided in relation to the colour finish of:
 - Metal roof sheeting;
 - Corrugated metal cladding;
 - New fences;
 - Vertical plank wall cladding;
 - FC Weatherboard sheet cladding;
 - Expressed joint panel cladding;
 - Timber framed canopy;
 - Garage door;
 - Powdercoated window and door frames; and
 - Overlooking screens.

Infrastructure

The application was referred to Council's infrastructure department who raised no objection to the application subject to recommended conditions. A comment was also made in relation to vehicles being able to enter/exit the site in a forward direction with this discussed further in a later section of this report.

Assessment

Planning Policy:

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 11.03-1L-01 (Activity Centres in Warrnambool).
- Clause 11.03-1L-02 (Warrnambool City Centre).
- Clause 11.03-4S (Coastal Settlement).
- Clause 11.03-5R (The Great Ocean Road Region).
- Clause 11.03-6S (Regional and Local Places).
- Clause 12.02-1L (Coastal Landscapes).
- 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 15.03-1S (Heritage Conservation)
- Clause 15.03-1L (Heritage Conservation).
- 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:

- Clause 02.03-5 (Built Environment and Heritage) notes that heritage and character do not preclude infill development, rather they add to the range of design considerations. Given this, it is evident that heritage conservation and infill development can coexist provided a reasonable design response is achieved.
- The development will provide additional housing stock on a site located within the CBD, where the site is capable of supporting an increased density. Furthermore, the development will assist with meeting the growing demand for housing (both supply and alternative product) 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 the Warrnambool City Centre Activity Centre making it evident that the site is well located, within close proximity to ample services and facilities demonstrating an increase to the existing residential density is appropriate.
- Further to the above point, Clause 11.03-1L-02 seeks to encourage higher density residential development within the Warrnambool City Centre with the Warrnambool City Centre Framework Plan identifying the site as a housing area further, demonstrating that strategic policy supports/encourages increased residential densities on the subject site.

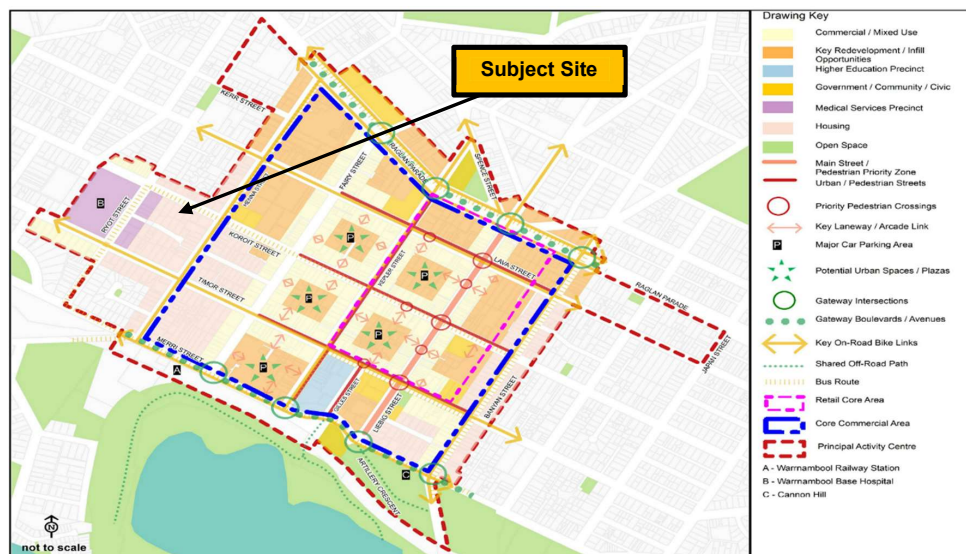


Image 12: Warrnambool City Centre Framework Plan

- The scale and siting of the development is considered to appropriately respect the existing character of the area where it is envisaged for there to be an increased residential density consistent with Clause 15.01-5S.
- Although the proposal does include the development of two double storey dwellings (as well as the retention of the existing dwelling), the new buildings are setback 12.9 metres behind the rear of the existing dwelling (34.5 metres from the front property boundary) and have a finished floor level which is 2.19 metres lower, meaning that the overall

height of any new works still sits lower than the existing dwelling. While elements of the new works would be visible from Koroit Street (e.g. looking down driveway) they will not appear as dominant and would have limited impact on the way the site presents within the streetscape therefore responding appropriately to Clause 15.01-5S and Clause 15.03-1L.

- While views of the coast are possible from points along Koroit Street, the subject site is not one of those points and therefore the proposal will not impact vantage points and view lines consistent with Clause 12.02-1L. It is noted that a site inspection found that views towards the coast were only available down the driveway of the adjoining lot to the east (267 Koroit Street) and the proposed development would unlikely alter the available view.

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 32.08-3 outlines that a permit is required to subdivide land within the GRZ1.

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 977 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.
- Construction of a front fence in association with two or more dwelling and the fence exceeds the maximum height specified within clause 55.06-2 which in this instance is 1.5 metres.

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 while the front fence does not trigger a permit under the zone as it is 1.2 metres in height so does not exceed the maximum height specified within clause 55.06-2.

Clause 32.08-7 outlines that a schedule to the zone may vary some of the Standards within the clause however 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.

- The proposed development aligns with the majority of 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 established area identified for increased residential densities, consistent with its location within the Warrnambool City Centre Activity Centre enjoying access to important amenities, services and facilities.
- Provisionally setting aside heritage considerations, the provision of two additional dwellings on the site is appropriate given the size of the land and location within Warrnambool. The form and scale of the development represents an emerging character which will continue to evolve as the city continues to grow. Furthermore, the resultant bulk and mass of the two storey form is reasonable within the neighbourhood context noting that the upper storey of each dwelling is relatively modest with a width of 4.6 metres and length of 11.2 metres.
- The development will provide a combined area of land onsite that allows 35.6 percent of the total site area as Garden Area as demonstrated on the Garden Area Plan submitted as part of the application documents. Council officers undertook an independent assessment of this plan which resulted in a figure within 0.2 percent of the figure noted

on the plans and are therefore comfortable that this mandatory requirement is achieved.

- The site does not adjoin any properties that have rooftop solar systems (based off aerial imagery dated 6 April 2023). Additionally, the single storey scale of the development means that it is unlikely that the development would impact future installation of a rooftop solar systems on a neighbouring property.
- The proposal has been assessed against the Objectives and Standards of Clause 55 and deemed to meet all of the objectives either directly or via conditions and satisfy the majority of the standards within the clause. This matter is discussed further in a later section of this report will a complete assessment provided as an attachment to this report.

Overlays:

Clause 43.01 – Heritage Overlay

The subject site is located within the Heritage Overlay (Clause 43.01). The purpose of the Heritage Overlay (HO) is.

- *To implement the Municipal Planning strategy and the Planning Policy Framework.*
- *To conserve and enhance heritage places of natural or cultural significance.*
- *To conserve and enhance those elements which contribute to the significance of heritage places.*
- *To ensure that development does not adversely affect the significance of heritage places.*
- *To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.*

The site is located within Schedule 314 to the HO which applies to an area identified as the Koroit Street West Precinct within which only solar energy system controls apply.

The *Warrnambool City Council Heritage Guidelines and Precinct Statements of Significance 2012* state the following in relation to the significance of the Koroit Street West Precinct (HO314).

The Koroit Street West Precinct comprises the western end of Koroit Street, from Henna to Hyland Streets. Koroit Street runs approximately east west, and is planted out with a significant avenue of Araucaria heterophylla (Norfolk Island Pine). Generally, the precinct has concrete footpaths, curb and channels and although there is a mixture of paved and unsealed crossovers.

The housing stock throughout the precinct is mixed, ranging from small early stone and timber cottages through to late nineteenth century houses, and a range of interwar houses. Some post World War Two developments also contribute to the precinct. The most important post WW2 buildings are those of the Trinity Lutheran Church complex, dating from 1952. Many residences have been converted for other uses, such as offices and surgeries. This use is appropriate, and for the most part,

the change of use has not been detrimental to the significance of the precinct. Some early cottages have been remodelled in the Edwardian period, as well as later. Importantly, most of the houses are still single storey with very few extended by a second story. Few fences remain in their original state, although the majority are appropriate. Generally, Koroit Street has a very high degree of integrity, and is in excellent condition overall.

The Koroit Street West Precinct is of historical significance as it demonstrates changes in the size, built fabric and aspirations of the City of Warrnambool over a significant period of time. Only the western end of Koroit Street was a part of the earliest laid out plan of Warrnambool, and the extension of Koroit Street in the 1870s is of historical interest as it reflects the demand for large allotments on higher land by the middle classes, which caused the expansion to the north of the town also.

It is of further interest historically for the broad mix of different styles and types of buildings which have been constructed over the past 160 years, from the very grand large residential estates through to quite humble vernacular cottages. The precinct is of aesthetic significance for Koroit Street's fine avenue of Norfolk Island Pines, and their contribution to the strong sense of place. The precinct is of architectural significance for the high proportion of fine, architect designed buildings, most of which are substantially intact. The most interesting building architecturally is the Trinity Lutheran Church for its naïve and late Gothic Revival style.

The Heritage Guidelines identifies the subject site as being a contributory dwelling.

Pursuant to Clause 43.01-1 (Permit Requirements) a permit is required within the HO to Construct a building or construct or carry out works which includes the construction of a front fence.

Based on the above, a permit is required for the proposed works.

Clause 43.01-8 outlines the decision guidelines which must be considered when deciding on an application. These decision guidelines are as follows.

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.*
- *The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.*
- *Any applicable statement of significance (whether or not specified in the schedule to this overlay), heritage study and any applicable conservation policy.*
- *Any applicable heritage design guideline specified in the schedule to this overlay.*
- *Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place.*
- *Whether the location, bulk, form and appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the heritage place.*
- *Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place.*

- *Whether the proposed works will adversely affect the significance, character or appearance of the heritage place.*

Having regard to the above policy, heritage guidelines and decision guidelines the following is noted in relation to the proposal.

- As has already been noted in this report, the planning scheme does not seek to prohibit all infill development within heritage areas, rather to ensure that infill is sympathetic to the heritage element and does not become the dominant element on the site.
- The extent of demolition is reasonable given works are limited and generally located to the rear of the dwelling or involve the removal of outbuildings.
- The new works associated with the existing dwelling are deemed reasonable as works are located to the rear of the dwelling generally in the same location as the part of the dwelling to be demolished. Furthermore, the combination of the slope of the land and fencing means that the garage is unlikely to be visible from the street.
- The proposed 1.2 metre high crimped wire front fence is suitable within a heritage context.
- The contemporary design of the new dwellings and the substantial separation (13 metres) will clearly distinguish the proposed dwellings as a new element on the site and avoid any blurring between what is/is not original.
- The Heritage Overlay (HO314) covers both sides of Koroit Street with the combination of the front facades, front setback areas and the significant Norfolk Island Pines contributing to the heritage character area. Therefore works to the rear of a site, particularly where they sit lower and are well separated from the heritage element are unlikely to unreasonably impact the existing heritage streetscape character.
- Council's Heritage Advisor supported the proposed works to the existing dwelling. They did note that in their view the mass and bulk of the new dwellings would be highly visible from the street and impact views through the site and that centralised upper storey elements would be more reasonable. Planning Officers did not form the view that the new dwellings would be highly visible from the street given the setback from the street, the modest size of the upper storey elements and the fact that the overall height was lower than the existing dwelling. Furthermore, while a centralised upper storey mass may be more reasonable from a heritage sense it would have likely resulted in greater impacts on surrounding residential lots which from a heritage sense does not need to be considered.
- The Heritage Advisor recommended seeking more information in relation to the colours of proposed materials. This information was provided by the applicant and while they were not referred back for comment, based on previous experience the colours are reasonable with the exception of the use of Monument. A permit condition would require that any Monument be amended to a colour no darker than Basalt.
- The most notable heritage element near the site is the Norfolk Island Pine located adjacent the western boundary. While minimal works are proposed at the front of the

site, access to the site is adjacent the tree and therefore it is recommended that a Tree Management Plan be required to ensure protection of the tree during the development.

- The *Warrnambool City Council Heritage Guidelines 2012* note three objectives when considering the appropriateness of new buildings within heritage precincts which are:
 - *To ensure that new buildings adjacent to heritage buildings or in heritage areas are sympathetic to significance and character of the heritage place.*
 - *To encourage consideration of the context of the heritage place when designing a new building.*
 - *To ensure that new buildings are compatible to and do not overwhelm the significant heritage places that are visually connected to them.*

Furthermore, the guidelines state the following in relation to rear infill:

It is not always possible to add to a building to the rear in a way that it will not be seen from the street. In these cases the design of the infill must be subservient to the significant elements of the property and the significant aspects of the heritage area.

In addition to Figure 3.4.1 below refer to the alterations and additions – visibility section of these guidelines for information on determining view lines and design of rear additions. As with additions and alterations to a significant building, a new building should be recognisable as a product of its time and not create a false impression of age or an earlier style.

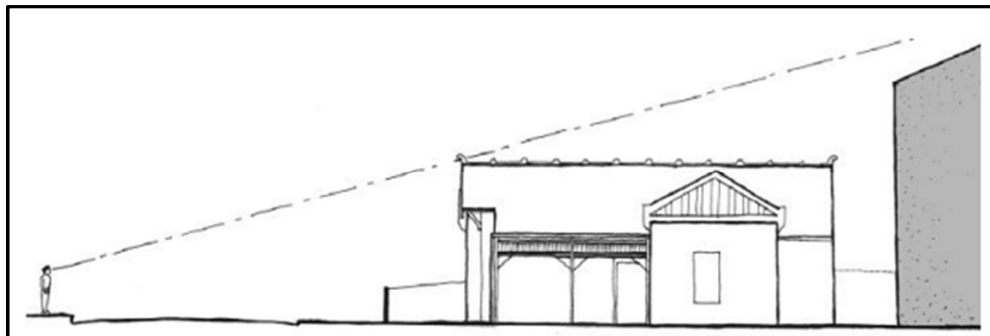
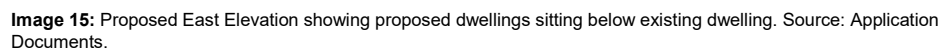
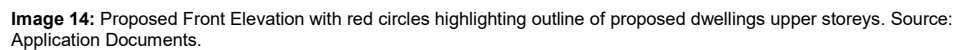


Image 13: Figure 3.4.1 Site lines drawn to determine visibility of rear infill from the street. Source: Warrnambool City Council Heritage Guidelines 2012

Having regards to the above objectives and design guidelines, on balance the proposed two dwellings to be constructed at the rear of the site are reasonable for the following reasons:

- The slope of the land means that the new dwellings sit approximately 2.5 metres below street level and therefore despite being two storey still sit below the existing dwelling and have a similar overall height comparable to a single storey built form on a flat site. The below images depicts the height of the proposed dwellings compared to the existing dwelling when viewed from the front and side elevation. The side elevation provides a particularly good representation of the relationship between the existing and proposed built form as it provides depth perception which may not be as obvious in the front elevation image.



- The new dwellings are setback 13 metres from the rear of the existing dwelling so will appear as recessive and not part of the existing dwelling.
- Further to the above point, the first floors are relatively modest in size and therefore although portions will be visible from Koroit Street the existing dwelling will retain its presence as the dominant built form element on the site.
- Centralising the upper storey of the proposed dwellings would have further obscured the new build form from view however the current arrangement is reasonable with the specific point made that new works do not need to be invisible to be reasonable.

Clause 52.06 – Car Parking

- The existing dwelling will be provided with a new double car garage which has an internal area dedicated to vehicle parking with dimensions of 6 metres by 5.5 metres which is sufficient for a three bedroom dwelling.
- The proposed dwellings each have two bedrooms and are provided with a single garage which has minimum internal dimensions of 3.5 metres by 6 metres which satisfies the statutory requirement. Dependent on the final alignment of common property each of the dwelling may also have provision for a second tandem space in front of the associated garage.

- There is no requirement for the development to provide visitor parking as it involves less than five dwellings.
- The development will utilise the existing vehicle access from Koroit Street which has a minimum width of 3 metres and will provide vehicle access for all three dwellings.
- As the access accommodates more than four vehicles it is required for all access to/from the site to be in a forward direction. Council's Engineers have requested that swept path diagrams be provided to demonstrate this can occur. Council Planning Officers have undertaken an assessment utilising Trapeze and are comfortable that vehicles will be able to enter/exit the site in a forward direction however this will be required to be provided as a condition of a permit prior to any plans being endorsed.

Clause 55 – Two or More Dwellings on a Lot

The proposal includes the retention of the existing dwelling and construction of a second dwelling at the rear 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 Objectives and generally adheres to all of the Standards with any variations to the Standards considered reasonable with discussion provided below in relation to any variations.

- *Standard B22 – Overlooking*

The new dwellings each have an upper level bedroom window which faces south and looks towards the properties on Worland Grove. A screen has been proposed below the window to restrict any views downwards into the area of SPOS below. While this may achieve compliance with the standard in this instance it is not considered to comply with the objective of clause 55.04-6 given the size of the adjoining open space and the fact that direct views into the majority of the space would still occur with only the space adjacent the rear fence obscured which is arguably not the primary usable area.

In order to meet the relevant objective, fixed screening restricting downward views or manufactured obscured glazing to a height of 1.7 metres above the first floor finished floor level should be provided. This would be required via an amended plans permit condition.

It is noted that there is an existing hedge (approximately 3 metres in height) growing along the entire rear boundary of the site (located in neighbouring property) however the effects this would have on reducing overlooking has not been taken into consideration as there are not guaranteed vegetation would remain in place.

- *Standard B28 – Private Open Space*

Existing Dwelling

The existing dwelling is provided with an area of secluded private open space which is 47 square metres in size and has a minimum dimension of 3 metres (identified in figure 15 below). The SPOS is not however directly accessible from a living area and therefore does not meet all requirements of the standard. Despite not being directly accessible from a living area the SPOS arrangement for the existing dwelling is still deemed reasonable as it is consistent with the current conditions of the site, and continues to meet the overall objective.

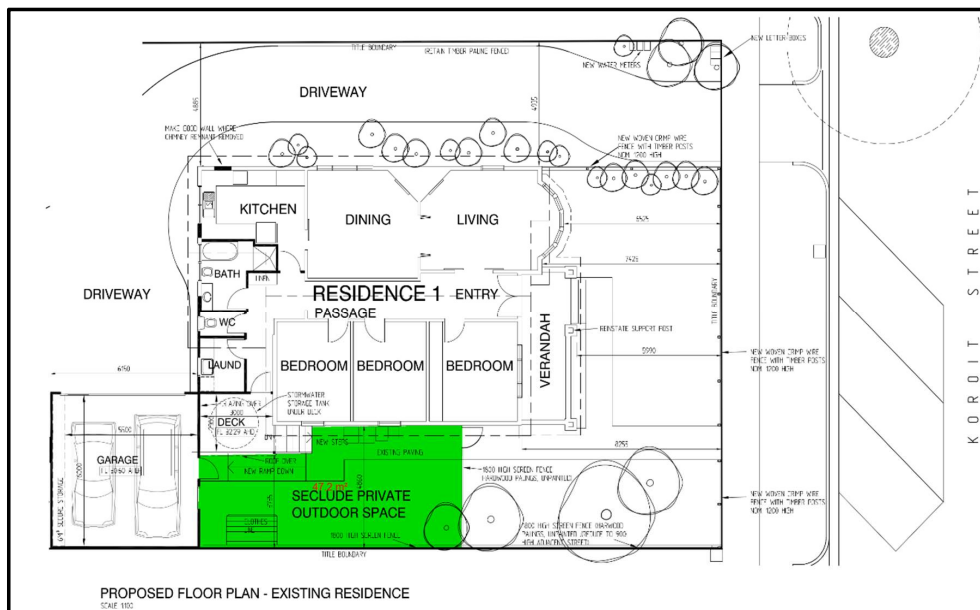


Image 16: Area of SPOS associated with Existing dwelling.

Residence 2

Residence 2 is provided with an area of 70 square metres which can be considered SPOS. Of this space a 25 square metre area has dimensions greater than 3 metres and is directly accessible from a living area. There is also any additional 19 square metres to the rear of the dwelling.

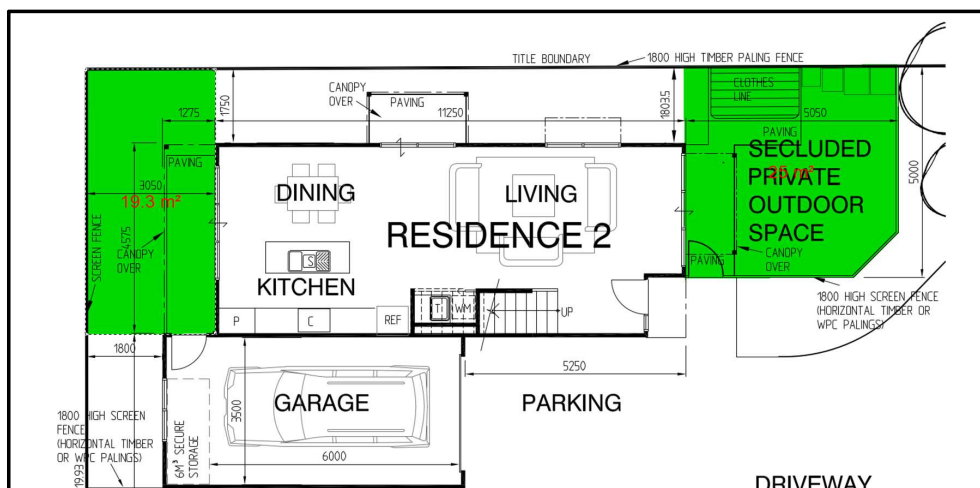


Image 17: Area of SPOS associated with Proposed Dwelling 2.

Residence 3

Residence 3 has a total of 63 square metres of space that can be considered SPOS. The dwelling however does not have a single area of at least 25 square metres with dimensions greater than 3 metres directly accessible from a living area. Conversely, the

dwelling does have two spaces which are directly accessible from a living area with a minimum dimension of 3 metres which are 19 and 17 square metres in size. While the dwelling does not have one individual area of 25 square metres the combination of two spaces with a greater overall area represents an acceptable outcome for the size of the dwelling, would meet the future recreation needs of residence of a smaller two bedroom dwelling, and continues to meet the overall objective.

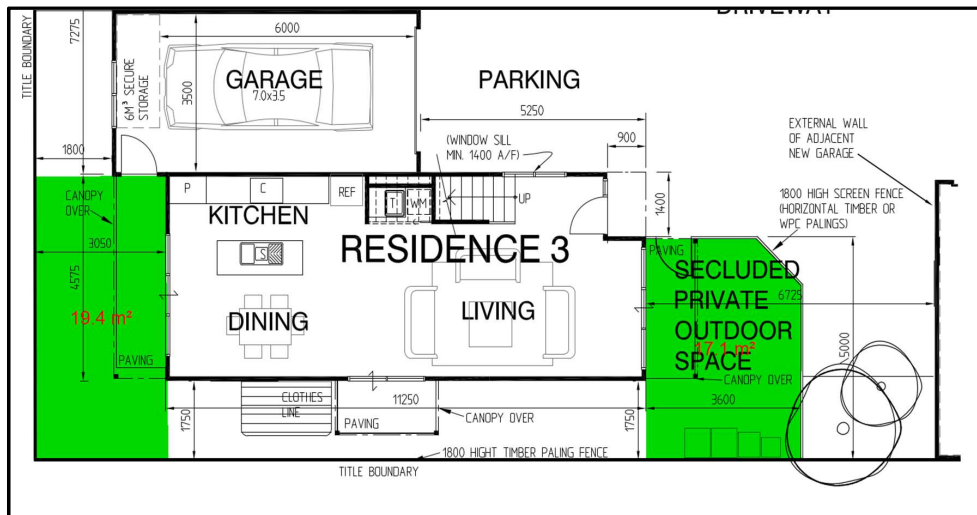


Image 18: Area of SPOS associated with Proposed Dwelling 3.

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.

Overlooking.

Overlooking from the south facing first floor windows was considered unreasonable and a permit condition has been recommended requiring these windows be screened to a height of 1.7 metres to restrict any overlooking of the adjoining properties areas of SPOS and habitable rooms.

Overshadowing.

The development would result in some additional overshadowing however as discussed within the Clause 55 assessment the extent of additional overshadowing is not deemed excessive and complies with the relevant overshadowing provision.

Bulk and Mass from the rear.

When the development is viewed from the rear the upper storey consists of two components each with a width of 4.6 metres, with the two components separated by 7.2 metres. The extent of built form visible from the rear is considered modest and not unreasonable within a residential context, particularly one where increased densities are envisaged. Furthermore the proposal meets or exceeds the side and rear setback requirements and has an overall height below what is permitted within the area.

It is noted that the comment was made in objections in relation to the development to the west and the fact that while this is a two storey development it has a raked roofline and is single storey at the rear. The adjoining development to the west extends further back than the proposed site making it closer to the adjoining properties and built form space the entire width of the lot thereby having the potential to cause greater impact on neighbouring properties due to being a larger mass. Furthermore, it is highlighted that the two storey element of the adjoining development aligns with the rear setback of the proposed dwelling meaning the two storey built form extends no closer to the rear neighbouring properties.

Will cause property devaluation.

This is subjective and is not a matter considered as part of the planning application process.

Increasing densities are not appropriate within the Koroit Heritage Precinct.

As has been discussed throughout this report and is outlined with relevant policy, heritage overlays/controls do not preclude infill development. When assessing this application heritage is only one of the many matters which need to be considered when determining if the application is reasonable.

Proposal is not appropriate within the Koroit Street Heritage Precinct/not consistent with Heritage guidelines / Overdevelopment of the site

As has been discussed throughout this report the proposal strikes an appropriate balance between heritage conservation and increasing residential densities.

Would block views of the Norfolk Island Pines.

The proposed development would not obscure the view of any of the Norfolk Island Pines from within the Koroit Street Heritage Precinct. While the two new dwellings may partially obscure one or two of the trees when viewed from the immediate adjoining properties to the south, the majority would remain visible. Additionally, there is no underlying planning policy controlling views to or from Norfolk Pines.

Will lead to other high rise developments in the area.

This application involves a development of the lot know as 271 Koroit Street and does not determine what may or may not happen on other lots in the future. If a development was proposed on another lot it would need to undergo the normal planning process to determine if the proposal is reasonable.

Townhouse are provided with substandard garden areas.

The townhouses have areas of open space on both the northern and southern side of the building. It is anticipated that the northern space would be utilised as the primary area as this has the best solar orientation. Where a lot has a north-south orientation and is located on the southern side of the street there are always going to be areas of open space which are shaded by the dwelling on the site. As has been discussed within this report the open space arrangement for the proposed dwellings is considered reasonable.

Renovations to the existing dwelling are positive but the townhouses development is not.

The appropriates of the development as a whole has been discussed at length throughout this report and the development needs to be considered as a whole, and as submitted.

Traffic and Parking.

The development provides the number of onsite car parking spaces required by the planning scheme. Furthermore, the resultant additional vehicle movements generated by two additional two bedroom dwellings are not considered to represent an unreasonable increase in traffic within the street.

With regards to on street parking, the development will make no change to the on street parking conditions with all on street spaces to remain.

It is also noted that in relation to both traffic and on street car parking Council engineers have raised no concerns.

Conclusion

Having given consideration to the planning permit documentation, referral advice and any 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, on balance the application warrants support for the following reasons:

- Despite the somewhat conflicting policy whereby the site is identified as being located within an area where increased densities could occur and yet is covered by a heritage overlay which generally seeks to maintain heritage features, the development provides an appropriate balance between providing a reasonably designed infill development without unreasonably eroding the heritage character of the site/area.
- While elements of the new dwellings would be visible from the street, the new works are well recessed, have modest upper stories and sit lower than the existing dwelling and therefore the existing dwelling would remain as the dominant element on the site/within the streetscape.
- The development will provide two additional two bedroom dwellings within the Warrnambool CBD which will increase the diversity in the housing product available within the immediate area. Furthermore, the provision of smaller dwellings should also result in a more affordable product either for purchase or rent.
- The siting and scale of the development is reasonable and would not result in any unreasonable impacts to the amenity of adjoining properties as demonstrated by the compliance with Clause 55 standards and objectives.

Recommendation

That council, having caused notice of Planning Application No. PP2022-0120 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* decides to determine to issue a Notice of Decision to Grant a Permit for the application for PP2022-0120 under the provisions of the Warrnambool Planning Scheme in respect of the land known and described as ALLOT Lot 8 CA PSH WAN TSH WARR, 271 Koroit St WARRNAMBOOL VIC 3280, for the Partial demolition, Alterations and Additions to Existing Dwelling, Construction of a Front Fence and Construction of Two additional 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 15 February and 10 May 2023) but modified to show:

- a. Both first floor south facing windows of the proposed dwellings screened to a height of 1.7 metres above the finished floor level with either fixed screens or manufactured obscure glass with the screen or glazing to have a maximum transparency of 25 percent.
- b. Landscaping consistent with the plan required under condition 6.

- c. A materials and colours schedule generally consistent with the materials and colours noted in the RFI response dated 15 February 2023 but modified so that all wall cladding material in a colour no darker than 'Basalt'.
 - d. The removal of notations from site plan/s in relation to 'original proposed boundaries'.
 - e. The inclusion of a pedestrian path for the length of the existing dwelling within the current landscape strip.
 - f. Swept path diagrams showing that all vehicles can enter/exit the site in a forward direction.
2. The development as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.
3. Before the commencement of construction, a Tree Management Plan (TMP) is to be submitted to and endorsed by the Responsible Authority. The TMP is to be prepared by a suitable qualified person and detail how the Norfolk Island Pines (particularly the one adjacent the western property boundary) within Koroit Street will be protected throughout the construction of the development.
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 SPOS area of each dwelling.
 - One within the common area.

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:	_____	Delegate:	_____
Signature:	_____	Signature:	_____
Date:	_____	Date:	_____

ATTACHMENT 1 – Clause 55 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: PP2022-0120

ADDRESS: 271 Koroit Street, WARRNAMBOOL 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, mass and siting of the proposed development is considered to appropriately respect the existing and future character of the area noting that that area is identified as accommodating higher residential densities. Furthermore, the development has responded to the site features through the provision siting the new dwellings at a lower level to follow the contours of the site which minimises the resultant heights of the new built form.
	2. Design respects the existing or preferred neighbourhood character & responds to site features.	✓ Complies

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
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.
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 three dwellings and therefore this standard is not applicable however it is noted that the two new dwellings are two bedrooms which results in a variation to the predominant three bedroom dwellings found throughout the locality.
B4 Infrastructure Provides appropriate utility services and infrastructure without overloading the capacity.	5. Connection to reticulated sewerage, electricity, gas and drainage services.	✓ Complies Services are available in the 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 No advice has been provided to suggest that existing services need to be upgraded.
B5 Integration with the Street Integrate the layout of development with the street.	8. Development orientated to front existing and proposed streets.	✓ Complies
	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 The development proposes a 1.2 metre high wire front fence which will maintain existing view lines to the site from the street.

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
	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 There will be no change to the existing setback with no new works (other than a fence) located forward of the existing building line.
	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
	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

	<p>15. The site is on a corner</p> <p>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.</p> <p>Min side setback for front walls fronting side street of corner site = same setback of existing building or 3m, whichever is the lesser.</p> <p>Min side setback for side walls on a corner site = same setback of existing building or 2 metres, whichever is lesser</p>	N/A
	<p>16. There is no existing building on either of the abutting allotments facing the same street & site is not on a corner</p> <p>Min front Setback = 6m in RDZ1 & 4m for other streets.</p>	
<p>B7 Building Height Building height should respect the existing or preferred neighbourhood character.</p>	<p>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.</p>	<p>✓ Complies</p> <p>The maximum building height will be 6.0 metres which is well below the maximum height of 11 metres allowed within the zone.</p>
	<p>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.</p>	- N/A
	<p>19. Changes of building height between new and existing should be graduated.</p>	<p>✓ Complies</p> <p>The development will be a maximum of two storey in scale which is consistent with the property to the west and is considered to represent a graduated change when compared to the surrounding single storey built form.</p>
<p>B8 Site Coverage Site coverage should respect the existing or preferred neighbourhood character and respond to the features of the site.</p>	<p>20. The site area covered by buildings should not exceed:</p> <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% 	<p>✓ Complies</p> <p>The proposed site coverage is 36.15 percent which is below the maximum allowed within the zone (60 percent).</p>
<p>B9 Permeability Reduce the impact of stormwater run-off on the drainage system and facilitate on-site stormwater infiltration.</p>	<p>21. At least 20% of the site should not be covered by impervious surfaces</p>	<p>✓ Complies</p> <p>Site permeability is 32.6 percent which exceeds the 20 percent minimum.</p>

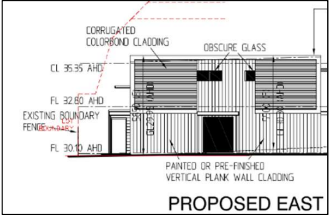
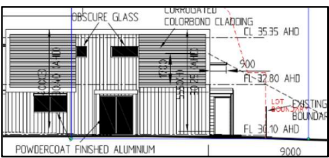

	<p>22. Stormwater management system be designed:</p> <ul style="list-style-type: none"> ▪ Meet best practice performance objectives in <i>Urban Stormwater – Best Practice Environmental Management Guidelines</i> ▪ Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces 	<p>✓ Complies</p> <p>A permit condition will require a stormwater management plan be submitted for approval prior to construction commencing which will need to demonstrate how stormwater will be controlled and managed onsite prior to being disposed into the street stormwater system.</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>The north south orientation of the lot and the lot being location on the southern side of the street, means that there are limited opportunities for north facing windows. Despite this both new dwellings have been designed to have a window to habitable rooms 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 unreasonably impact/reduce the energy efficiency of any adjoin properties with it noted that any additional overshadowing generally occurs over a carpark, driveway or large area of open space.</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>Provided where practicable given orientation of lot.</p>
	<p>26. Solar access for north-facing windows should be maximised.</p>	<p>✓ Complies</p> <p>Provided where practicable given orientation of lot.</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>The development does not include any public open space.</p>

B12 Safety Layout to provide safety and security for residents and property.	28. Entrances to dwellings and residential buildings should not be isolated or obscured from the street and internal accessways.	✓ Complies The entry to each dwelling will be unobstructed and clearly visible from the street or common driveway area. It is noted that due to the slope of the site it is considered that there should be a separate pedestrian path for the section past the existing dwelling with this to be required via a permit condition.
	29. Planting should not create unsafe spaces along streets and accessways	✓ Complies
	30. Good lighting, visibility and surveillance of car parks and internal accessways.	✓ Complies
	31. Protection of private spaces from inappropriate use as public thoroughfares.	✓ Complies All private open space areas are suitable fenced to ensure that will be used as public thoroughfares.
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
	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. 	✓ Complies The site plan identifies areas of landscaping and a permit condition would require that a detailed landscape plan be provided and endorsed prior to development commencing.
	34. Landscape design should specify landscape themes, vegetation location & species, paving & lighting. 35. 36.	✓ Complies As above

	37. Development should meet any additional landscape requirements specified in a schedule to the zone.	✓ Complies
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.	38. 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. 	✓ Complies All access to the site will be via the existing 3 metre wide crossover which equates to 14.9 percent of the frontage of the site.
	39. For each dwelling fronting a street, only one single- width crossover should be provided.	✓ Complies
	40. The location of crossovers will maximise the retention of on-street car parking spaces.	✓ Complies There will be no change to the number of on street car parking spaces available in front of the site.
	41. Access points to a road in Road Zones to be minimised.	✓ Complies There will be no change to the number of access points form current conditions.
	42. 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 neighbourhood. Protect residents from vehicular noise within developments.	43. Car parking facilities should be: <ul style="list-style-type: none"> ■ Close and convenient to dwellings. ■ Secure ■ Well ventilated if enclosed 	✓ Complies Each dwelling will have convenient covered vehicle parking with direct accesses to/from the associated dwelling.
	45. 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.	✓ Complies All habitable room windows are offset at least 1.6 metres from the common driveway or 1 metre where the sill level is elevated more than 1.4 metres.

Amenity Impacts

Clause 55.04

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>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.</p>	<p>46. A new building not on or within 200mm of a boundary should be setback from side or rear boundaries:</p> <p>47. At least the distance specified in the schedule to the zone, or</p> <p>48. 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.</p> <p>(refer Diagram B1 for more detail and information about minor encroachments).</p>	<p>✓ Complies</p> <p>All new walls not constructed on a boundary will comply with the side and rear setback requirements. Snips from the officer assessment are included blow to show the setback diagram overlays on the relevant elevations.</p>  <p>Rear setback</p>  <p>Rear setback</p>  <p>Both side setbacks</p>

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>B18 Walls on Boundaries 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>49. 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>50. 10m plus 25 % of the remaining length of the boundary of an adjoining lot. or</p> <p>51. 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>52. 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>53. A building set back up to 200mm from a boundary</p> <p>54. 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 – Length and Height</p> <p>The development includes one sections of boundary wall being the eastern (side) garage wall associated with the existing dwelling.</p> <p>The total length of wall on the eastern (side) boundary is 6.1 metres which is less than the permitted 19.5 metres.</p> <p>The maximum height of the wall is 3.25 metres and average height is 3.15 metres.</p>

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
B19 Daylight to Existing Windows Allow adequate daylight into existing habitable room windows.	55. 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 proposed built form is sufficiently setback from adjoin windows so as to not unreasonable restrict access to daylight.
	56. 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
	57. <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>	

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
20 North Facing Windows Allow adequate solar access to existing north-facing habitable room windows.	58. 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 There are no north facing windows on adjoining properties within three metres of the abutting lot boundary.
B21 Overshadowing Open Space Ensure buildings do not significantly overshadow existing secluded private open space.	59. 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 orientation of the lot means that some level of additional overshadowing will occur to neighbouring properties throughout the day with the property to the direct south receiving the greatest level of additional shadow. The development plans include shadow information and also depict an area of 40 square metres within the neighbouring properties SPOS which is free of any additional shadow thereby demonstrating compliance with this standard.
B22 Overlooking Limit views into existing secluded private open space and habitable room windows.	60. 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: 61. A minimum offset of 1.5m from the edge of one window to the other. 62. Sill heights of at least 1.7m above floor level. 63. Fixed obscure glazing in any part of the window below 1.7m above floor level. 64. Permanently fixed external screens to at least 1.7m above floor level and be no more than 25 transparent.	✓ Complies Complies with recommended permit condition. Refer discussion in body of delegate report.
	65. Obscure glazing below 1.7m above floor level may be openable if there are no direct views as specified in this standard.	✓ Complies

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
	66. Screens to obscure view should be: 67. Perforated panels or trellis with solid translucent panels or a maximum 25% openings. 68. Permanent, fixed and durable. 69. Blended into the development. See Clause 55.04-6 for instances where this standard does not apply.	✓ Complies
B23 Internal Views Limit views into existing secluded private open space and habitable room windows of dwellings and residential buildings within the same development.	70. Windows and balconies should to 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 layout of the development and use of fencing restricts internal overlooking opportunities
B24 Noise Impacts Protect residents from external noise and contain noise sources in developments that may affect existing dwellings.	71. Noise sources should not be located near bedrooms of immediately adjacent existing dwellings.	✓ Complies
	72. Noise sensitive rooms and private open space should consider noise sources on immediately adjacent properties.	✓ Complies Any sensitive areas within the development are appropriately separated from adjoining properties.
	73. 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.	74. Dwelling entries of the ground floor of buildings should be accessible or able to be easily made accessible to people with limited mobility.	✓ Complies Despite the slope of the land each dwelling has been provide with an at grade entry.
B26 Dwelling Entry Provide a sense of identity to each dwelling/residential building.	75. Entries are to be visible and easily identifiable from streets and other public areas.	✓ Complies The entry of existing dwelling will remain unchanged from existing conditions. The entries for the two new dwellings will be clearly visible from the common driveway area.
	76. The entries should provide shelter, a sense of personal address and a transitional space.	✓ Complies Each dwelling entry will be identifiable and provided with a landing area and porch to provide a sense of address and protection from the elements.

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
B27 Daylight to New Windows Allow adequate daylight into new habitable room windows.	77. Habitable room windows to face: 78. 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; 79. Veranda, provided it is open for at least one third of its perimeter or; 80. A carport provided it has two or more open sides and is open for at least one third of its perimeter.	✓ Complies All new habitable room windows will be located on an external wall of the dwelling and have access to daylight.
B28 Private Open Space Provide reasonable recreation and service needs of residents by adequate private open space	81. 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>	* Does not comply – Variation Sought Refer body of report for discussion regarding appropriateness of the open space arrangements within the development.
B29 Solar Access to Open Space Allow solar access into the secluded private open space of new dwellings/buildings.	82. The private open space should be located on the north side of the dwelling if appropriate.	✓ Complies Despite the orientation of the lot each dwelling has been provided with an area of SPOS which has a northern orientation.
	83. 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.	✓ Complies All dwellings have an area of SPOS that is free of any walls located on the northern side of the space.

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
B30 Storage Provide adequate storage facilities for each dwelling.	84. Each dwelling should have access to a minimum 6m ³ of externally accessible, secure storage space.	✓ Complies The development plans identify each dwelling having storage areas located within the garage.

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.	85. Design of buildings should respect the existing or preferred neighbourhood character and address: 86. Façade articulation & detailing. 87. Window and door proportions. 88. Roof form. 89. Verandas, eaves and parapets.	✓ Complies Refer discussion throughout this report.
	90. Garages and carports should be visually compatible with the development and neighbourhood character.	✓ Complies Car parking/garaging for all dwelling is located behind the existing dwelling and would not be notable from the street
B32 Front Fences Encourage front fence design that respects the existing or preferred neighbourhood character	91. The front fence should complement the design of the dwelling or any front fences on adjoining properties.	✓ Complies
	92. 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: 93. 2m if abutting a Transport Zone 2. 94. 1.5m in any other streets.	✓ Complies The development includes a 1.2 metre high wire mesh fence across the front property boundary which is lower than the recommended maximum height.
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.	95. Should be functional and capable of efficient management.	✓ Complies
	96. Public, communal and private areas should be clearly delineated. Common property should be functional and capable of efficient management.	✓ Complies

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
B34 Site Services Ensure site services and facilities can be installed and easily maintained and are accessible, adequate and attractive.	97. Dwelling layout and design should provide for sufficient space and facilities for services to be installed and maintained.	✓ Complies
	98. Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and should blend in with the development.	✓ Complies Sufficient area is available within the SPOS of each dwelling to locate bins etc as demonstrated on the development plans.
	99. 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 Mailbox location is shown on the Development Plans.

FILE (CB) 84-M (COV)

L/E 14/2/23

BAUDINETTE AND ASSOCIATES

▪ ARCHITECTS ▪

58A FAIRY STREET (P.O. BOX 5146) WARRNAMBOOL 3280
ABN 3863461771 Chris Boudinette B Arch. BAIA ARBY No. 13826
T (03) 5562 7033 M (0407) 877021 E cburch@bdpa.com.au

Amendments:	
A AMENDED SET	14/2/23

Project:
**PROPOSED RESIDENTIAL DEVELOPMENT
271 KORROIT STREET WARRNAMBOOL**

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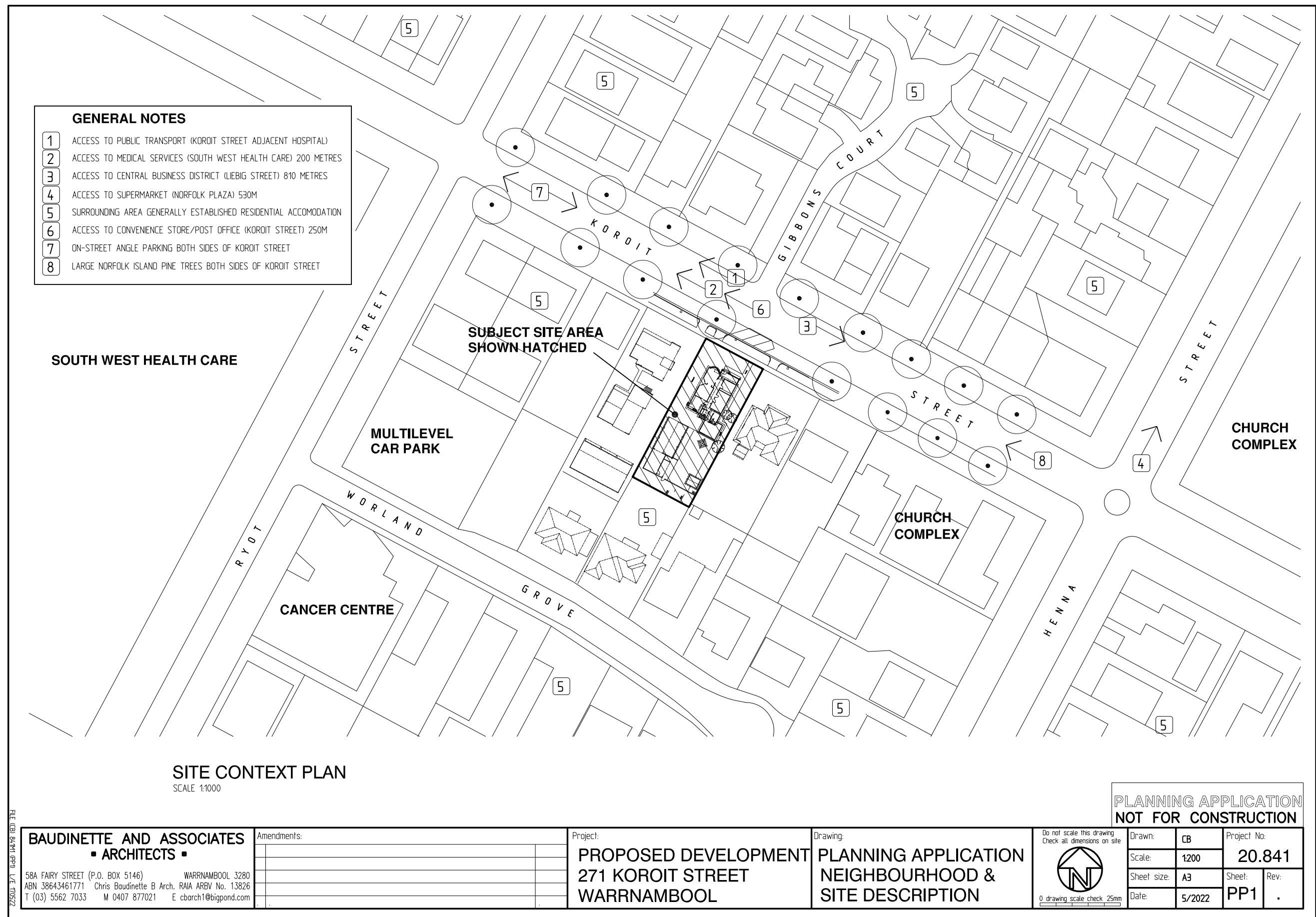
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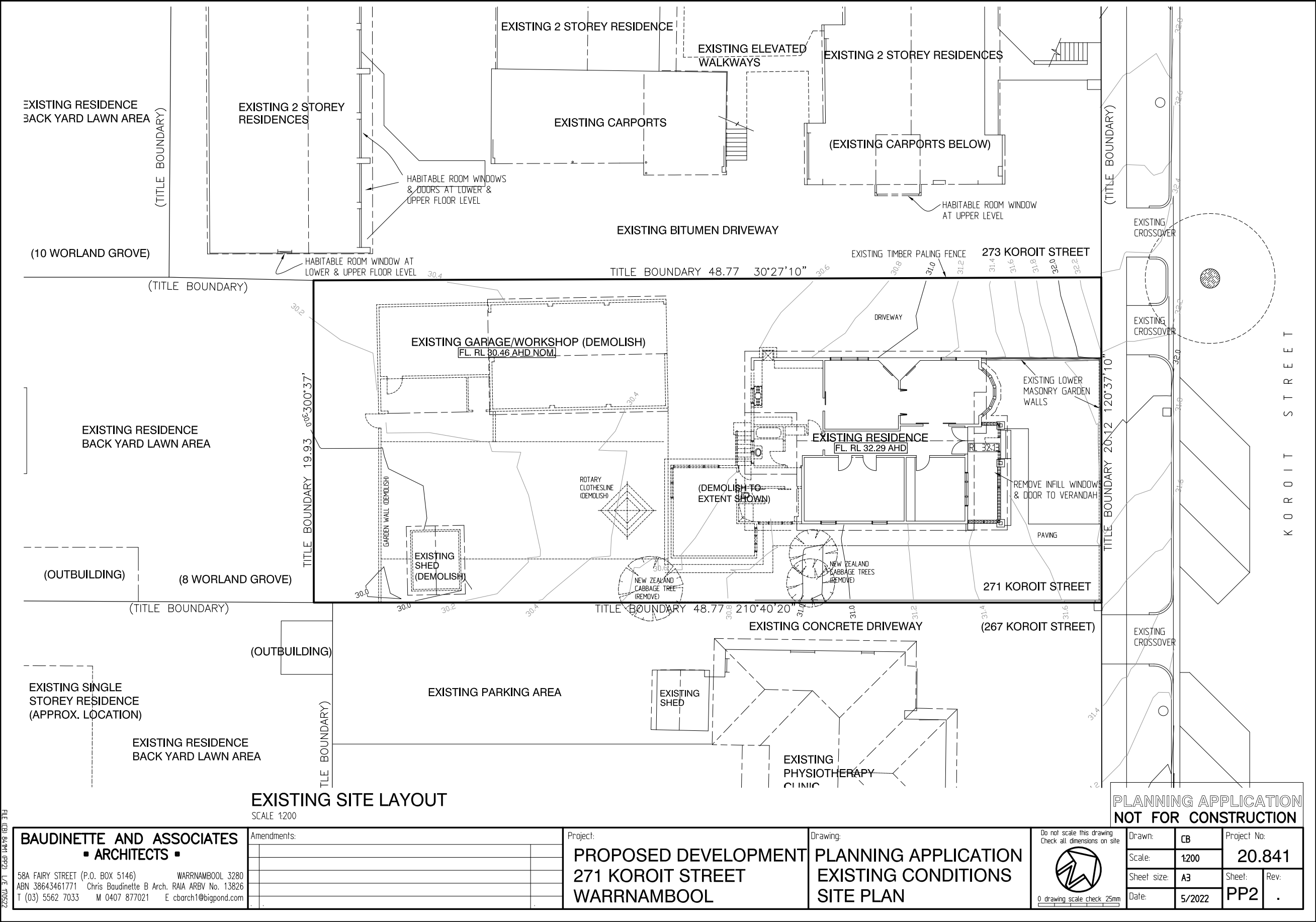
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Date:	14/2/23	A

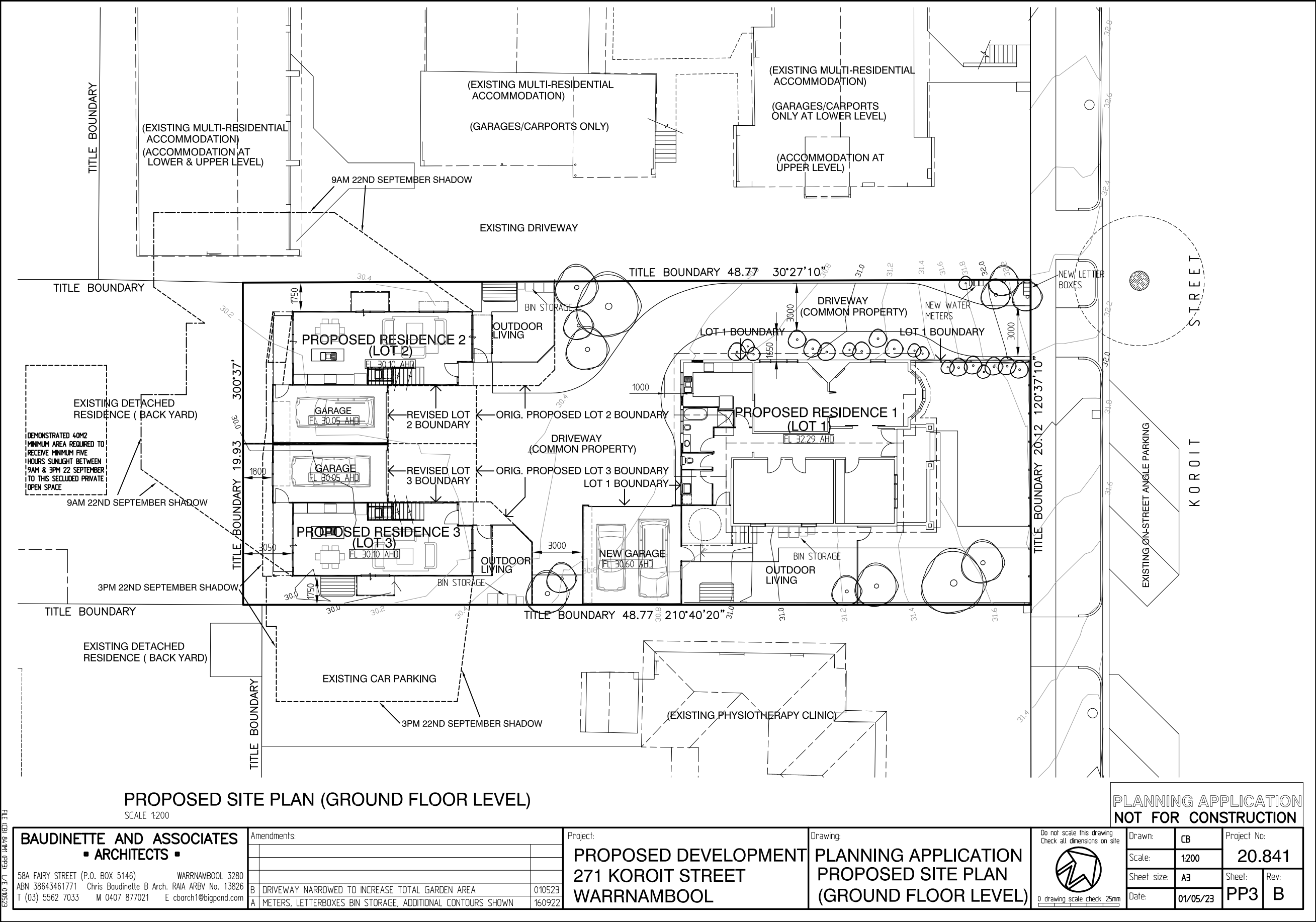
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NOT FOR CONSTRUCTION**

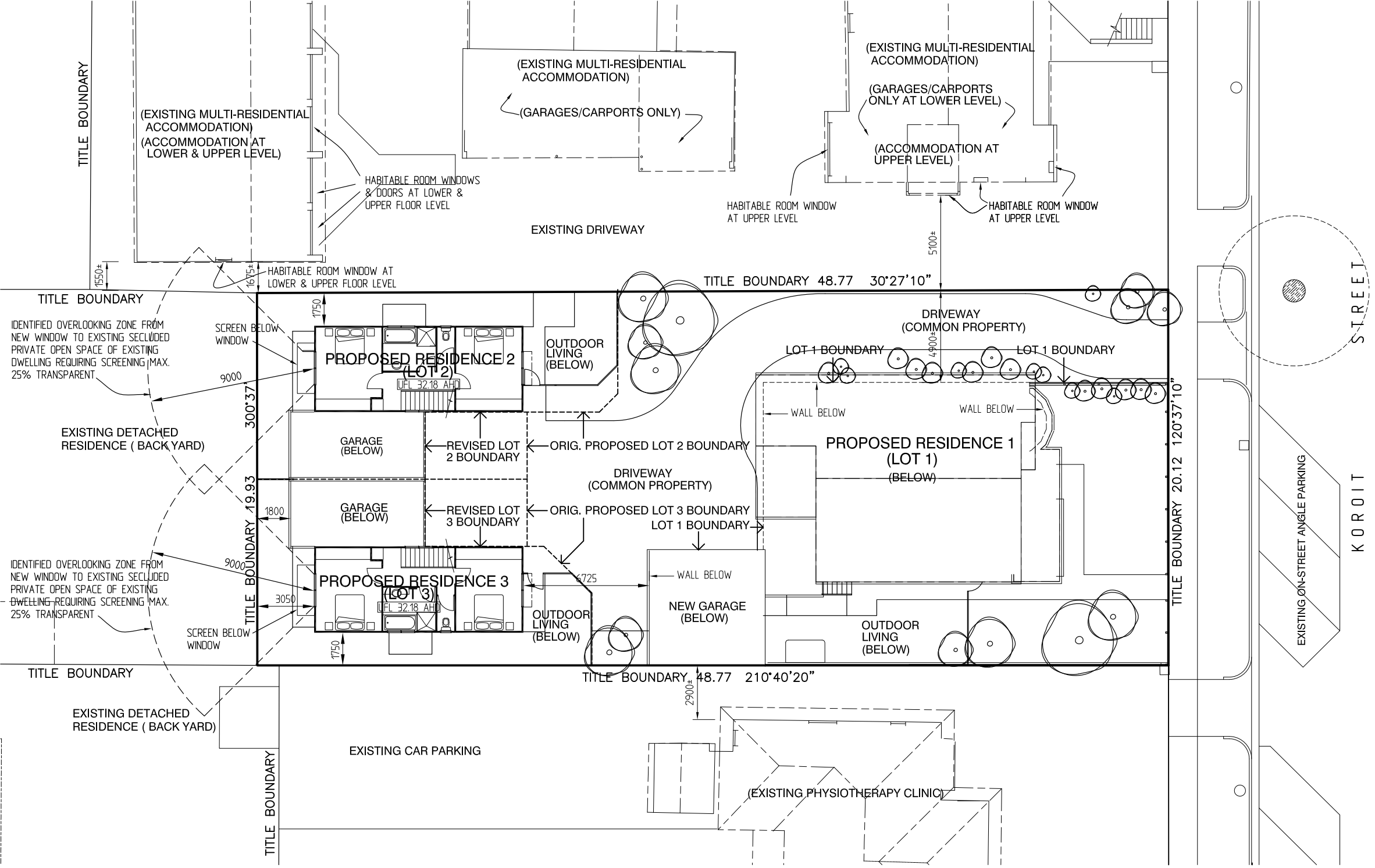
LIST OF DRAWINGS

- 20.841 PP1 NEIGHBOURHOOD & SITE DESCRIPTION
- 20.841 PP2 EXISTING CONDITIONS SITE PLAN
- 20.841 PP3A PROPOSED SITE PLAN (GROUND FLOOR LEVEL)
- 20.841 PP4A PROPOSED SITE PLAN (UPPER LEVEL)
- 20.841 PP5A PROPOSED FLOOR PLANS RESIDENCE 2 & 3
- 20.841 PP6A PROPOSED FLOOR PLAN RESIDENCE 1
- 20.841 PP7A PROPOSED ELEVATIONS
- 20.841 PP8 GARDEN AREA DIAGRAM (SUPPLEMENTARY)









PROPOSED SITE PLAN (UPPER LEVEL)
SCALE 1:200

PLANNING APPLICATION
NOT FOR CONSTRUCTION

BAUDINETTE AND ASSOCIATES
■ ARCHITECTS ■

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Amendments:

B	DRIVEWAY NARROWED TO INCREASE TOTAL GARDEN AREA	010523
A	ADDITIONAL BOUNDARY & RES 1 GARAGE TO RES 3 SETBACKS SHOWN	150922

Project:

**PROPOSED DEVELOPMENT
271 KOROIT STREET
WARRNAMBOOL**

Drawing:

**PLANNING APPLICATION
PROPOSED SITE PLAN
(UPPER LEVEL)**

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20.841

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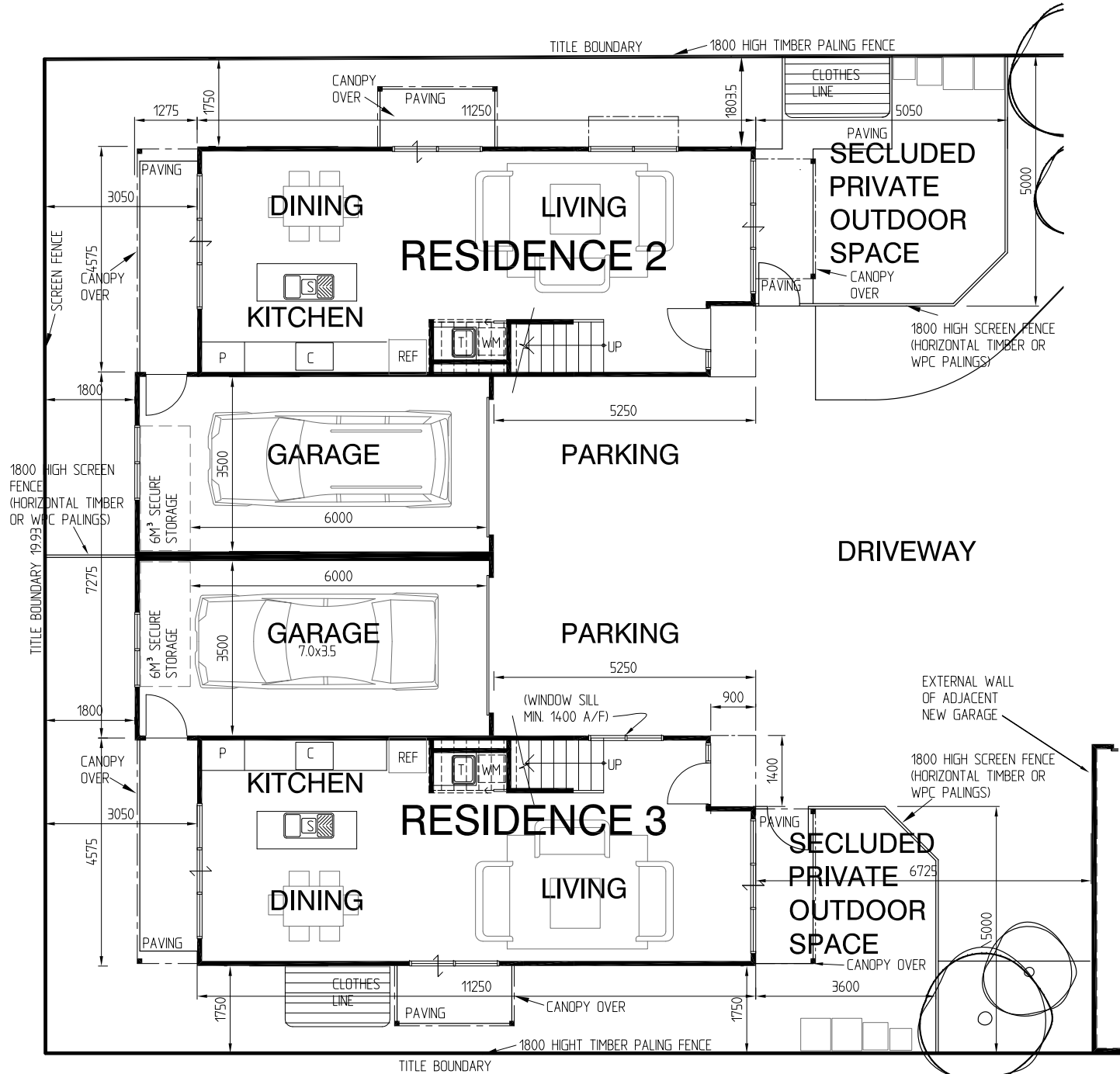
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Date:

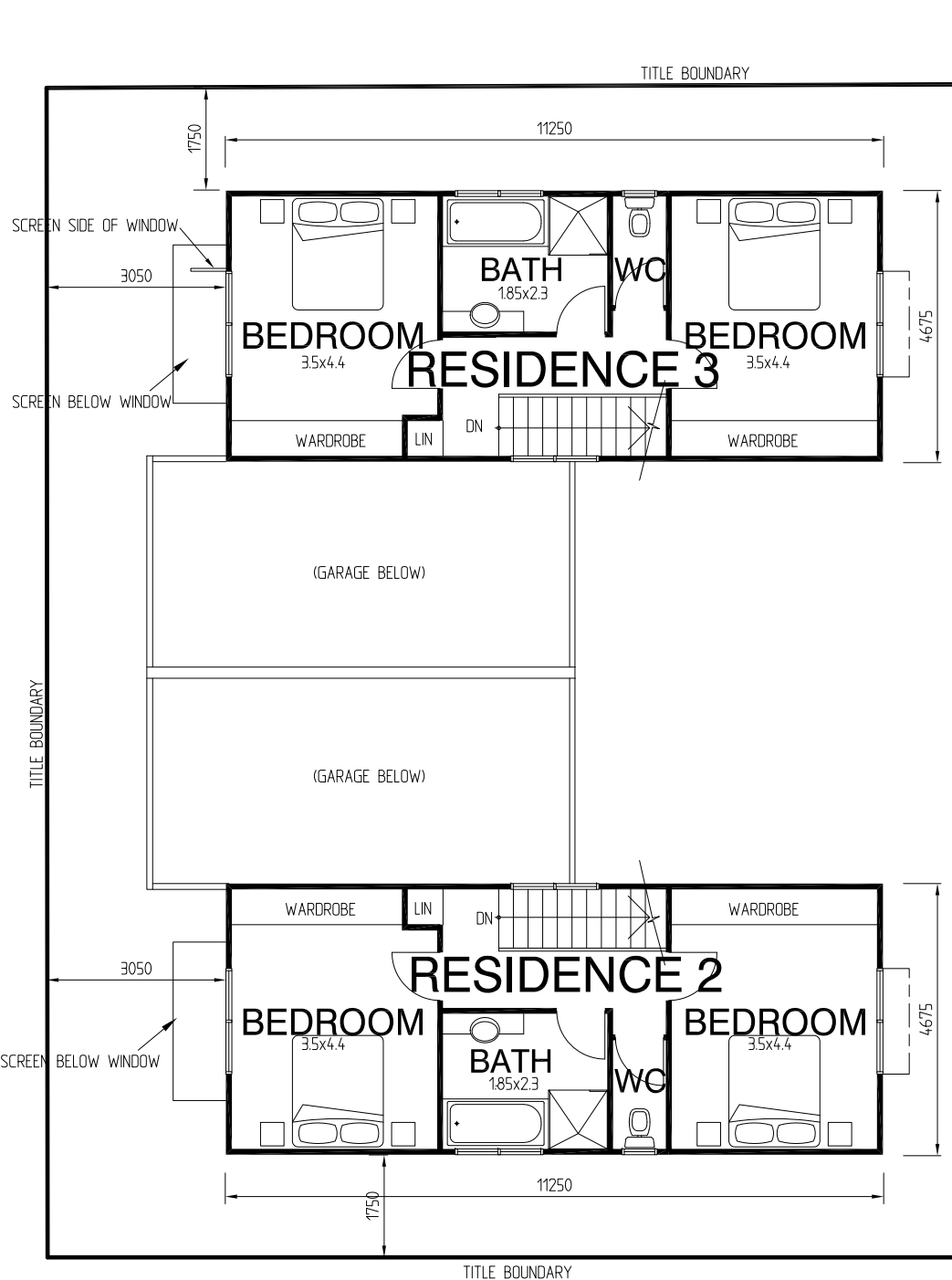
01/05/23

PP4

B



PROPOSED GROUND FLOOR PLAN - NEW DWELLINGS
SCALE 1:100



PROPOSED FIRST FLOOR PLAN - NEW DWELLINGS
SCALE 1:100

NOTE: VERANDAH CANOPY ROOFS TO LOWER LEVEL EXTERNAL OPENINGS NOT SHOWN IN THIS PLAN - REFER GROUND FLOOR PLAN ADJACENT FOR LOCATIONS


PLANNING APPLICATION NOT FOR CONSTRUCTION			
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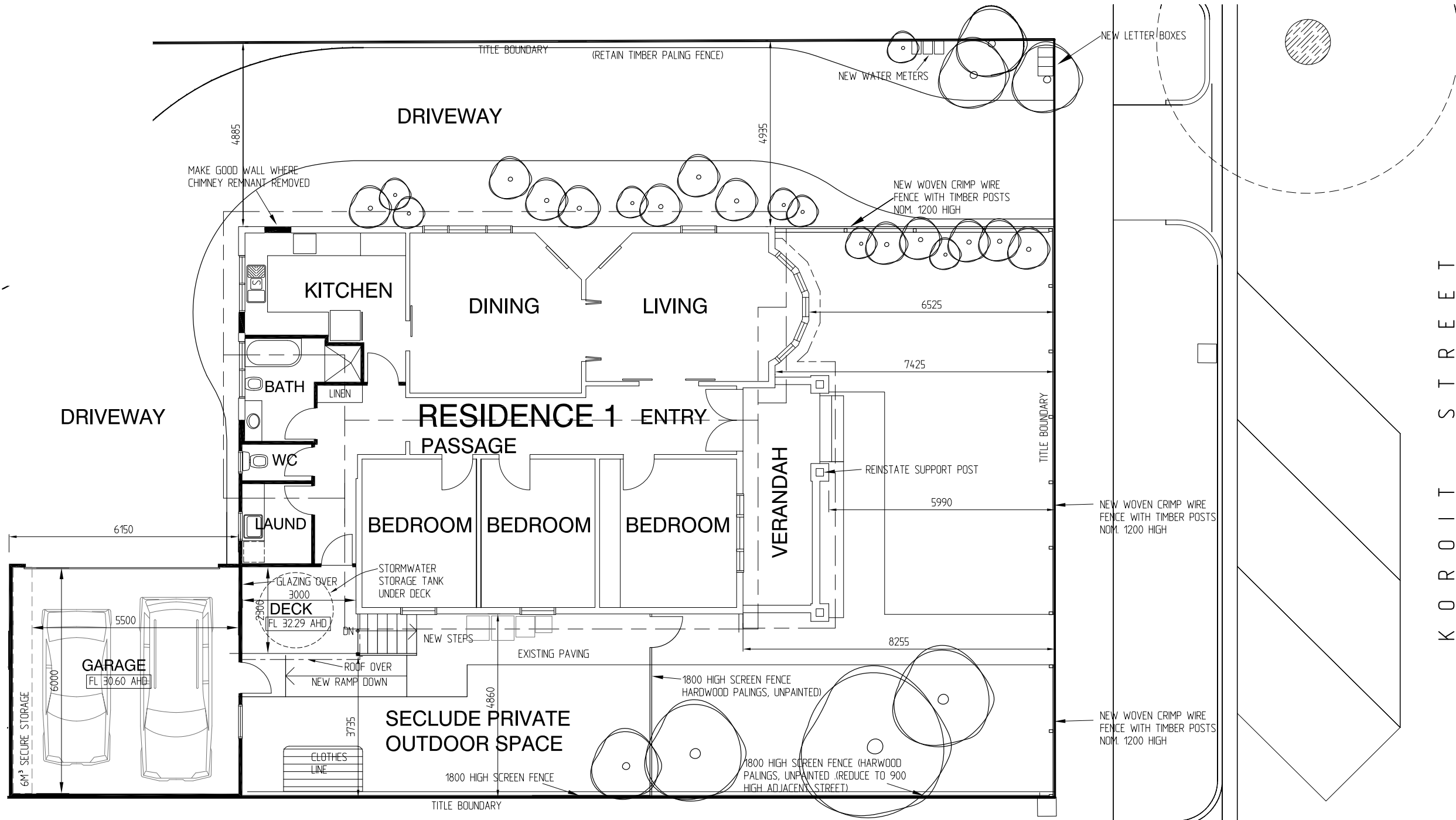
BAUDINETTE AND ASSOCIATES
▪ ARCHITECTS ▪
58A FAIRY STREET (P.O. BOX 5146) WARRNAMBOOL 3280
ABN 38643461771 Chris Baudinette B Arch. RAIA ARBV No. 13826
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Amendments:	
A	BOUNDARY SETBACKS & NEW GARAGE TO RES 3 SETBACK SHOWN
	150922

Project:
**PROPOSED DEVELOPMENT
271 KOROIT STREET
WARRNAMBOOL**

Drawing:
**PLANNING APPLICATION
PROPOSED FLOOR PLAN
RESIDENCE 2 & 3**

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PROPOSED FLOOR PLAN - EXISTING RESIDENCE
SCALE 1:100

BAUDINETTE AND ASSOCIATES

ARCHITECTS

58A FAIRY STREET (P.O. BOX 5146)

WARRNAMBOOL 3280

ABN 38643461771

Chris Baudinette B Arch. RAIA ARBV No. 13826

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M 0407 877021

E cbarch1@bigpond.com

Amendments:

B	DRIVEWAY NARROWED TO INCREASE TOTAL GARDEN AREA	010523
A	STORMWATER STORAGE TANK UNDER DECK SHOWN	160922
A	FRONT FENCE HEIGHT ADDED & ADDITIONAL SETBACK DIMENSIONS	160922

Project:

PROPOSED DEVELOPMENT
271 KOROIT STREET
WARRNAMBOOL

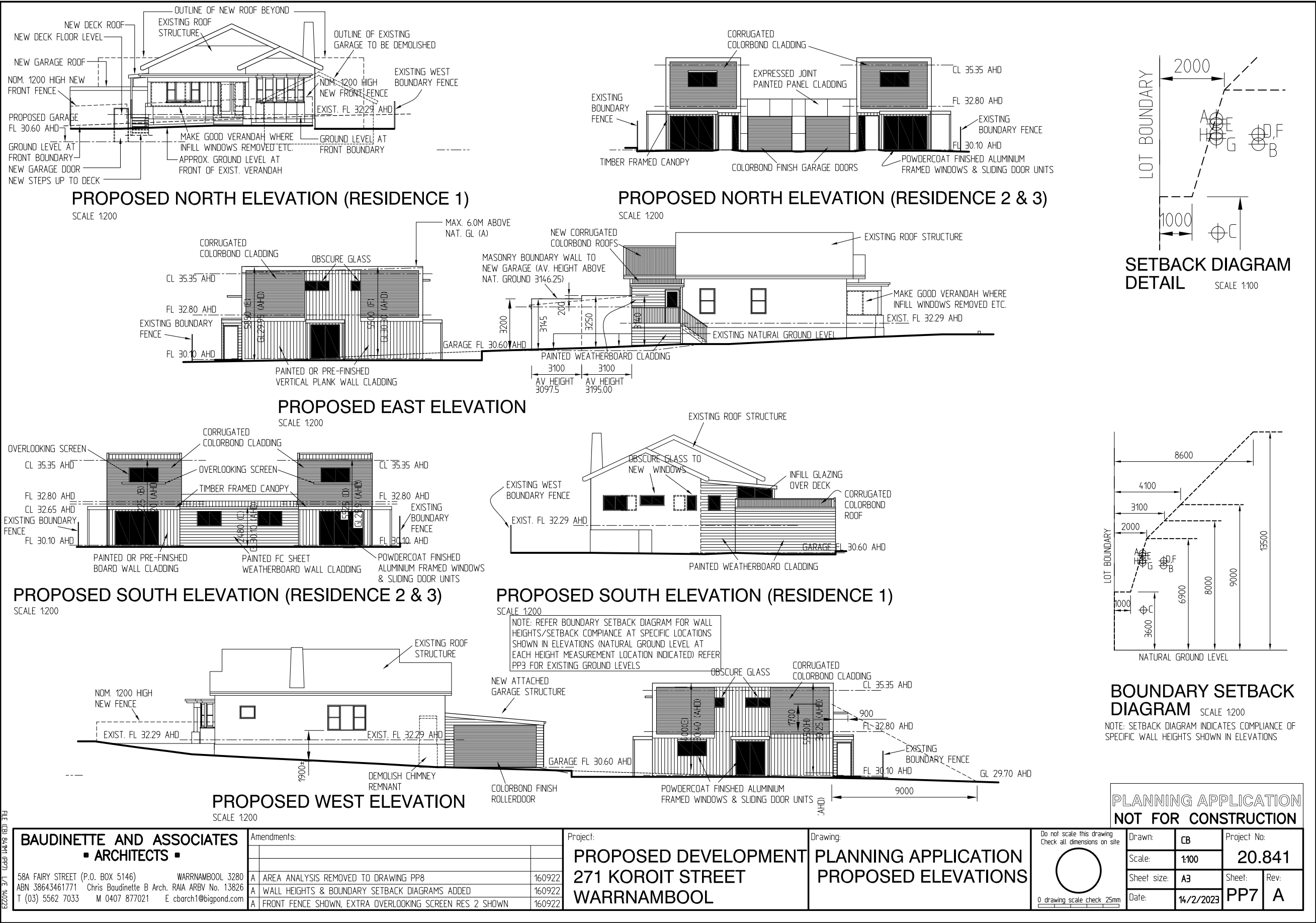
Drawing:

PLANNING APPLICATION
PROPOSED FLOOR PLAN
RESIDENCE 1

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Date:	01/05/23	PP6	B



LOT 1 AREA CALCULATIONS

	(AS SUBMITTED)	(REVISED MAY 2023)	
PROPOSED LOT 1 AREA	366.30M2	366.30M2	
GARDEN AREA A	86.88M2	91.67M2	
GARDEN AREA B	15.34M2	15.34M2	
GARDEN AREA C	52.10M2	52.10M2	
TOTAL GARDEN AREA	154.32M2	159.11M2	
TOTAL GARDEN % OF LOT	42.13%	43.43%	
SITE COVERAGE AREA	197.63M2	197.63M2	
SITE COVERAGE % OF LOT	53.95%	53.95%	
*PERVIOUS AREA	121.58M2	121.58M2	
PERVIOUS AREA % OF LOT	33.19%	33.19%	

LOT 2 AREA CALCULATIONS

	(AS SUBMITTED)	(REVISED MAY 2023)	
PROPOSED LOT 2 AREA	155.54M2	155.54M2	
GARDEN AREA A	20.71M2	24.71M2	
GARDEN AREA B	8.68M2	8.68M2	
GARDEN AREA C	12.37M2	12.37M2	
GARDEN AREA D	14.75M2	14.75M2	
GARDEN AREA E	5.50M2	5.50M2	
TOTAL GARDEN AREA	62.00M2	66.00M2	
TOTAL GARDEN % OF LOT	39.85%	42.43%	
SITE COVERAGE AREA	77.75M2	77.75M2	
SITE COVERAGE % OF LOT	44.39%	49.98%	
IMPERVIOUS AREA 1	N/A	N/A	
IMPERVIOUS AREA 2	5.33M2	5.33M2	
IMPERVIOUS AREA 3	2.88M2	2.88M2	
IMPERVIOUS AREA 4	5.65M2	5.65M2	
IMPERVIOUS AREA 5	1.65M2	1.65M2	
TOTAL IMPERVIOUS AREAS	15.51M2	15.51M2	
*PERVIOUS AREA	62.28M2	62.28M2	
PERVIOUS AREA % OF LOT	40.04%	40.04%	

* LOT AREA LESS SITE COVERAGE PLUS ALL OTHER IMPERVIOUS SURFACES

LOT 3 AREA CALCULATIONS

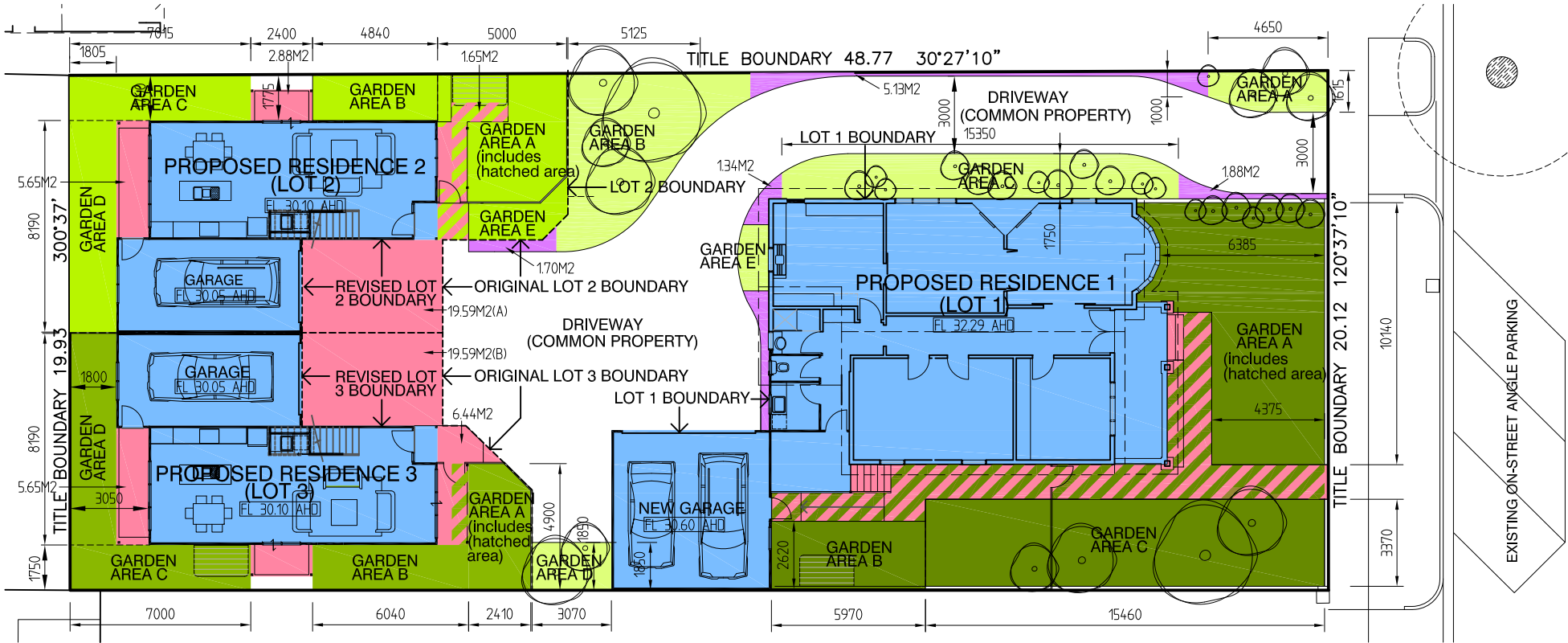
	(AS SUBMITTED)	(REVISED MAY 2023)	
PROPOSED LOT 3 AREA	143.21M2	143.21M2	
GARDEN AREA A	11.27M2	13.32M2	
GARDEN AREA B	10.57M2	10.57M2	
GARDEN AREA C	12.25M2	12.25M2	
GARDEN AREA D	14.70M2	14.70M2	
TOTAL GARDEN AREA	48.79M2	50.84M2	
TOTAL GARDEN % OF LOT	34.06%	35.50%	
SITE COVERAGE AREA	77.75M2	77.75M2	
SITE COVERAGE % OF LOT	54.28%	54.28%	
IMPERVIOUS AREA 1	N/A	N/A	
IMPERVIOUS AREA 2	5.65M2	5.65M2	
IMPERVIOUS AREA 3	2.88M2	2.88M2	
IMPERVIOUS AREA 4	6.44M2	6.44M2	
TOTAL IMPERVIOUS AREAS	14.97M2	14.97M2	
*PERVIOUS AREA	50.49M2	50.49M2	
PERVIOUS AREA % OF LOT	35.25%	35.25%	

* LOT AREA LESS SITE COVERAGE PLUS ALL OTHER IMPERVIOUS SURFACES

ORIGINAL SITE AREA CALCULATIONS

	(ORIGINAL SUBMISSION)	(REVISED MAY 2023)	
TOTAL ORIGINAL SITE AREA	977.00M2	977.00M2	
GARDEN AREA LOT 1	154.32M2	159.11M2	
GARDEN AREA LOT 2	62.00M2	66.00M2	
GARDEN AREA LOT3	48.79M2	50.84M2	
GARDEN AREA COMMON PROP.	39.42M2	72.08M2	
TOTAL GARDEN AREA	304.53M2	348.03M2	
TOTAL GARDEN % OF TOTAL	31.17%	35.62%	
SITE COVERAGE LOT 1	197.63M2	197.63M2	
SITE COVERAGE LOT 2	77.75M2	77.75M2	
SITE COVERAGE LOT 3	77.75M2	77.75M2	
TOTAL SITE COVERAGE	353.13M2	353.13M2	
SITE COVERAGE % OF TOTAL	36.15%	36.15%	
PERVIOUS AREA LOT 1	121.58M2	121.58M2	
PERVIOUS AREA LOT 2	62.28M2	62.28M2	
PERVIOUS AREA LOT 3	50.49M2	50.49M2	
PERVIOUS AREA COMMON PROP.	58.10M2	84.22M2	
*TOTAL PERVIOUS AREA	292.45M2	318.55M2	
SITE PERVIOUS AREA % OF TOTAL	29.93%	32.60%	

* SUM OF NEW LOT PERVIOUS AREAS PLUS COMMON PROPERTY PERVIOUS AREAS



COMMON PROPERTY PERVIOUS AREA CALCULATIONS

	(ORIGINAL SUBMISSION)	(REVISED MAY 2023)	
a) GARDEN AREA CALCULATION			
GARDEN AREA A	6.92M2	6.92M2	
GARDEN AREA B	15.90M2	30.93M2	
GARDEN AREA C	11.00M2	25.73M2	
GARDEN AREA D	5.60M2	5.60M2	
GARDEN AREA E	2.90M2	2.90M2	
TOTAL	39.42M2	72.08M2	
b) OTHER PERVIOUS AREAS			
WEST BOUNDARY	5.13M2	4.97M2	
EAST OF ENTRY	3.27M2	1.88M2	
WEST L1 CORNER	2.26M2	1.34M2	
SOUTH L1 CORNER	6.18M2	2.25M2	
ADJACENT LOT 2 a)	1.09M2	1.70M2	
ADJACENT LOT 2 b)	0.75M2	N/A	
TOTAL	18.68M2	12.14M2	
TOTAL PERVIOUS AREA	58.10M2	84.22M2	

PROPOSED SITE PLAN (GROUND FLOOR LEVEL)
SCALE 1:200 NOTE: 'AS SUBMITTED' DATA ABOVE REFERS TO DATA SUBMITTED FOR REVISED LOT 2 & 3 AREA 07/10/2022

BAUDINETTE AND ASSOCIATES
ARCHITECTS

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Amendments:

DRIVEWAY NARROWED, REVISED TOTAL GARDEN AREA CALCULATIONS

010523

Project:

PROPOSED DEVELOPMENT
271 KOROIT STREET
WARRNAMBOOL

Drawing:

PLANNING APPLICATION
GARDEN AREA DIAGRAM
(SUPPLEMENTARY)

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Scale: 1200

Sheet size: A3

Date: 01/05/2023

Project No: 20.841

Sheet: PP8

Rev: A

7.6. BUSHFIELD WOODFORD STRATEGIC FRAMEWORK PLAN

DIRECTORATE : CITY GROWTH

PURPOSE:

This report provides information to Council on the progress to date on the preparation of the Strategic Framework Plan (SFP) for the Townships of Bushfield and Woodford, as well as future steps in the implementation of the SFP. The report recommends that the draft SFP be released for public consultation.

EXECUTIVE SUMMARY

- Council was awarded funding of \$100,000 through the Victorian Planning Authority's Streamlining for Growth program, to prepare a Strategic Framework Plan (SFP) for the Townships of Bushfield-Woodford.
- The SFP will provide a long term vision and framework to guide land use and development and manage the future growth of the settlements to a planning horizon of up to 20 years.
- Through a competitive procurement process, Council appointed Arup Australia Pty Ltd to prepare the SFP. Arup has employed an inclusive and engaging consultation strategy throughout the project.
- The first two phases of community engagement are now complete.
- A draft SFP is now presented to Council to endorse its release for the final round of community consultation with the Bushfield-Woodford communities and stakeholders for final feedback. A final draft will then be presented to Council for adoption. An Implementation Strategy detailing further studies required will also be presented for adoption, at a later stage once the final form of the SFP has been adopted.
- Further funding will be required for implementation investigations and Planning Scheme amendments in order to realise the vision of the SFP.

MOVED: CR VICKI JELLIE

SECONDED: CR RICHARD ZIEGELER

That Council endorse the release of the draft Bushfield-Woodford Strategic Framework Plan for public consultation for a one month period.

CARRIED - 7:0

BACKGROUND

Bushfield-Woodford is a well-established and well-presented rural community that is in an area of high amenity due to its location across several hills and valleys and along the banks of the Merri River, which forms an extensive and exceptional water feature in the area.

The Warrnambool City-Wide Housing Strategy 2013 identifies that Bushfield-Woodford will play an important role in meeting Warrnambool's population and housing needs.

In mid-2021, Council applied to the Streamlining for Growth Program 2021/22 (administered by the VPA) for funding to develop a Strategic Framework Plan (SFP) for Bushfield-Woodford. This program provides project support for strategic work that would enable employment growth and / or increased housing choice, diversity and affordability.

In December 2021, the VPA advised Council that its application to the Streamlining for Growth Program was successful and awarded \$100,000 for the project.

In May 2022, Council officers prepared a comprehensive Project Brief to enable the appointment of a lead consultant and interdisciplinary team to prepare the Strategic Framework Plan (SFP). The main objectives of the project are to:

- Create a shared vision and high-level Strategic Framework Plan for Bushfield-Woodford working to a planning horizon of up to 20 years.
- Create inclusive and engaging opportunities for stakeholders, agencies, landowners, and resident's participation throughout the project.
- Involve Eastern Maar in the plan's development, and allow their values to be embedded in the plan.

As was reported to Council in October 2022, through a competitive procurement process, Council appointed Arup Australia Pty Ltd to prepare the SFP. Arup assembled an interdisciplinary team of skilled professionals to undertake the project and work is nearing completion in accordance with the project scope.

Details on the two rounds of community engagement which have already been successfully completed are presented later in this report.

It should be noted that a number of further investigations will likely be required in order to implement the objectives of the SFP and ensure its vision can be realised. These could include, but may not be limited to, a stormwater strategy, flood study, traffic and transport investigation, wastewater management options analysis, land contamination assessment, shared infrastructure plan, and a community services review. The discussion of exactly which additional studies are required to realise the SFP will be detailed in an Implementation Strategy. This strategy is included in the scope of this project and will be finalised shortly after the adoption of the SFP. Implementation of many of the objectives of the SFP will require amendments to the Planning Scheme. The further technical works are critical as an application to amend the Planning Scheme will not be successful without sufficient supporting investigations.

It is anticipated that the Strategic Framework Plan will be suitable for adoption by Council by November of this year, with the associated Implementation Strategy to be adopted early in 2024.

ISSUES

In recent years, Council has received enquiries from landowners throughout Bushfield-Woodford who have expressed a desire for the settlement to provide increased residential land availability, updated community and physical infrastructure, and choice of housing.

Development in the settlement is currently guided by a zoning regime, comprising vast areas of Low Density Residential Zone and Rural Living Zone land, with the zone boundaries established prior to 1998. There is currently no policy detail to guide future land use and development in the settlements. It is important to note that the current strategic direction for Bushfield-Woodford is to defer growth pending resolution of sewerage and effluent management options.

The project has reviewed the existing settlement boundary and provides guidance around preferred locations for residential growth in alignment with current population forecasts.

The project addresses the challenges and constraints affecting the settlements. Consultation to date with residents and stakeholders has highlighted various issues around a number of dominant themes. See **Table 1** for the themes and some key directions and findings within the draft SFP.

Table 1: SFP Themes

Theme	Some Key Directions & Findings
Land Use and Development	There is no need to alter the township boundary. No expansion into important agricultural land is required. There is no need to introduce new zones. Existing zones are Rural Living Zone (RLZ) and Low Density Residential Zone (LDRZ). Projected future development can be achieved by changing some RLZ land to LDRZ. Higher density zones are not required or generally supported by the SFP. Preserving the rural character is important to the community.
Transport	There is a strong desire to facilitate sustainable transport by making it safer for kids to walk to school, by making it safer for people to cross the Hopkins Highway to access the recreation reserve, by providing a safe bike route to Warrnambool and by improving access to public transport.
Landscape and Natural Environment	The health of the Merri River is very important to the community. Wastewater systems which do meet current standards are numerous and are threatening the health of the river. Council will need to work closely with Wannon Water to select a technically feasible and cost effective mitigation option to effectively manage this risk.
Community Infrastructure, Public Realm and Open Space	There is a strong level of advocacy within the townships for a Community Hub. The existing community infrastructure at Jubilee Park and the Bushfield Recreation Reserve is highly valued. There is a strong desire for improved public open space infrastructure along the river.
Aboriginal Cultural Heritage and Values	Eastern Marr culture and heritage is highly valued and should be protected and strengthened. Future planning should be guided in partnership with Traditional Custodians, and by the principles included in the Eastern Marr Country Plan.
Sustainability and Resilience	Sustainability will be embedded across all themes of the SFP. New development should align with the Victorian Government's Sustainable Subdivisions Framework.
Utilities and Services	Improved wastewater treatment is essential to further growth. Understanding flood risk and future stormwater needs are important as is the provision of improved telecommunications.

Wastewater management is a particularly constraining issue for the community as evidenced in Council's Domestic Wastewater Management Plan 2020-2025. This issue spans across a number of the above themes. There are many properties within the townships with septic systems which would not meet current standards. These systems are likely to be contributing to poor river health, and may also constitute a risk to public health and amenity. Wastewater management has been identified as an inhibitor to the growth of the settlements.

The draft Strategic Framework Plan is attached – refer **Attachment 1**.

FINANCIAL IMPACT

The primary Strategic Framework Plan (SFP) cost will be met by the Streamlining for Growth Program administered by the VPA. Costs to Council are essentially limited to officer time, including project management and in-kind support.

After the Implementation Strategy confirms which further studies are essential to support a Planning Scheme amendment, further funding will need to be sought in order to procure those studies. Similar work under way for the Allansford SFP has been funded at approximately \$250,000.

Subsequent to the completion of the implementation studies, the work of preparing, presenting and defending a Planning Scheme amendment application will also need to be budgeted.

LEGISLATION / POLICY / COUNCIL PLAN CONTEXT

1 A healthy community

1.4 An accessible city: Council will improve physical and social accessibility to community services, facilities, places and precincts.

4 A connected, inclusive place

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

4.3 Stronger neighbourhoods: Council will foster neighbourhood connections and capacity building including the development of inclusive recreational and cultural opportunities.

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

5 An effective Council

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

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

TIMING

The Strategic Framework Plan steps are depicted in the table below:

Steps	Status
<i>Project inception and process mapping</i>	Completed September 2022
<i>Community engagement – Stage 1 Survey</i>	Completed October 2022
<i>Background research and analysis</i>	Completed March 2023
<i>Community engagement – Stage 2 Workshop</i>	Completed April 2023
<i>Rough Draft of SFP</i>	Submitted April 2023

<i>Rough Draft Implementation Strategy</i>	Submitted May 2023
<i>Rough Draft Wastewater Management Options Review</i>	Submitted May 2023
<i>Revised Background Report, Draft SFP and Implementation Strategy</i>	Submitted July 2023
Draft SFP presented to Council	August 2023 
Draft SFP presented to community for comment	September 2023
Final edits to SFP	October 2023
Adoption of SFP by Council	November 2023
Draft Implementation Strategy presented to Council and Community	December 2023
Final Edits to Implementation Strategy and adoption by Council	February 2024

The adoption by Council of the SFP and Implementation Strategy will conclude the works funded under this project. The next steps for City Strategy will be to obtain funding and procure the investigation services specified by the Implementation Strategy and to project manage those investigations. It is anticipated that, assuming grant funding is forthcoming, this work could be completed by the end of 2024. This would be followed by a request for authorization to the Minister for Planning for a Planning Scheme Amendment. Based on past experience, that process is likely to take an additional 12 months.

As wastewater management is perhaps the most critical issue to resolve in the townships, extensive cooperation and collaboration will be required with Wannon Water. Some early discussions have occurred with Wannon Water as the SFP work has progressed, but much more will be necessary. The priorities of Wannon Water could impact on the timing of the ultimate delivery of the Planning Scheme amendment.

COMMUNITY IMPACT / CONSULTATION

Arup has developed inclusive and engaging opportunities for stakeholders, agencies, Eastern Maar, landowners, and community participation throughout the project.

The first community engagement for the project occurred in October 2022. It utilised an online community survey tool (Social Pinpoint) to seek input into:

Early visioning – what is special about Bushfield-Woodford, what should Bushfield-Woodford look / feel like in 20+ years?

Theme based issues and opportunities – there were ‘pins’ for each key theme that could be dragged onto a map and people were prompted to enter a comment around ‘issues / opportunities / other’.

The activity achieved a very positive response with over 280 different users engaging with the survey and almost 170 different ‘pinpoint’ comments being left on the platform.

This enabled Arup to prepare high-quality maps and text to present at the second engagement activity, which was an in-person drop in session. This activity, which was hosted at the Bushfield Recreation Reserve Hall in March 2023 was also very successful. It is estimated that between 50 and 80 community members attended to ask questions and provide further insight.

In the weeks before and after the drop-in session, the City Strategy team and Arup:

- held a workshop with Council teams (Community Development, Environmental Health, Infrastructure, Recreation and Culture, Statutory Planning, Economic Development, Emergency Management),
- conducted interviews with relevant government agencies (Wannon Water, EPA, DEECA, DTP, GHCMA, CFA, Moyne Shire).
- Met with the Woodford Primary School.
- Extended invitations to local sporting clubs, community hub advocates, and landcare groups to participate in the community engagement.

In December of 2022, Arup and Council staff met with representatives of the Eastern Maar Aboriginal Cooperative (EMAC) to discuss the SFP. EMAC have been invited to provide input to the SFP and feedback on the Cultural Heritage Due Diligence Report which guides the SFP. The principles of the Eastern Maar Country Plan have been used to form the objective and actions of the SFP with regard to Aboriginal Cultural Heritage and Values.

Community participation has been strong, and the documentation presented to officers to date has conveyed community sentiment well. City Strategy is, therefore, looking forward to presenting a draft Strategic Framework Plan to the community in the coming weeks. We are optimistic that the draft will not require substantial changes prior to adoption by Council.

The draft SFP will be on public consultation for one month.

LEGAL RISK / IMPACT

The Strategic Framework Plan is being prepared against all relevant requirements of the Warrnambool Planning Scheme and the Planning and Environment Act 1987, including all relevant Directions and Practice Notes.

There is some risk that some in the community, particularly those interested in developing land, may have the view that development can proceed upon the completion of the Strategic Framework Plan. It may, therefore, be important to communicate the need for the further implementation studies.

OFFICERS' DECLARATION OF INTEREST

None declared

COLLABORATIVE PROCUREMENT

Not applicable

CONCLUSION

Developing a Strategic Framework Plan for the Townships of Bushfield-Woodford is an important strategic project. The project will facilitate these townships to develop in a sustainable manner and ensure that appropriate infrastructure is provided.

ATTACHMENTS

1. Bushfield- Woodford Strategic Framework Plan July 23 - Amended 23 August [7.6.1 - 58 pages]

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Bushfield-Woodford Strategic Framework Plan



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Table of Contents

Forward	3
Introduction	4
Part A – Bushfield-Woodford Existing Conditions	10
Part B – Bushfield-Woodford Strategic Framework Plan	36
Part C – Implementation Strategy	57

Warrnambool City Council is honoured to have an important custodian role in partnership with Eastern Maar Citizens in looking after Country. Warrnambool City Council is proud of our Maar heritage and story. We acknowledge the Maar people and celebrate their rich, diverse and ongoing contribution to us all.

This Strategic Framework Plan was funded by the Victorian Planning Authority through its Streamlining for Growth Program. The plan has been prepared by Arup Australia in collaboration with the City of Warrnambool, with the input of community and stakeholders and assistance from Ochre Imprints.

All professional care has been taken to ensure that the content of this document is current and accurate. However, it is not purported that it is complete, and it is not guaranteed that the content of the document is free of errors. Council accepts no liability for error, loss, damages, or other consequences arising from reliance on information contained in this document.

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Foreword

Warrnambool City Council is honoured to have an important custodian role in partnership with Eastern Maar Citizens in looking after Country. Warrnambool City Council is proud of the Maar heritage and story. We acknowledge the Maar people and celebrate their rich, diverse and ongoing contribution to us all.

The township of Bushfield and Woodford represents a well-established and well-presented semi-rural environment with vibrant, enthusiastic and engaged community members within Eastern Marr Country. The township is in an area of high amenity due to its location across the winding valleys of the Merri River and tributaries, which form an extensive and exceptional water feature in the area. It is on the one hand quite close to the services provided by urban Warrnambool, and on the other, separated from Warrnambool by an expansive agricultural landscape. Because the township is such a pleasant place to live, it is important the inevitable pressure for growth is well managed.

This Strategic Framework Plan (the Plan) aims to ensure future development and population growth meet the aspirations of the Bushfield-Woodford community along with broader Victorian Government, Council and Eastern Marr policy objectives.

Council conducted a number of community engagement activities to identify the key themes for the Plan. Council thanks residents in and around Bushfield and Woodford who generously gave their time at community engagement events, completed surveys and provided feedback to inform the Plan.

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Introduction

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Introduction

What is the Bushfield-Woodford Strategic Framework Plan?

The Bushfield-Woodford Strategic Framework Plan (the Plan) is a high-level, long-term planning framework that sets out the future planning and development of the Bushfield and Woodford townships over the next 20 years (approximately). The purpose of the strategic framework plan is to:

- Identify the key strategic planning issues facing the town, including community aspirations and needs.
- Set out the future vision for Bushfield and Woodford.
- Refresh the land use and development framework.
- Provide a basis for public space improvements and further work.
- Provide guidance for stakeholder discussions and investment.

How will the Strategic Framework Plan be used?

The Strategic Framework Plan will be used by Warrnambool City Council to determine the application of local planning policies, land use planning zones and overlays.

The Plan will serve as a holistic policy document that guides decision-making by Council and a range of other stakeholders, and will inform further work such as planning scheme amendments, capital works projects, service provision, advocacy and partnerships, and further investigations and studies.

It will guide Council's consideration of proposed re-zonings and applications for planning permits. Council will also use the Strategic Framework Plan to establish what additional work is required to determine the future provision of infrastructure and services.

Study area

This Strategic Framework Plan applies to the study area shown in Map 1 on the following page.

The study area is defined by the settlement boundary surrounding the townships of Bushfield and Woodford provided in Clause 02.04 of the Warrnambool Planning Scheme. The settlement boundary encompasses approximately 498 ha of rural residential land, defined as land zoned as either Low Density Residential Zone (LDRZ) or Rural Living Zone (RLZ) and is located approximately 2km north of the Warrnambool boundary, 7km north of Warrnambool city centre and 225km west of Melbourne. See Map 2 for regional context.



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How was the Strategic Framework Plan developed?

The Plan was developed using a range of inputs including assessment of existing studies and policy relating to the area and the region, analysis of townships and consideration of surrounding best practice examples of sustainable rural township planning. This analysis is summarised in Part A of this SFP.

The Bushfield-Woodford Plan has also been informed by engagement with the Registered Aboriginal Party for the area (Eastern Maar) and engagement with the community and stakeholders. Engagement sought to identify key information regarding the history, existing conditions, and future aspirations for the townships and to test key ideas within this document.

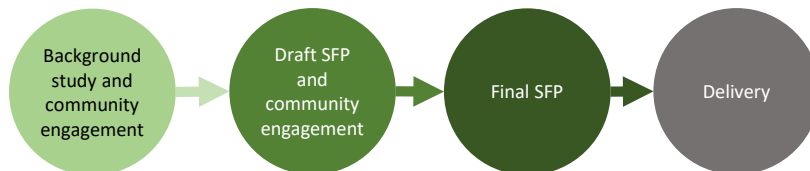


Figure 1: Strategic Framework Plan development process

The development of this strategic framework plan was guided by inputs from stakeholders and community engagement, ensuring inclusivity and alignment with the needs and aspirations of the wider community

Key documents reviewed include:

- *Warrnambool 2040 (W2040)*
- *Rural Housing and Settlement Strategy (2010)*
- *Council's City-Wide Housing Strategy (2013)*
- *Warrnambool Open Space Strategy (2014)*
- *Warrnambool Community Services and Infrastructure Policy (2016) and Community Services and Infrastructure Plan 2011 - 2026 (2013)*
- *Domestic Wastewater Management Plan 2020 – 2025 (DWMP)*
- *Floodplain Management Plan 2018 - 2023*
- *Resource Recovery and Waste Minimisation and Management Plan 2017 – 2021*
- *Active Warrnambool 2019 – 2030 (2019)*
- *Sustainable Transport Strategy 2010 – 2020*
- *Glenelg Hopkins Regional Catchment Strategy (2013 – 2019) and Native Vegetation Strategy*

Structure of this document

The document is structured as follows:

- **Introduction**, this section, outlines the context of the project, its scope and the process of its development including key findings from Community and Stakeholder Engagement.
- **Part A, Existing conditions**, outlines the key existing features, issues and opportunities affecting the township and informing its future development.
- **Part B, Strategic Framework Plan**, provides the future vision for the township, and the objectives and actions to achieve this.
- **Part C, Implementation Strategy**, outlines how the Strategic Framework Plan will be delivered.

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Community and Stakeholder Engagement

Engagement with the community and stakeholders is essential to creating a successful plan and future place. Two rounds of community engagement have been undertaken to inform the development of the SFP.

Community engagement

A community survey and map was opened for comment for 3 weeks in October and November 2022. Responses included:

- ✓ **1077** website visits
- ✓ **281** unique users
- ✓ **169** map comments
- ✓ **38** survey responses

A community drop-in session was held for all Bushfield-Woodford residents on 28 March 2023. Responses included:

- ✓ **50+** community members attended the session
- ✓ **200+** comments were received from community members

The plan also considered submissions from community relating to a community hub and submissions received from community relating to recent planning applications.

Stakeholder engagement

In addition **11 stakeholders** were engaged including key government organisations and major stakeholders such as infrastructure providers. Stakeholders engaged included:

- Department of Transport and Planning
- Department of Energy, Environment and Climate Action
- Environmental Protection Authority Victoria
- Moyne Shire Council
- Woodford Primary School
- Wannon Water
- Southern Rural Water
- Glenelg Hopkins Catchment Management Authority
- Country Fire Authority
- Telstra
- Powercor

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Community and Stakeholder Engagement

How the plan responded to engagement

The Strategic Framework Plan received a great number of comments from a range of community members, local council, and state government departments. This input has shaped the development of the SFP and in particular informed:

- Identification and prioritisation of issues, opportunities and features specific to the area.
- Development of the overarching vision and aspiration for the township, including identification of features that make the township unique
- Validating, prioritising and refining findings of analysis.
- Validating, prioritising key propositions for the future of the townships, and identification of additional strategies and actions.

A summary of findings from community and stakeholder engagement is contained in Part B of this plan.

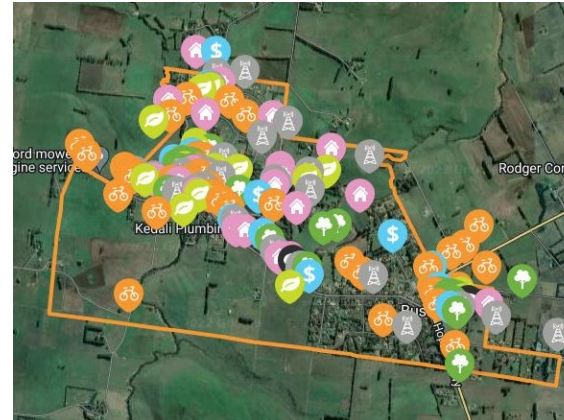


Figure 2: Screenshot of community comments provided on online survey (top right) and community attendance at drop-in session (bottom right)

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Part A

Bushfield-Woodford existing conditions

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Introduction

This section summarises findings of the detailed background analysis and community and stakeholder engagement. It identifies the key features and aspirations, constraints, and opportunities of Bushfield and Woodford that will shape how it changes in the future.

The analysis has considered key state and local government policy and strategy, existing studies of the area and surrounds, the state and local planning policy framework and provisions, and findings of engagement with the Traditional Owners of the land on which the townships exist, represented by the Eastern Maar Aboriginal Corporation, community and stakeholders. Findings are organized according to key themes identified as relating to the town and its future growth and development.

This section is structured as follows:

Introduction	11
About Bushfield and Woodford	12
Planning and Policy Context	16
Engagement Findings	23
Existing Conditions	25

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About Bushfield and Woodford

Bushfield and Woodford townships are well-established and well-presented rural communities located approximately 2km from the Warrnambool boundary, 7km inland of the Warrnambool CBD and approximately 3 hours' drive from Melbourne.

History and pre-European landscape

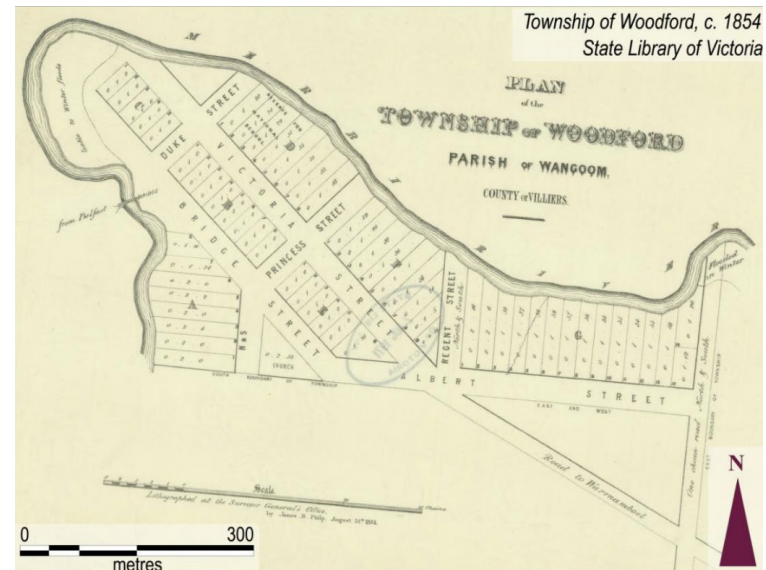
The south-western Victorian landscape within which Bushfield and Woodford exist was characterised by flat to undulating plains dotted with hills formed by extinct volcanoes and low-lying lakes and swamps. Tower Hill was a major landmark that typifies this form. Open eucalypt woodlands with sparse understory over grassy and herbaceous ground cover and dense swamp scrub characterised key waterways. This landscape provided habitat for an abundance of fish and game such as kangaroos, lizards, water birds, and yabbies. The Gunditjmara people were the original custodians of the land who cared for it and used its resources for food, medicine and craft.

The earliest recorded arrivals of Europeans to the region were whalers and sealers along the coastline around 1810. By 1830 permanent pastoralist squatters began to occupy the district and expanded rapidly. By 1840 much of the land in the region had been taken up by colonial settlers, and disease, dispossession of land and loss of resources, and violence and conflict that this introduced had caused significant harm to the Aboriginal population.

Woodford was first settled in the 1840s and was the first crossing point of the Merri River between Port Fairy (then known as 'Belfast') and Warrnambool. Subdivision plans for land sales around

1854 show the alignment of the Merri River and Yarturk Creek largely unchanged from today, and included a school, mechanics institute, hotel and church. Development expanded from there with maps showing subdivision occurring as early as 1891 in Bushfield.

In the 1860s the Aboriginal populations were moved to missions at Framlingham (1865) and Lake Condah (1866). In 1970 the land and the mission at Framlingham was returned to the Traditional Custodians under the Aboriginal Lands Act.



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Bushfield and Woodford today

Today Bushfield and Woodford are strong communities with strong connections to nearby Warrnambool but a distinctive rural village character.

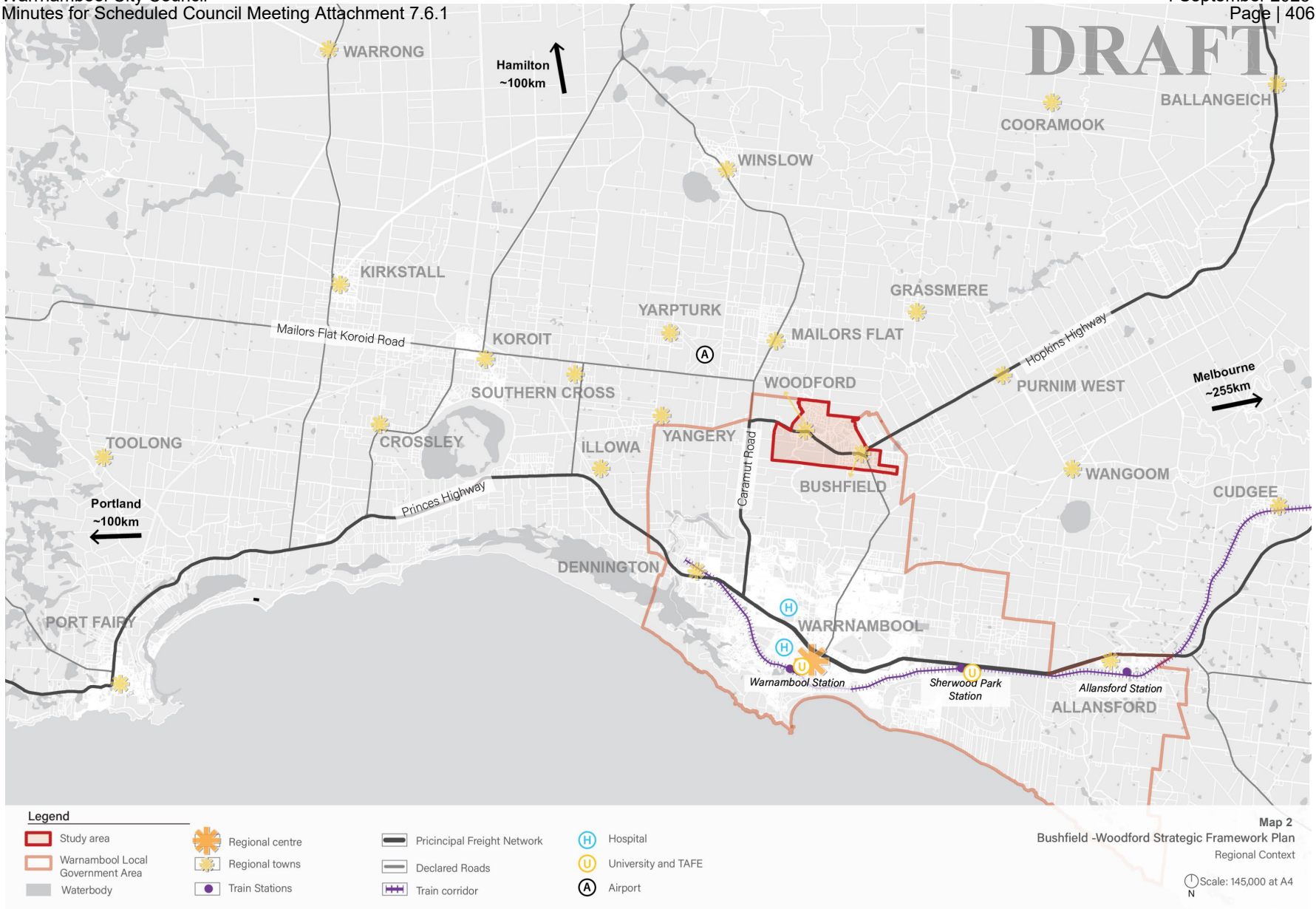
According to the 2021 census, Bushfield has a resident population of 596 and Woodford has a resident population of 436. While separate townships, the two have converged over time as they have grown. Key facilities in the townships include a school, several parks and open spaces including a sports oval, a community meeting space, and a country fire station.

The townships are picturesquely situated amongst the hills and valleys along the banks of the Merri River, which bisects the townships and connects to Warrnambool. The Merri River is a critically important natural feature of the region. It provides a popular recreational space for locals, ecological functions and flood conveyance within the Hopkins Catchment, and habitat for a diverse range of native flora and fauna. Much of the native vegetation however has been cleared for grazing or development.

The townships are surrounded by high quality agricultural and grazing land which separate them from Warrnambool fringes. The agricultural land surrounding the townships is characterised by large, flat, rectangular grazing paddocks. However these agricultural uses and broader development have cleared the landscape of much of the native vegetation and caused harm to the health of the Merri River.

Warrnambool's boundary is located approximately 2km south of Bushfield and Woodford and is a major regional centre for South-West Victoria. As of the 2021 census, the population of Warrnambool was 35,743. It is the largest city in the South West region of Victoria, and is the eleventh largest city in the state overall. The city is located approximately 300 kilometres south-west of the state capital, Melbourne.

Bushfield and Woodford function as satellite townships to Warrnambool which has a major economic and social role for them and the surrounding towns. The townships are dependent on the city for a range of services such as shopping, employment, education, and healthcare. However, residents of Warrnambool also come to Bushfield and Woodford for its nature, sports clubs and primary school. Its proximity to Warrnambool combined with its distinctive rural residential lifestyle make it a highly attractive place to live.



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Demographics

The Bushfield and Woodford community have a large family representation, with an above average household size of 3.1 persons per household, which is reflected in the average dwelling size and a low percentage of single person households. Bushfield-Woodford has an above average representation of primary and high school aged children.

The townships community consists of above average household incomes and home values, high levels of home ownership, and low levels of long-term health conditions and housing stress.

Demographics suggests low levels of diversity, potentially owing to the small size of the community or limited housing choices, with a relatively limited offering of homes smaller than 3 bedrooms (6.5%), non-detached dwellings (0%) or rental options (3.7%), and a low level of households that use languages other than English at home.

There is limited economic data available regarding the local economy within Bushfield and Woodford. However in the broader Greater Warrnambool region:

- Greater Warrnambool has a below average unemployment rate of 4.7% compared to regional Victoria's rate of 6%, and an above average participation rate.
- Greater Warrnambool has an above average level of high school education compared to regional Victoria.
- Leading industries by number of businesses include agriculture, forestry and fishing, construction. Leading industries by employment are retail, agricultural and forestry, and education and training.

Data available for Warrnambool North, which includes the townships of Bushfield and Woodford, shows that as at 2016 there is estimated to be 320 jobs in the area. These jobs account for 1.9% of total jobs in the Warrnambool LGA. Unemployment was less than 1%.

Table 1: Key demographic data for Bushfield-Woodford

2021 ABS Census Data	Bushfield and Woodford (Suburbs)	Regional Victoria
Population	1,032	1,576,613
Median Age	41	43
Aboriginal and Torres Strait Islander population (%)	1.8%	2.0%
Language other than English used at home (%)	1.4%	13.6%
Long term health conditions (%)	36.1%	37.2%
Private dwellings	347	748,182
Unoccupied dwellings (%)	3.7%	13.3%
Dwelling type - % detached	100.0%	89.9%
Dwelling type - % other	0.0%	10.1%
Avg. number of bedrooms	3.7	3.2
Household size	3.1	2.4
Single person households (%)	10.2%	29.3%
Avg. household income	\$2,318 p.w.	\$1,386 p.w.
% of homes owned	95.1%	72.5%
% of homes rented	3.7%	23.6%
% of owners or renters in housing stress*	7.3%	15.4%

*Housing stress measured as spending greater than 30% of household income on mortgage or rental costs.

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Planning and Policy Context

The following section details the existing state and local planning policy framework and provisions applying to the townships and other key Council and State strategies, policies and studies that sit outside the planning scheme and have informed the Plan.

Planning Policy Framework

- **Clause 02.02 Vision** sets out the Council Plan (2017-2021) vision for Warrnambool with 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.
- **Clause 02.04 Strategic Framework Plan** identifies the urban settlement boundary that surrounds the Bushfield and Woodford townships.
- **Clause 11.03-2L-04 Settlement in Bushfield, Woodford and Allansford** provides the strategy to “Defer growth within Bushfield and Woodford pending resolution of sewerage and effluent management options.”
- **Clause 16.01-3L Rural Living** applies to land within the Low Density Residential Zone (LDRZ) and Rural Living Zone (RLZ) and provides the following strategies:
 - Discourage rural living and low density residential subdivision where it would prejudice conventional long-term residential development.
 - Limit rural living and low density residential development in Bushfield, Woodford and Allansford to existing zoned land.
 - Maintain the RLZ as a buffer between residential areas and surrounding farms in Bushfield and Woodford to limit the impact of residential development on adjacent farmland.

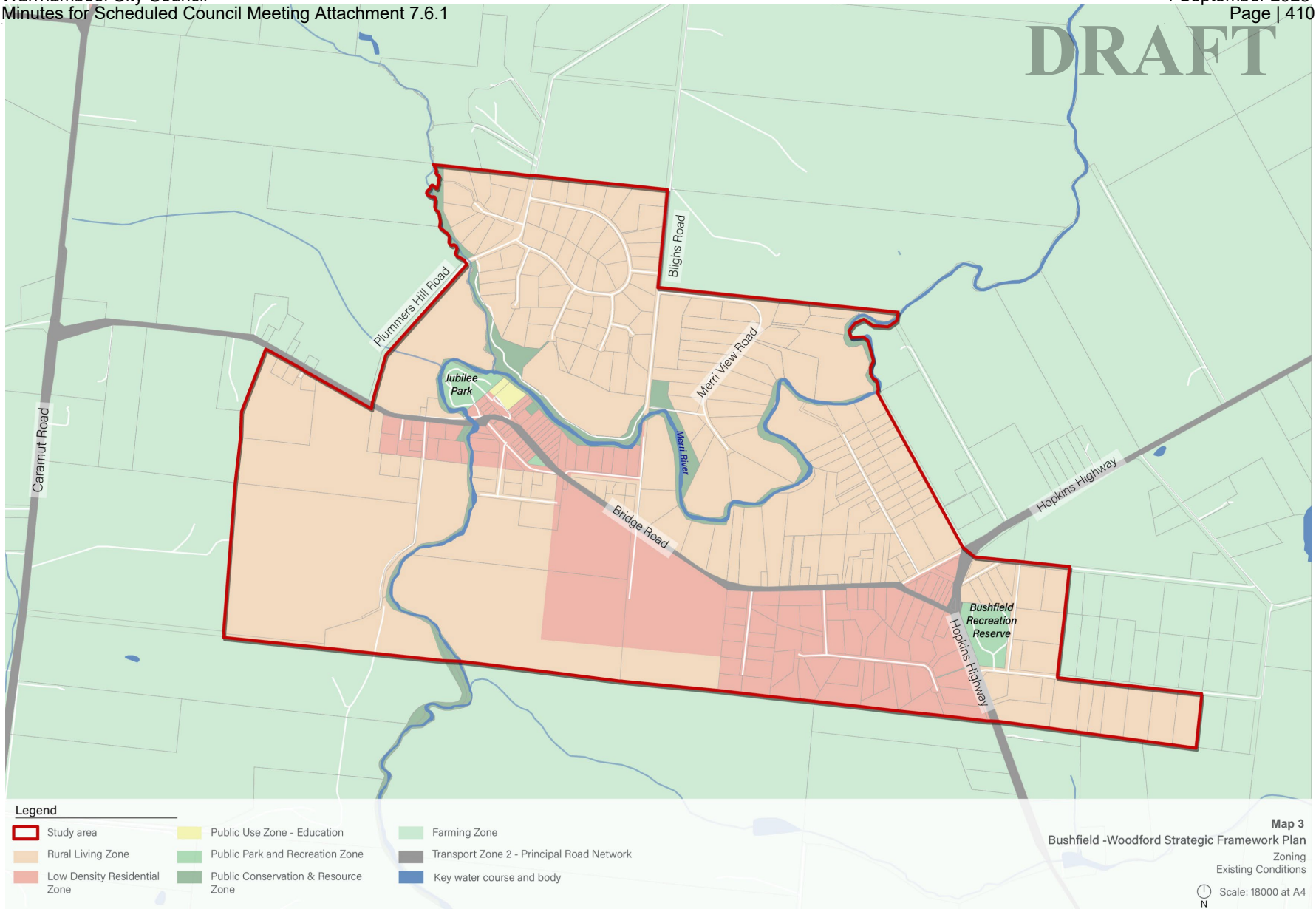
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Zones

Zones applying to the townships and surrounds are depicted in Map 3 on the following page.

- **Rural Living Zone – Schedule 1 (RLZ)** – provides for very low density residential development and accompanying agricultural/farming practices which do not adversely affect the amenity of neighbouring properties. Land uses in Rural Living Zones should protect and enhance the natural environment and occupiers should base their practices on sustainable land management principles. The schedule to the zone imposes a minimum subdivision lot size requirement of 4 hectares except for the Cilmerly Crescent subdivision identified in the schedule which has a minimum lot size of 1 hectare.
- **Low Density Residential Zone (LDRZ)** – applies to some areas of Bushfield and Woodford allows for smaller lots and accommodates a wider range of uses than other zones in the area. A primary consideration of the Low Density Residential Zone is the ability for dwellings in the zone to process their own wastewater in the absence of reticulated sewerage. Lots in this zone must be a minimum of 0.4 hectares if they are not connected to reticulated sewerage, but may be 0.2 hectares if reticulated sewerage were connected.
- **Public Park and Recreation Zone (PPRZ)** – recognises areas for public recreation and open space and protects and conserves areas of significance where appropriate. It also may provide for commercial uses where appropriate. In Bushfield and Woodford, this zone applies to the Bushfield Recreation Reserve, Jubilee Park, and the Mechanics Institute Park on the south-east intersection of River Rd and Bridge Rd.
- **Public Conservation and Resource Zone (PCRZ)** – purpose is to protect and conserve the natural environment and natural processes for their historic, scientific, landscape, habitat or cultural values. Facilities which assist in public education and interpretation of the natural environment are also encouraged with minimal degradation of the natural environment or natural processes. Appropriate resource based uses are also permitted. In Bushfield and Woodford, this zone applies to Jellie’s Reserve, the Merri River and surrounds, and a small lot on the north side of Watsons Lane.
- **Public Use Zone (PUZ2)** – recognises public land use for public utility and community services and facilities. It also permits associated uses that are consistent with the intent of the public land reservation or purpose. In Bushfield and Woodford, Woodford Primary School is the only area which is zoned as a Public Use Zone.
- **Farming Zone (FZ)** – enables agricultural practices and associated ancillary uses. Dwellings and any other services that are permitted within a farming zone must be provided in conjunction with an agricultural use. Lots categorised in this zone ensure an adequate supply of agricultural products and associated employment. Subdivisions in the Farming Zone must be a minimum of 15 hectares.

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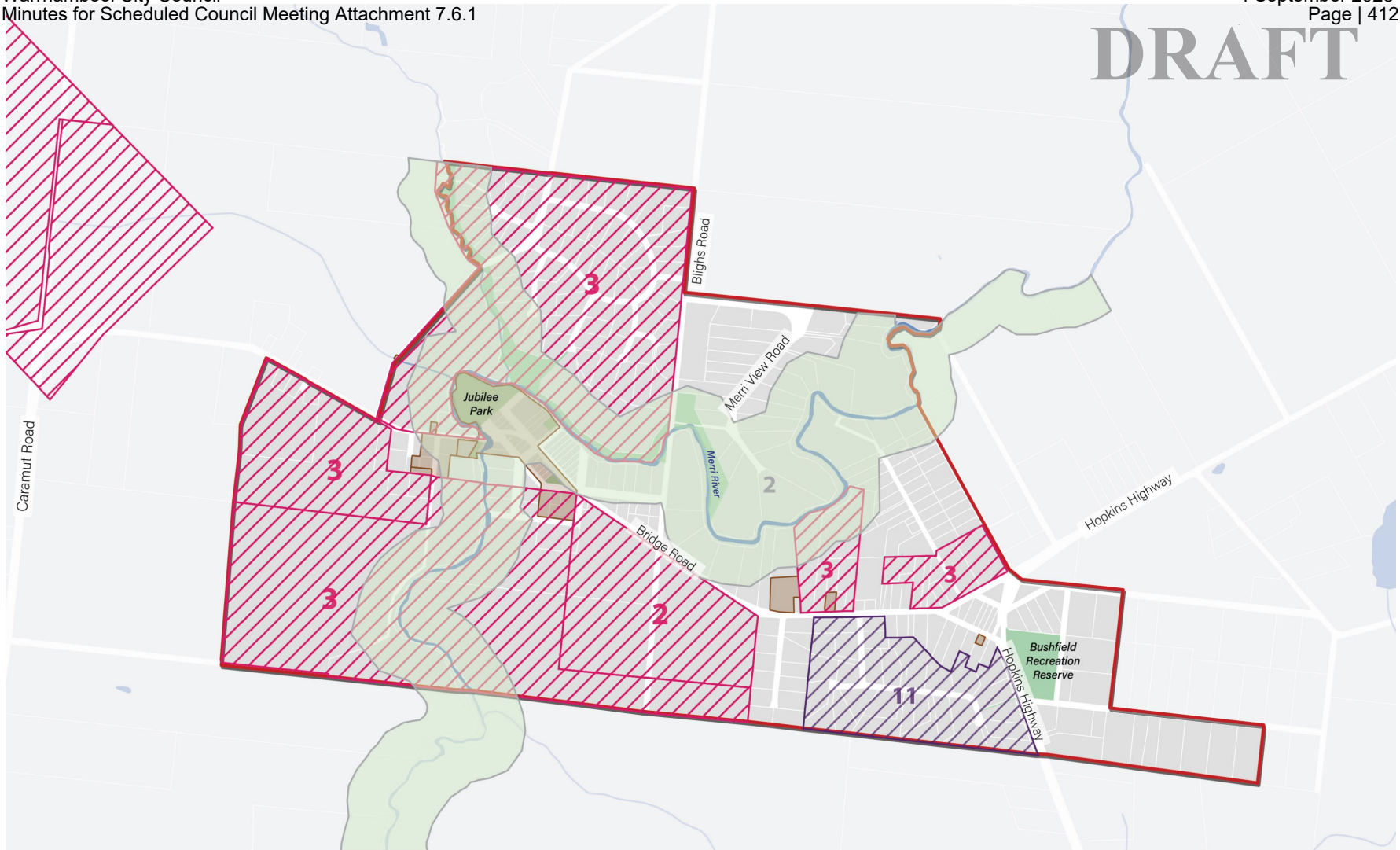
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Overlays

Overlays applying to the townships and surrounds are depicted in Map 4 on the following page.

- **Development Plan Overlay – Schedule 2 (DPO2)** – sets out a range of conditions and requirements for permits in the LDRZ, requiring developments to implement appropriate wastewater management systems if reticulated sewerage is not available, provide direct access to the site via sealed roads, and demonstrate that proposed dwellings will not cause a significant impact on the local environment. It also details what is required to be included in the development plan in order to satisfy the requirements of the DPO2.
- **Development Plan Overlay – Schedule 3 (DPO3)** – sets out a range of conditions and requirements for permits in the RLZ which are similar to those in the DPO2. The primary differences are that dwellings in the DPO3 are not required to be connected to available reticulated water services and they are not required to show the proposed subdivision layout. Other conditions and requirements are similar to those in the DPO2.
- **Design and Development Overlay – Schedule 11 (DDO11)** – sets subdivision parameters which aim to ensure proper protection and management of the existing lot density, pattern and rural residential amenity of the area, protect the local environment and significant views, and provide generous separation between dwellings to enable revegetation of the landscape.
- **Heritage Overlays (206,207,208,209,315,361,370) (HO)** – determines additional requirements for applications under Clause 43.01, including additional analysis concerning site plans, elevations, proposed colours and materials, visual representations illustrating the visual relationship between existing and proposed buildings, proposed fencing, scaled and detailed landscaping, and a report explaining how the proposal addresses specific relevant heritage guidelines if applicable.
- **Environmental Significance Overlay – Schedule 2 (ESO2)** – sets out application requirements for developments under Clause 42.01 to address topography, effluent treatment arrangements, elevations, location and type of native vegetation to be removed and the reason for removal, protection of the natural and habitat values of the river's edge, river bank, and/or clifftop in the vicinity of the application, landscaping, stormwater discharge, and means of safe effluent disposal which does not impact the river and its tributaries.

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Legend

Study area	Environmental Significance Overlay (ESO2)	Key water course and body
Development Plan Overlay (DPO2 & 3)	Heritage Overlay (HO)	
Design Development Overlay (DDO11)	Open Space	

Map 4
Bushfield -Woodford Strategic Framework Plan
Overlays
Existing Conditions
Scale: 18000 at A4
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Other key strategies, policies and studies

Warrnambool 2040 (W2040)

- Warrnambool 2040 (W2040) is a community vision for Warrnambool, both the city and the wider region. Warrnambool City Council developed this vision in collaboration with the community who helped to create goals for Warrnambool's environment, economy, place and people. W2040 designates 2040 goals, 2040 outcomes, 2026 progress measures, and short-term initiatives across four major categories:
 - Our People
 - Our Economy
 - Our Place
 - Our Environment
- W2040 sets out a range of targets of relevance to the study area, in particular relating to the environment, including a target of net zero carbon emissions by 2040 for the entire municipality.

Rural Housing and Settlement Strategy (2010)

- The strategy outlines the management of housing and settlement of rural areas throughout the Shire of Moyne and the City of Warrnambool. Growth potential for Bushfield and Woodford are identified to be deferred, with a future 'village' role, progressing towards a 'town'.

Council's City-Wide Housing Strategy (2013)

The findings of the Rural Housing and Settlement Strategy are largely reinforced in the 2013 Housing Strategy, which maintains the townships' settlement boundary and role to provide "rural lifestyle setting", and that further subdivision and limited growth can be accommodated subject to structure planning to identify infrastructure requirements to support them.

Domestic Wastewater Management Plan 2020 – 2025 (DWMP)

- The DWMP describes the policy and legislative framework for domestic wastewater management in the region, the profile of Warrnambool and a risk assessment of the existing onsite wastewater situation for areas within the local government area. It also includes a township-by-township plan, along with implementation and action plans for the DWMP.
- The DWMP reports that there are 998 OWMSs within Council boundaries, of which 196 are without a compliant permit in place within key constraint areas (including Bushfield and Woodford), with many on "reduced size lots" (< 2000 m²), within watercourse setbacks, and many of them being aged systems (over 25 years old).
- Other risk factors mentioned in the DWMP that also apply to this study area include poorly draining soils and steep topography.

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Warrnambool Open Space Strategy (2014)

- The Warrnambool Open Space Strategy (the Strategy) provides the framework for planning and managing Warrnambool's open spaces into the future. The Strategy, developed in 2014, directs open space planning and management across the municipality to 2026.
- The Strategy recognises the Bushfield and Woodford precinct as an area currently experiencing, and projected to experience, continued population growth. It acknowledges that while accessibility to open space and the diversity of open spaces available within the precinct are satisfactory, more work is required to improve the connectivity of these spaces.
- The Strategy identifies the continued implementation of the Jubilee Park Master Plan, and the investigation of an accessible river crossing between Jubilee Park and Jellie's Reserve, as the key recommendations for the precinct.

Sustainable Transport Strategy 2010-2020 (2010)

- The Sustainable Transport Strategy recognises a range of actions which support the update of sustainable transport in Warrnambool City Council.
- Several of the actions are particularly relevant to Bushfield and Woodford, including a focus on strengthening the pedestrian shared path network, high traffic speeds, and improving the sustainable transport outcomes in new residential estates.

Warrnambool Community Services and Infrastructure Policy (2016) and Community Services and Infrastructure Plan (CSIP) 2011 - 2026 (2013)

- The Community Services and Infrastructure Plan 2011 – 2026 (CSIP) was developed to provide a guide for the Warrnambool City Council, together with other service providers and community organisations, about the community infrastructure and services needs of Warrnambool's population as it grows. The plan informed the development of Warrnambool's Community Services Infrastructure Policy which was adopted in 2013 and reviewed in 2016.
- The CSIP supports the delivery of hub-based delivery models for community facilities and services that are integrated (shared and co-located), multi-purpose and flexible. The report also supports the early provision of community services and infrastructure. A facility sharing approach is also encouraged to enable communities to utilise school infrastructure to support their needs.

Warrnambool: A safe and connected city 2018-2026 – Road Users Plan (2018)

- The Road Users Plan provides a summary of crash statistics, road safety issues, and an action plan for improving road safety in Warrnambool.
- The Plan takes a safe systems approach to seek to provide safety improvements for everyone using or interacting with road systems including walking, cycling, riding motorcycles, travelling in cars, light vehicles and heavy vehicles.

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Engagement findings

This section provides a summary of key findings from engagement with community, stakeholders and the Eastern Maar Aboriginal Corporation. Engagement has primarily occurred in October and November 2022 and March and April 2023.

Traditional Owner engagement

- The Eastern Maar Aboriginal Corporation (EMAC) are the Registered Aboriginal Party for the area within which Bushfield and Woodford townships exist and are the representative of the ancestors of the Traditional Custodians of the land.
- The Plan has been developed in consultation with the EMAC to add to and confirm the documentation of history of the area and knowledge of Country, and provide feedback and input into the Plan and in particular strategies relating to Aboriginal Cultural Heritage and Values.
- To date there is little representation of Aboriginal heritage or values in the area and few Aboriginal people known to be living in the townships.
- The EMAC identified the cultural significance and heritage of the Merri River to the local Aboriginal population, supported by the archeological findings documented around the river.
- The EMAC highlighted the existence of the Eastern Maar Country Plan which can provide guidance for the goals and objectives of the EMAC that can be pursued in the townships and through the Strategic Framework Plan. They noted however that the Country Plan was currently being updated.
- The EMAC agreed to co-drafting strategies and objectives relating to Aboriginal Cultural Heritage and Values for the Plan and to review key materials.
- The EMAC and Warrnambool City Council committed to ongoing consultation and partnership as projects arise in the townships to realise opportunities that recognize, protect and celebrate Aboriginal Cultural Values and Heritage.

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Community engagement

- Protecting the rural village character is important to the community. Subdivision and new development should maintain the townships' unique character.
- There was mixed sentiment amongst the community regarding future development and subdivision. Overall, the need for limited, small-scale development to accommodate growth was recognised but it was said that it should not detract from the rural village character.
- The community support small-scale retail and hospitality uses located in the right locations such as near Jubilee Park, at Bushfield Community Hall and along Bridge Road. The opportunity for pop-up shops were also identified.
- Merri River is an important natural and recreational asset that is highly valued by the community. Protecting the ecological, cultural and social value of the river is a top priority.
- The natural environment was important to residents who wanted to remove willows and plant more native vegetation.
- The parks and community spaces are important places for the community but some areas for improvement were identified including improving existing or delivering new facilities that are multi-purpose, improving maintenance and providing safer access to the Bushfield Recreational Reserve.
- Woodford Primary School is an important hub for the community. Although the community are concerned about it's capacity to support a growing community. Improvements needed included an undercover all-weather area and road safety measures surrounding the school.
- Trucks and heavy vehicle traffic were noted for their noise pollution, speeding and safety issues. This is particularly prevalent at Hopkins Highway, Bridge Road and the Merri River vehicle bridge.
- A safe cycling connection to Warrnambool is needed – particularly for young people – and is a priority for the community. A public transport connection to Warrnambool was also noted as a key opportunity.
- Broader vehicle safety issues were noted which contributes to a lack of sustainable transport options being utilised. Vehicle speeding and poor traffic calming, lack of pedestrian crossings at key intersections such as to the primary school and the recreation reserve, lack of pedestrian footpaths, and lack of cycling infrastructure were all raised as constraints to getting around by foot or on bike.
- Drainage issues effect a range of places across the townships. Areas flagged for drainage improvement include the Bushfield Recreation Reserve, Merri View Road, Kiaman Close, Rodger Place, and Bellmans Road.
- Upgrades to the current septic systems were identified as important to avoid river contamination in future. The community is concerned about the health and environmental risk of current wastewater systems, however some are happy with their existing system. More information was sought to inform decisions around system upgrades.
- There are some gaps in telecommunications coverage, affecting, internet, television and mobile connectivity. Previous proposals however have identified concerns around the impacts of telecommunications infrastructure.

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Existing conditions

The following section summarises the key findings from background analysis and community and stakeholder engagement. It provides the key features, issues and opportunities shaping the future of the townships and underpins the objectives and actions outlined in Part B of the Plan.

Land Use and Development

Map 3 and Map 4 on the previous pages outlines the existing zones and overlays that have governed land use and development outcomes to date.

- Woodford and Bushfield are zoned a mix of Rural Living Zone (RLZ) and Low Density Living Zone (RDLZ). However existing lot size patterns are not consistent with the subdivision requirements provided for in these zones.
- The RLZ includes a minimum subdivision requirement of 2ha – however a schedule to the RLZ zone varies the minimum subdivision size within the Cilmercy Crescent area down to 1ha and all other areas up to 4ha. Despite this the average occupied lot size within the township in RLZ area is 1.2ha.
- The LDRZ includes a minimum subdivision lot size of 0.4ha where no reticulated sewerage is available, or 0.2ha is reticulated. The average occupied lot size within the township in LDRZ areas is 0.6ha.
- A Design and Development Overlay (DDO11) applies to the Rogers Place subdivision which is zoned LDRZ and varies the minimum subdivision lot size to 1ha. Population growth into the future is anticipated to be moderate and can likely be accommodated within the existing settlement boundary with some refinement to the existing zones within it.
- There are a number of large, undeveloped lots predominantly within RLZ land.
- Some zones and overlays don't align with property boundaries or reflect the preferred future growth patterns. Where zones bisect properties, it makes it difficult for them to develop without seeking spot-rezonings, and limited clear guidance on future development opportunities makes growth difficult to direct and plan for. Zoning changes could be considered to ensure sufficient opportunities for growth are provided, and directed to locations that support positive community outcomes.
- Bushfield and Woodford's market attraction is its rural residential lifestyle, which should be preserved as it grows. There are few other townships close to Warrnambool that offer this. New development and growth is an opportunity to consolidate this and add new community uses such as small shops, community facilities, and new parks and open spaces.

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- Community are concerned about new development that is not consistent with the character of the townships. There is limited planning policy or planning controls in place that provide guidance on rural character within the Warrnambool LGA or specific to the Bushfield and Woodford townships. The natural landscape setting of the townships, including the Merri River and the hilly topology, large rural lots, and a clear distinction from Warrnambool were identified as distinguishing features of the townships.
- There are a number of historical buildings within the townships that are protected by Heritage Overlays including the Woodford Heritage Precinct. However there is little signage or information within the towns that highlight the heritage significance of these sites.
- The current approach to wastewater management is unsustainable for the current townships and future growth and must be resolved prior to future development. Existing Council policy is to defer growth until this is resolved. This remains the case.
- There are currently no local hospitality or retail businesses, but a number of other local businesses. The current zoning and overlays do not pose a barrier for locals seeking to open small businesses. New growth and development would support the viability of businesses and can be supported by Council policy and opportunities for temporary pop-ups at community events. These are best located close to existing community facilities. Public realm improvements around these areas would also support the viability of local convenience businesses.
- Current Council policy states a desire to retain a buffer between agricultural uses occurring within Farming Zone (FZ) land surrounding the townships and LDRZ land. Historically RLZ has been applied at the edges of the township to achieve this though has not been maintained in all areas (including at Rogers Place). This buffer is in place to protect the residents from adverse amenity impacts of farming, and ensures residential uses do not inhibit farming activities. Improvements to controls are needed to ensure this buffer is maintained into the future.

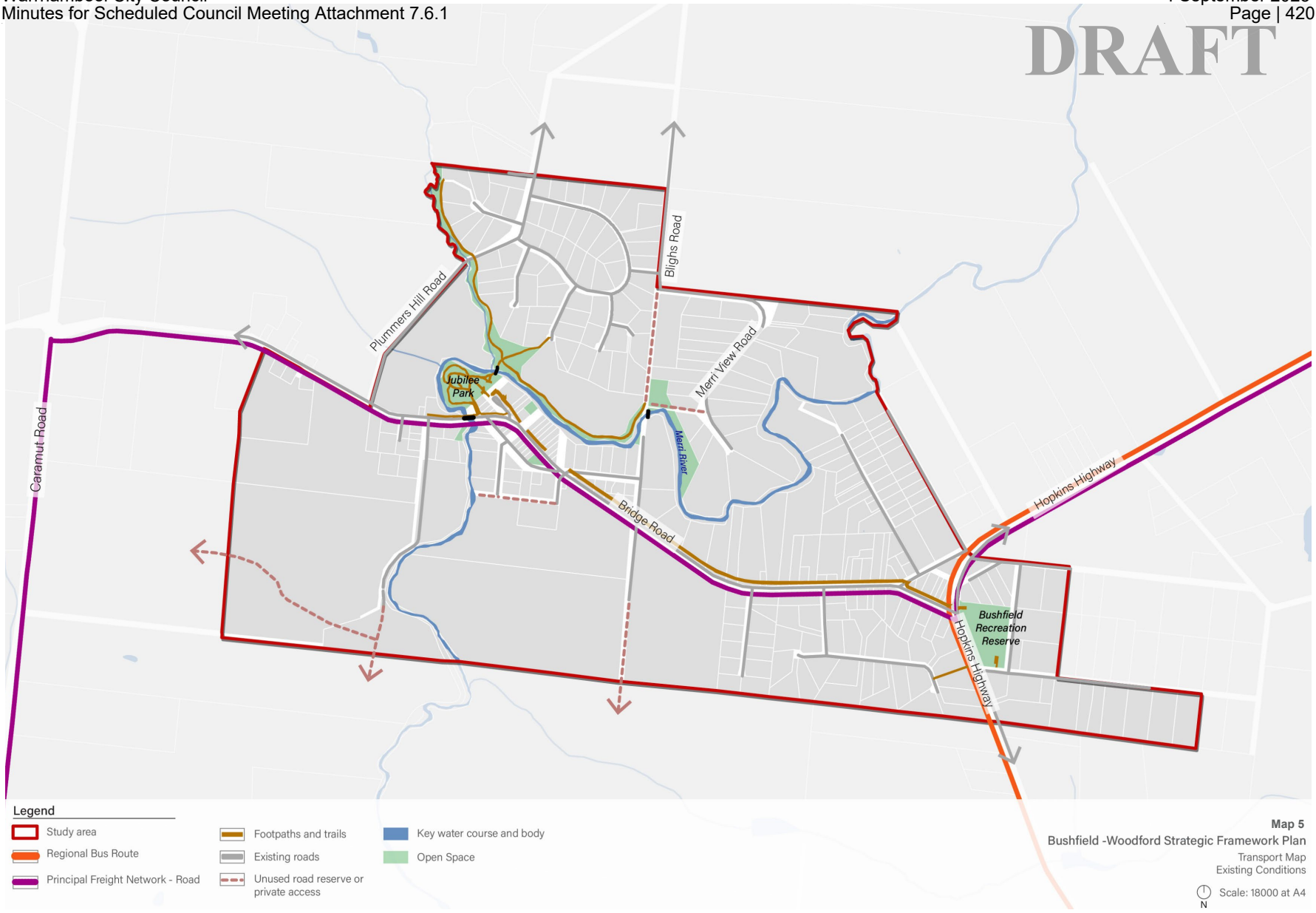
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Transport

Map 5 on the following page shows the existing transport infrastructure and network.

- Due to poor infrastructure for pedestrian and cycling safety and prioritisation, and an absence of public transport, most trips within the townships and to surrounding areas are done by car.
- There are concerns about road safety along Bridge Rd and the Hopkins Highway which are part of the Principle Freight Network. This route is trafficked by large trucks, is subject to speeding, and has limited traffic calming and safety interventions.
- Intersections of Bridge Road with Plummers Hill Road and Mortlake Road, and crossings to key community destinations including the primary school and Bushfield Recreation Reserve were also identified as being unsafe and lacking pedestrian safety and prioritisation infrastructure.
- There is a shared footpath along Bridge Road however there are gaps at key sections including immediately connecting to the primary school, and crossings at intersections have insufficient safe crossing infrastructure.
- There are no other bike paths in town and many local roads have no footpaths or line markings requiring people to walk on the road. This is of particular concern for younger people getting to, and moving between school, parks and recreation facilities.
- Many of the local roads have poor connectivity and some are unsealed. Many lack concrete kerb drainage infrastructure creating drainage issues. New additions to the street network are single-serving loops and lack connectivity with the existing network.
- New roads are directed by the Infrastructure Design Manual which was introduced in 2007 and is regularly updated. All new roads are to be as per the IDM and it will be used to guide the design and aspiration for upgrades to existing road infrastructure.
- Community raised concerns that the two pedestrian bridges crossing the Merri River (connecting Jellie's Reserve and Jubilee Park and at Miles Road) are unsafe and become inaccessible when the river floods. These are critical pedestrian and bike links between the north and south of the River with limited alternatives.
- Community have also raised concern with the safety of the Bridge Road vehicle bridge over the Merri River which is very narrow and causes concern when large trucks pass.
- There is no protected bike path to Warrnambool and limited public transport. The Hopkins Highway presents an opportunity to establish this bike connection, but it is very narrow at some points which can challenge the ability to provide fully separated bike paths within the existing road reserve.
- There is no public transport or school bus available to support commuter transit. There has previously been a bus servicing the townships however, this was prior to recent growth. Surrounding towns also have no or a limited public transport service.
- There is strong support amongst community and Council for the Merri River path network to be extended to support recreation and transport. Private ownership of some sections of the Merri River present barriers to delivering public footpaths along it.
- A gravel trail network provides access to the river and connects Jubilee Park and the primary school to Jellie's Reserve and other open spaces further east. However limited signage and wayfinding makes the path network hard to navigate and limits it's use, particularly for residents further east in Bushfield.

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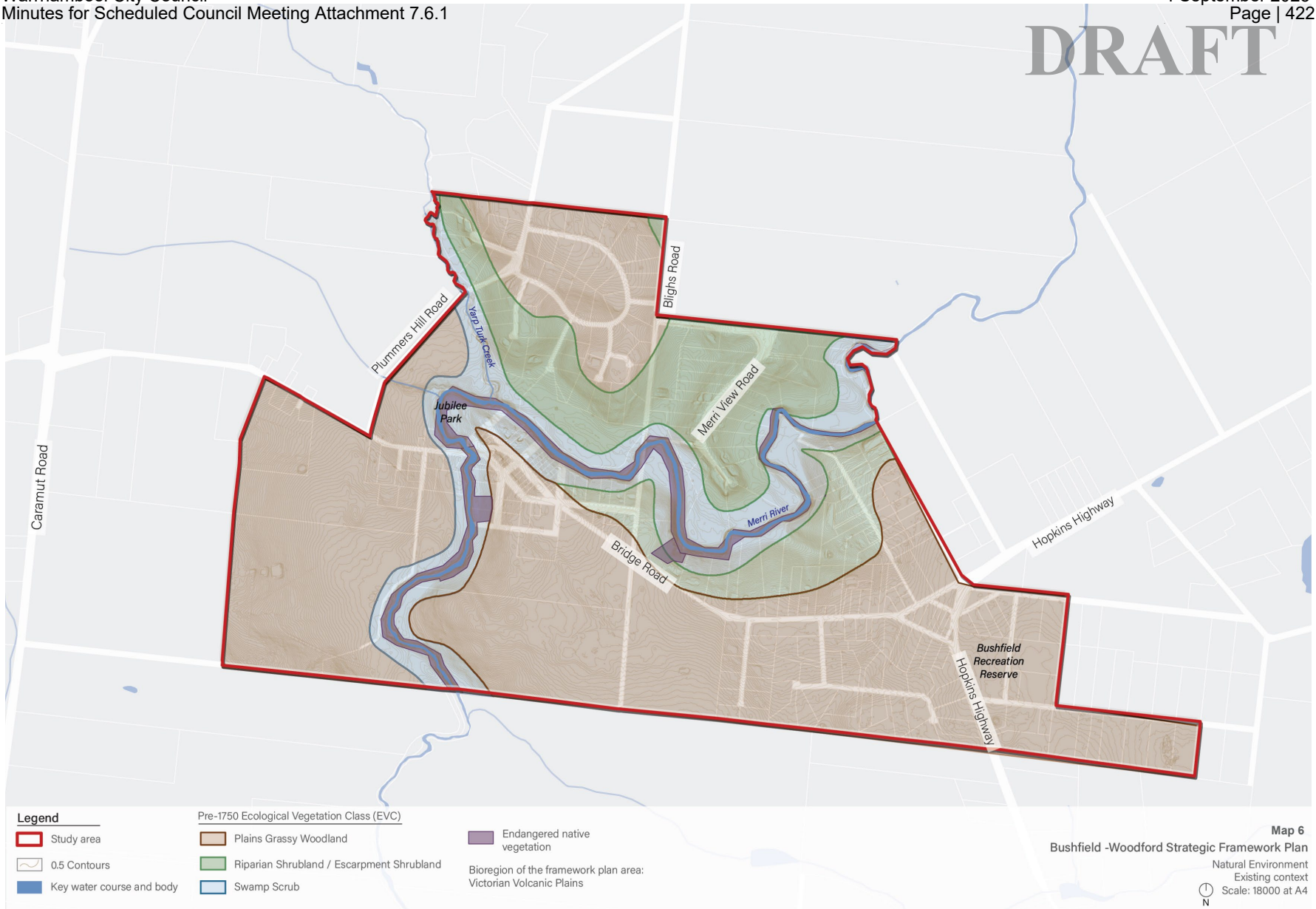
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Landscape and Natural Environment

Map 6 on the following page shows the pre-1750 Environmental Vegetation Classes and areas identified as having endangered native vegetation within the study area.

- The region is characterised by flat, undulating plains dotted with hills formed by extinct volcanoes. Key pre-1750 biomes recorded within Bushfield-Woodford include swamp scrub located along the banks of the Merri River, plains grassy woodland, and riparian shrubland. However much of the native vegetation in the region has been lost to previous agricultural uses and existing native vegetation in the area is poorly documented.
- Water is central to the landscape, and the Merri River is a critical ecological feature and a valued cultural and social asset for the townships. The water quality of the Merri River is poor, recording the worst water quality and flora out of all estuaries in the Glenelg Hopkins region. This is considered to be due to the exotic pastures in the catchment and the excess nutrients in the water from nearby urban and agricultural uses.
- Soil type is a considerable challenge for Bushfield and Woodford. The light to medium clay-based soils that are present through the area drain poorly and make it difficult to dispose of wastewater using on-site systems. This poses a risk to the Merri River and improved wastewater management and drainage infrastructure are important to the health of the environment.
- Poor drainage infrastructure may also be causing harm to the Merri River. Community engagement raised a number of issues with drainage across the townships including at Bushfield Recreation Reserve, Merri View Road, Kiaman Close, Rodger Place, and Bellmans Road. This is driven by the soil conditions and current approach to drainage infrastructure.
- Non-native willows have grown along the Merri River which need to be removed and managed. Even when locally cleared, upstream willows can re-establish themselves along downstream riverbanks and harm local native vegetation. This requires regional management.
- Desire paths down to the water's edge demonstrate a desire for more people to access the Merri River. The lack of formalised infrastructure presents safety risks and causes environmental damage when people try to access it.
- Currently an Environmental Significance Overlay (ESO) applies to the Merri River (and 150m either side) which includes 'catch-all' permit requirements that allow the impact of new development on the River to be evaluated. It does not currently apply to the tributary known as Yarrpturk Creek or Sawpit Creek to the south of the township boundary.
- The Merri River and surrounds are subject to flooding which represents a danger to human safety and property. There are several reported flooding events in recent years, however no formal flood or drainage modelling of the area exists to fully understand the risk.
- Glenelg Hopkins Catchment Management Authority and Southern Rural Water (SRW) both have a role in managing the health of the Merri River. There are also a number of community advocacy and volunteer groups with a strong focus on the Merri River. These include MAD for the Merri, Warrnambool Coastcare Landcare, the Woodford Nature Group, and Friends of Merri Marine Sanctuary. These groups present an opportunity for expanded replanting activity and other partnership opportunities.
- The township is designated a Bushfire Prone Area (BPA) which subjects new buildings to particular building standards.

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Community Infrastructure, Public Realm and Open Space

Map 7 on the following page shows the existing public open spaces and community infrastructure.

- There are two strong existing community centres at Bushfield and Woodford centred around the main community facilities including the Woodford Primary School and Jubilee Park in Woodford, and the Bushfield Community Hall and Recreation Reserve in Bushfield. However, the quality of public realm could better support the role of these places as community centres with improved transport connectivity and upgrades to support longer dwell times such as seating, shading and things of interest.
- Community have highlighted that the Bushfield Community Hall is capacity constrained and in need of upgrades and expansion. It is also heavily affiliated with local sporting clubs and so less accessible for community members not involved in these. The community have advocated for a new community hub to host a variety of community activities.
- Community infrastructure analysis from 2013 and updated analysis for this Plan suggests there is a need for more community spaces now and as the community grows. New spaces should consider opportunities to also provide and co-locate other services not currently available such as early years services. An updated municipal community infrastructure study is needed to confirm what should be provided in the townships.
- Community are concerned that the Woodford Primary School also has capacity issues. However, investigations found that the school will be able to support the growing community. Although, upgrades to the existing infrastructure and buildings may be needed and the school is lacking access to flat, unflooded and proximate open spaces for recreation.
- Community centres between Bushfield and Woodford are poorly connected, with the Merri River path terminating at Miles Road and safety issues and gaps along the Bridge Road path. Access to the Bushfield Recreation Reserve is a major safety concern, with no pedestrian crossing or traffic calming infrastructure at key crossing points (Bridge Road and Rogers Place connection) and no footpaths on the eastern side of Hopkins Highway.
- The Merri River is a significant natural asset that provides ecological, open space and recreation services to the community. The river has a walking track and bridges. However these could be extended and provide more formalised access to the river's edge, which would enhance community connection, improve safety, and protect the river.
- There is over 16ha of open space available in the townships. Many residents also have access to large backyards. Large open spaces at Jubilee Park and Jellie's Reserve are located near the Woodford Primary School and provide picnic areas, pavilions, a playground and tennis courts. Programmed sporting activities occur at the Bushfield Recreation Reserve which hosts netball, football and cricket, and is home to the North Warrnambool Eagles Football Netball Club and North Warrnambool Eels Cricket Club. A playground is also located at the Bushfield Recreation Reserve. Local sport is important to the community, though it can restrict access to these otherwise public spaces for much of the week.
- New open spaces should continue to be provided with a focus on social and environmental activities such as barbeques, dog walking areas, and access to nature. Where possible they should be located along the Merri River. Some open spaces provided by new development have not been adequate and should be provided clearer direction.
- Some existing open spaces, such as Jellie's Reserve and the open space south of Watsons Lane could be better utilised. Minor upgrades such as improved lighting, signage and paths could improve access and use, particularly north of the Merri River.

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Aboriginal Cultural Heritage and Values

- The Eastern Maar Aboriginal Corporation (EMAC) are the Registered Aboriginal Party for the area. This plan has been developed in consultation with the EMAC.
- Background research for this Plan included an investigation of the potential for Aboriginal cultural heritage in the area. Findings below are subject to confirmation by EMAC as part of ongoing engagement.

Documented history

- Prior to European colonisation the landscape would have been characterised by open eucalypt woodlands with sparse understorey over a species rich grassy and herbaceous ground layer. Nearby Tower Hill was a major feature of the landscape and a place of meeting and exchange for the Gunditjmara people.
- The traditional custodians cared for and used the abundant resources of the land including kangaroos, wallabies, lizards, muscles, yabbies, ducks, fish, kangaroo grass and tussock grass, yam daisies and black wattle. They would have used these for medicine, food and making things like baskets, bags and nets.
- European whalers and sealers first came to the west Victorian coastline around 1810. The earliest recordings of colonisation in the townships occur in the 1840s where Woodford was chosen as the first crossing point of the Merri River between Port Fairy and Warrnambool. As with many other places, colonisation introduced disease, dispossession and loss of land and resources and violence in the face of Aboriginal resistance, which resulted in death and demographic decline.

- An Aboriginal mission was established in 1865 at Framlingham 20km east of the townships, where Aboriginal people were forced. Another was established in 1866 at Lake Condah nearby.

Archaeological studies and Registered Aboriginal Places

- The area around the Merri River is designated as an area of Cultural Heritage Sensitivity (CHS). While not identified on mapping, Yarrpturk Creek is also an area of high cultural heritage sensitivity as defined by the *Aboriginal Heritage Act 2006*. CHS protections apply to waterways and areas 200m either side of waterways, and to registered cultural heritage places (Aboriginal Places) and the areas within 50m of those places, where significant ground disturbance has not occurred.
- Areas of CHS require the preparation of a Cultural Heritage Management Plan (CHMP) where high impact activities are proposed, prior to those works being undertaken. It is illegal to carry out an activity that can disturb Aboriginal places (recorded or unrecorded) without authority (typically provided by an approved CHMP or Cultural Heritage Permit).
- There are currently three registered Aboriginal places within the townships, with a further 17 in the 3km surrounding. These are predominantly stone artefact scatters.
- There is potential for further unidentified Aboriginal places to exist within the study area, in particular at elevated locations including those areas not identified as CHS. This is due to the existence of previous archaeological finds in the area, the low levels of soil disturbance and presence of the Merri River and topographic features.

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Sustainability and Resilience

- Bushfield-Woodford, and the broader Warrnambool region, will increasingly be affected by the impacts of climate change, including increased average and extreme temperatures, reduced rainfall, and increased extremity of severe rainfall events. Planning for the future should act to reduce and regenerate the environment around it and build resilience to climate changes.
- In 2020 Warrnambool City Council trialled the implementation of the Sustainable Subdivisions Framework (SSF) for two years, along with a number of other regional and urban local governments. The SSF provides guidance to new subdivision development to build more sustainably. While the directions of the SSF are effective, there was limited uptake as the scheme was voluntary, and both developers and Council required more information and direction on how to apply and evaluate projects.
- A recent study by Council of a new development East of Aberline found that half of all emissions came from stationary energy and one third came from transport.
- Warrnambool City Council are partnered with 31 other Councils in a request to elevate sustainability requirements and standards within the planning scheme. If approved this would likely be the most effective means of achieving sustainable outcomes in Bushfield-Woodford.
- Council and industry should work together to implement the Sustainable Subdivisions Framework or other future sustainability policies to support successful implementation.
- Sustainability for single-site developments can also utilise existing frameworks such as the Built Environment Sustainability Scorecard (BESS) to set benchmarks and encourage more sustainable building.
- Sustainability measures in Bushfield and Woodford will need to address a range of areas, including:
 - Future private development including single lot development and small and medium subdivision projects.
 - Existing properties, including support for retrofits and upgrades.
 - Support for sustainable lifestyles, such as behaviour change and community programs and provision of services.
 - Restoration of the natural landscape.
 - Improvements to public realm and Council assets, including streets and public buildings.
- To this end, sustainability should be embedded across the entire Strategic Framework Plan.
- There are also opportunities for programs that improve the resilience of the township to future climate-related stresses and shocks, such as safer infrastructure along the Merri River, increased canopy cover that keeps streets cool and makes active transport comfortable and water efficiency measures to reduce water supply demand and wastewater load.

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Utilities and Services

- Bushfield-Woodford does not have access to reticulated sewerage. Onsite wastewater management systems (OWMS) are the predominant system used in the townships. These systems pose risks to the health and safety of the existing community and environment. They also are not suited to support new development and prevent the creation of smaller lot sizes that would contribute to improved housing diversity and affordability in the townships. Council policy to date has been to defer growth in the townships until a sustainable wastewater management solution is found.
- OWMSs in the townships are of varied age and size. A large number of systems are unpermitted. Several are within the 60m and 30m setback zones surrounding watercourses (being the Merri River) in contravention of Environmental Protection Authority (EPA) codes. Maintenance, monitoring and regulation of systems is an issue.
- The soil conditions in the townships reduce the effectiveness of onsite wastewater treatment due to the constrained soil depths and impermeable clay-based soils. In the context of wastewater management, these soils are considered high-risk.
- If wastewater is not managed effectively, untreated effluent can leak into the surrounding landscape and water system causing risk to human health and the natural environment. The effectiveness of an OWMS relies heavily on human upkeep and monitoring.
- Community are seeking greater clarity from Council on the future approach to wastewater to inform their decisions about wastewater system upgrades. It will be important to clarify how a transition to an alternative wastewater system would affect people with recently upgraded systems.
- Current practices should not continue if the townships are to remain sustainable and healthy. A range of options are being investigated to improve wastewater management in Bushfield-Woodford which have varying cost, impact and management considerations.
- Soil conditions also pose broader challenges for drainage. There is a mixed approach to drainage currently including natural, open verges and concrete channels on newer roads. Surface runoff can have significant impacts on the health of the Merri River and cause property damage. Community engagement identified a number of locations where drainage was an issue including at Bushfield Recreation Reserve, Merri View Road, Kiaman Close, Rodger Place, and Bellmans Road.
- The Merri River waterway health is currently assessed as being poor. This is due to a number of upstream and downstream issues, however unsustainable wastewater and drainage management practices also pose a risk to the River.
- There is no reticulated water or gas connection in Bushfield-Woodford. Reticulated gas connection is not consistent with sustainable development in regional contexts, so connection is not recommended.
- Community have raised concerns with the reliability of mobile, internet and television coverage. Telecommunications infrastructure needs to be in elevated and close locations to the populations it serves and coverage diminishes with distance. The provision of new infrastructure to support improved coverage has mixed support with a number of concerns raised including the visual impact of infrastructure.

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Part B

Bushfield-Woodford Strategic Framework Plan

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Introduction

This section provides the plan for the future of Bushfield and Woodford. It sets out a vision for the future and the key objectives and actions required to achieve this. The Plan builds on and responds to the findings provided in Part A.

This section is organised by theme. Each theme provides an introduction that explains in more detail what is envisaged for the future of the townships in relation to that theme.

The theme is followed by a series of objectives and actions.

- Objectives describe the outcomes that are sought that will help to realise the vision.
- Actions provide the tangible actions that will be undertaken to achieve the objective that they relate to.

The plan is supported by an Implementation Strategy which is provided in Part C of this Plan. The Implementation Strategy outlines how the Strategic Framework Plan will be delivered, including identifying priorities, implementation mechanisms and roles and responsibilities.

This section is structured as follows:

Introduction	37
Vision for Bushfield and Woodford	38
Land Use and Development	39
Transport	43
Landscape and Natural Environment	46
Community Infrastructure, Public Realm and Open Space	48
Aboriginal Cultural Heritage and Values	51
Sustainability and Resilience	53
Utilities and Services	54

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Vision for Bushfield and Woodford

Bushfield and Woodford will provide a sustainable, rural-village lifestyle surrounded by bushy landscapes and farming land.

The community is connected by a healthy and thriving Merri River which is an ecological, cultural and recreational feature of the townships.

Rural living in the townships will add to Warrnambool's diversity of housing choices. Connected streets and paths will make sustainable transport convenient, safe and comfortable.

New growth and improved public spaces will support vibrant community centres to develop in Bushfield and Woodford with safe and sustainable connections along Bridge Road, the Merri River and to nearby Warrnambool.

New development in the townships will add to the village character, preserving and enhancing the natural landscape, and connecting and building on the community with new open spaces, streets and community facilities.

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Land Use and Development

New development and land uses in Bushfield and Woodford will contribute to a sustainable, vibrant, and connected rural village community that respects and enhances the unique character and natural environment. This will foster a sense of belonging and pride, while providing more diverse and affordable housing choices and support the viability of new local conveniences and amenity that serve the community and its visitors.

Sustainable alternatives to managing wastewater, which ensure impacts to the environment are managed will allow this new growth to occur.

Development will be guided by planning policy and controls that identifies the unique aspects of Bushfield and Woodford's character such as the existing lot size patterns and the township's landscape setting. Adjustments to planning controls will make new development simpler and more easily managed by Council. Smaller lots will be supported on vacant sites closer to existing community centres. Larger rural living lot sizes on the edges of the township will be preserved to maintain a buffer between the LDRZ and the surrounding agricultural uses and to maintain a diversity of housing choices within the townships. Preservation of the farming zoned land between the townships and Warrnambool will also help to maintain the rural village character and lifestyle of the area.

New development that improves housing diversity and affordability across the municipality, contributes to essential community infrastructure and aligns with the townships' preferred rural character will be supported in the right locations. Clearer direction on new open spaces, community infrastructure needs, and how new

streets should look will ensure new development positively contributes to the townships and community. All new development will be consistent with objectives relating to environmental management, sustainable wastewater, and flood and drainage risks.

The growth of the townships will support the viability of new businesses to occur that provide local services and convenience, such as local shops and hospitality. These will be encouraged to occur around established community centres around the primary school and Bushfield recreation reserve. Opportunities for temporary pop-ups, such as during community events or sports events, will further support the prospects of local convenience to establish in the townships.

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Objective 1

New development contributes to the preferred rural village character.

Actions

1. Recognise and define the preferred rural village character in local policy.
2. Align planning controls and lot size requirements with preferred character outcomes and housing diversity objectives, including concentrating smaller lot sizes in LDRZ areas around existing community centres and removing the Schedule to RLZ.
3. Maintain a buffer between low density residential uses and agricultural uses and between Warrnambool and Bushfield-Woodford.

Objective 2

Attract new rural residential development that contributes to the community.

Actions

1. Establish zoning that maintains the existing settlement boundary and concentrates new development around existing township centres by revising the LDRZ.
2. Ensure zoning enables new development of rural residential lots that support sustainable growth, including by simplifying development controls and improving alignment with property boundaries.
3. Ensure development contributes to new accessible open spaces, community infrastructure and streets and paths, and provide guidance on the preferred outcomes for these.

Objective 3

Encourage the establishment of new amenities and land uses.

Actions

1. Review planning policy to support the establishment of local convenience land uses such as hospitality, retail and community services, in particular in township centres.
2. Encourage temporary retail during sporting and community events.

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Attributes of preferred rural village character

Neighbourhood or rural character is a factor required to be considered regarding decisions triggered by the rural living zone and low density residential zone applied to the townships. However the character of Bushfield and Woodford is not currently defined within the Warrnambool Planning Scheme.

Neighbourhood or rural character can relate to public and private attributes and is the cumulative impact of big and small contributions that establishes character. Character is not a description of attractiveness and should not be confused with heritage or amenity.

Preferred character describes the unique features of a township that either exist or are aspired to for an area. This can be included within local policy to support decisions relating to character. Character may also be supported through other planning controls, such as lot size or landscaping requirements.

The assessment of character in Woodford and Bushfield was determined with regard to: feedback from community consultation; onsite and desktop-based analysis; review of resident submissions to recent development relating to character; and review of Council policy and strategy as it describes character. Review of character considered the following attributes: township features and public realm; natural landscape features and landscape character; key vistas; subdivision pattern and urban structure; building mass, setbacks and siting; landscaping; fencing, boundaries and car access; and architectural style including colours and materials.

Based on this assessment the following attributes of rural village character for the townships were identified:

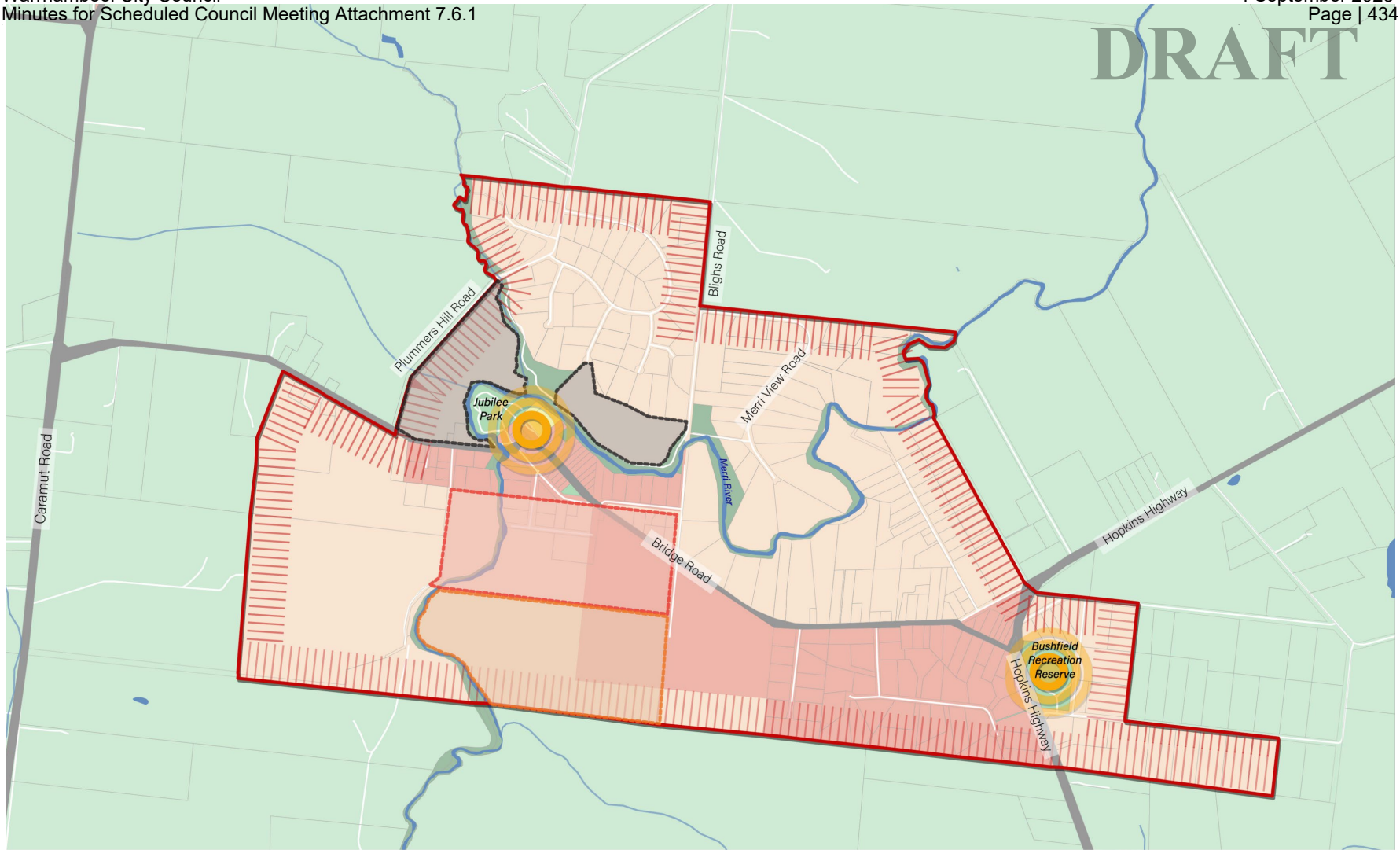
Township features

- Community centres situated around community and sporting facilities
- Heritage buildings including Woodford Heritage Precinct
- Natural setting along the Merri River and amongst the hilly topology, bounded by agricultural land.
- Agricultural buffer of Farm Zoned land between township and Warrnambool city fringe.

Built form and landscaping

- Smaller lots of 0.2 – 1 ha around existing community centres with frequent and narrow streets.
- Larger rural lifestyle lots of 2ha and larger undeveloped lots around the edges of the settlements.
- Detached, spaced-out single and some two-storey housing set-back from the road and the creek.
- Natively vegetated lots that blend into the landscape.
- Fenced or landscaped property boundaries.

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Legend and Key actions

- Maintain existing settlement boundary
- Maintain buffer to surrounding FZ
- Existing community centres

- Review zoning to support smaller lot development around existing town centres
- Explore options to align zoning with new or existing property boundaries
- Review flood-risk to future development

- Farming Zone
- Low Density Residential Zone
- Rural Living Zone

- Public Use Zone - Education
- Public Park and Recreation Zone
- Public Conservation & Resource Zone

- Transport Zone 2 - Principal Road Network
- Key water course and body

Map 8
Bushfield -Woodford Strategic Framework Plan
Land Use and Development Map
Key Strategies

Scale: 18000 at A4

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Transport

Bushfield-Woodford will have a safe, sustainable, and connected network that enhances the wellbeing and quality of life for residents and visitors. The township will create an environment that encourages active transport and ensures the safety of people walking and riding bikes.

The future transport network will include a safe, high quality, separated shared path along Bridge Road that connects the two townships, with safer pedestrian crossings at key intersections including the intersection at Regent and Albert Street, and Brodies Lane and Albert Street and allowing for new developments south of Bridge Road to access the path on the northern verge. Pedestrian safety and traffic calming infrastructure and signage will make accessing key community facilities safer, including crossing Hopkins Highway to access the Bushfield Recreation Reserve, and crossing Bridge Road to access Woodford Primary School and Jubilee Park.

Some existing roads along key routes will be upgraded to improve the safety of pedestrians and people riding bikes, including new footpaths, signage, traffic calming treatments, or line painting. Clear direction will be provided to new roads to ensure they provide adequate walking and cycling infrastructure, with sufficient planting to make the streets comfortable.

The Merri River trail network will be extended along public land with formalised paths, and clearer connections and signage for how to access the path network and how to get around. Opportunities to extend this further, including the potential for a connection to Warrnambool along the River will be explored.

The township will have options to get to Warrnambool and the surrounding towns by means other than car. Opportunities for a new, off-road bike path connecting to Warrnambool along Hopkins Highway, and for public transport that serves the surrounding townships at key commuting times will be investigated.



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Objective 1

Bushfield and Woodford provide safe and sustainable transport options that connect the townships.

Actions

1. Investigate opportunities to deliver new safe cycling and walking paths and trails along the Merri River, including formalising trails on public land, investigating opportunities to extend through, or adjacent to private properties, and for new development to contribute to the public trail network.
2. Deliver pedestrian and cycling safety upgrades along Bridge Road to connect township centres. This could include a fully connected pedestrian path, a widened and graded path for two-way bike and pedestrian shared use, and safe east-west crossing infrastructure for pedestrians and active transport users.
3. Investigate opportunities to deliver safe pedestrian and cyclist crossings of Bridge Road to access Woodford Primary School and at key intersections to provide access to the footpath on the northern verge, and crossings of Hopkins Highway to access the Bushfield Recreation Reserve.
4. Identify other key routes and connections for pedestrian and cyclist road safety improvements including options to provide separated footpaths, signage and line marking.
5. Implement traffic calming measures to encourage safer, slower driving through town.
6. Create comfortable walking conditions along key routes by providing seating, shading, and lighting.
7. Advocate and partner with the Victorian Government to investigate alternative freight routes that bypass the townships.

Objective 2

Bushfield and Woodford have safe and sustainable transport options that connect to Warrnambool.

Actions

1. Investigate opportunities for new public transport connections to Warrnambool including investigation of on-demand options.
2. Investigate opportunities to acquire space for and deliver a protected walking and cycling path connecting the township to Warrnambool and other major town centres.
3. Implement planning or commercial mechanisms that future proof reserves for potential future transport corridors and crossings, including for a path along Hopkins Highway and the Merri River.

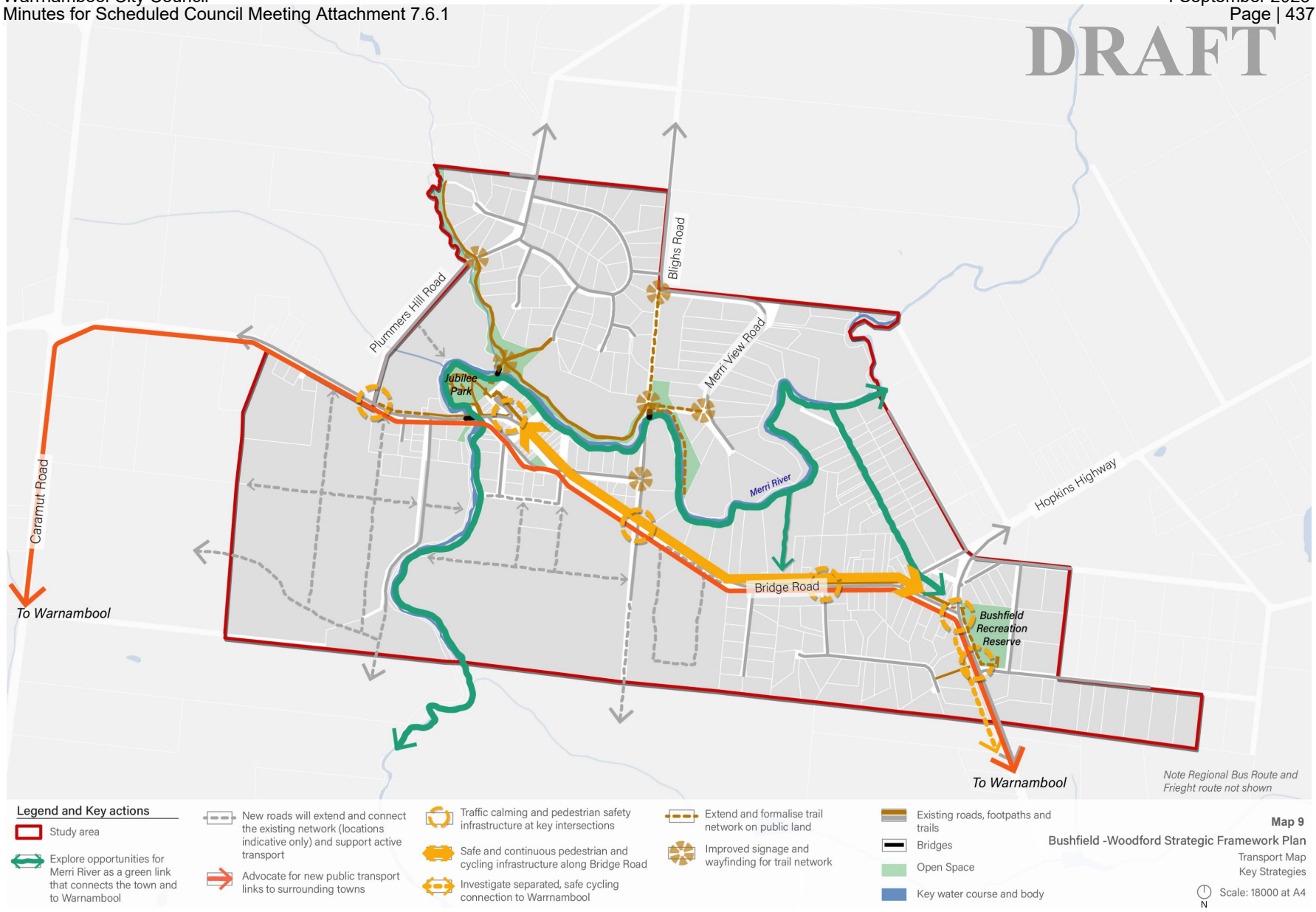
Objective 3

New development contributes to a sustainable and safe transport network

Actions

1. Develop preferred street section designs for new local and sub-local roads, including guidance on footpaths, cycling infrastructure and planting.
2. New roads create a permeable street for pedestrians and cyclists network that provides through-block links and extends and connects the existing network.
3. New roads should support convenient access to new and existing community facilities, open spaces and natural features.
4. New development should include perimeter roads along the settlement boundary to manage bushfire hazard.
5. Investigate opportunities to widen narrow public open space connecting reserves to comply with Council standards.

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Landscape and Natural Environment

The landscape and environment of Bushfield-Woodford will be thriving and sustainable, centred around the Merri River and integrated with the community. The River will be a major feature of the townships and their identity, providing a range of environmental, social and cultural functions.

Partnerships and programs with water authorities and community organisations will help to protect the health of the Merri River and revegetate the banks and surrounding landscape with native plants. This will contribute to the cooling of streets and area, the rural character of the townships, and the role of the Merri River as a major biodiversity corridor.

Flooding of the Merri River and drainage issues across the town will be better understood and managed with targeted infrastructure and safety improvements. Improved and sustainable drainage, wastewater management and other infrastructure will be critical to supporting the health of the Merri and its environs.

Improved signage and recreational infrastructure will help to build communities understanding of the natural functions of the river and the landscape, access and enjoy it safely and in a way that protects the environment. This will include celebrating the cultural significance of the landscape.



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Objective 1

The Merri River is a thriving and healthy waterway full of biodiversity and nature-based recreation.

Actions

1. Partner with Glenelg Hopkins CMA to determine a program to improve the health of the Merri and surrounding environs, including through partnership with community organisations.
2. Review the ESO and other statutory mechanisms to ensure they are fit-for-purpose for protecting and rejuvenating the Merri River and its tributaries.
3. Deliver infrastructure along the Merri River to protect riverbanks and provide recreational access to the river, including footpaths and waterway access.

Actions identified within Utilities and Services will be important in managing contaminant and stormwater loads in the Merri River.

Objective 2

The landscape and development is sustainably managed to mitigate environmental hazards and promote community resilience.

1. Conduct a flooding and drainage strategy to determine risks and identify mitigating measures.
2. New development should consider fire-sensitive development measures including engineered and form related responses, consideration of landscaping, and inclusion of perimeter roads and non-combustible fencing along the settlement boundary.

Objective 3

Landscapes and green spaces are protected and revegetated to support biodiversity.

Actions

1. Encourage the retention and restoration of native vegetation on existing and new properties.
2. Deliver new planting on key corridors routes to support Warrnambool 2040's goal to have 30% canopy cover from vegetation in urban areas by 2040.
3. Investigate opportunities to enhance the role of the Merri River as a biodiversity corridor to support Warrnambool 2040's goal to have 90% of Warrnambool's biodiversity corridors planted by 2040.
4. Explore opportunities for improved mapping and documentation of existing native vegetation.
5. Improve signage and interpretation along Merri River highlighting its ecological and cultural significance to support community engagement and stewardship of the river.

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Community Infrastructure, Public Realm and Open Space

Community facilities and open spaces in Bushfield-Woodford will continue to be the thriving heart of the community and its connection to nature. Improvements to community spaces will ensure they are fit for purpose and can serve a range of diverse needs. Open spaces will provide a range of social, natural and recreational functions that support community development.

Targeted improvements to the public realm and transport network will support the role of key community centres as places to connect, socialise and spend time. Gateways to the townships will create a sense of identity and support safe movement around the townships.

The open space network will be expanded and improved, providing a greater diversity of experiences for different parts of the community, from programmed sports, formal recreation and socialising areas, connection to nature and culture, and other informal and passive recreational activities.

Improvements along the Merri River, such as opportunities for boardwalks and waterway access, will help to ensure people can access the water in a way that is safe and protects the banks of the river. Minor upgrades to the existing path network and public open spaces will greatly enhance the open space offering for the townships, such as formalisation of paths, provision of seating and shading, and improved signage and wayfinding to identify public spaces. New open spaces provided by new development will contribute to a network of connected open spaces along the Merri River and help to extend the trail network.



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Objective 1

Community facilities will support the development of new and existing community

Actions

1. Investigate opportunities for greater management and utilisation of existing community infrastructure assets such as the school.
2. Undertake a municipal-wide Community Infrastructure Needs Assessment to determine the role and requirements of existing and new community infrastructure in Bushfield-Woodford.
3. Investigate opportunities to deliver a new or expanded community hub in line with findings of needs assessment.

Objective 2

Build a network of connected open spaces that support a diversity of cultural, recreational and ecological uses.

Actions

1. New recreational spaces must be designed to be sensitive to the surrounding ecological and cultural values of the area.
2. Upgrade spaces at Jellie's Reserve and Watsons Lane River Reserve to improve utilisation, including extending path network, ensuring adequate maintenance, and providing minor infrastructure upgrades such as picnic tables, park benches, barbecue facilities, covered areas, and other informal sporting uses.
3. Improve signage and wayfinding around parks and trails to clearly identify public access and connectivity to key community destinations to encourage use.
4. New development should provide new open spaces and paths along the Merri River and connected to existing or new paths.
5. New open spaces design and function should respond to community needs, including provision of nature-based experiences and social spaces like barbeque and picnic spaces.

Objective 3

Community centres have a high quality and comfortable public realm that encourages people to spend time there, creating a sense of identity and connecting the community.

Actions

1. Deliver targeted public realm improvements that emphasise community centres and creates spaces to spend time and socialise, such as seating, benches, safe footpath spaces, and signage. There is also an opportunity to better identify the heritage precinct of Woodford.
2. Deliver public realm improvements at township gateways at Plummers Hill Rd and Hopkins Highway to establish a sense of entrance and township identity and improve road safety.
3. Deliver transport and public realm improvements to create safe and accessible connections between key community infrastructure and open spaces, including along Bridge Road.

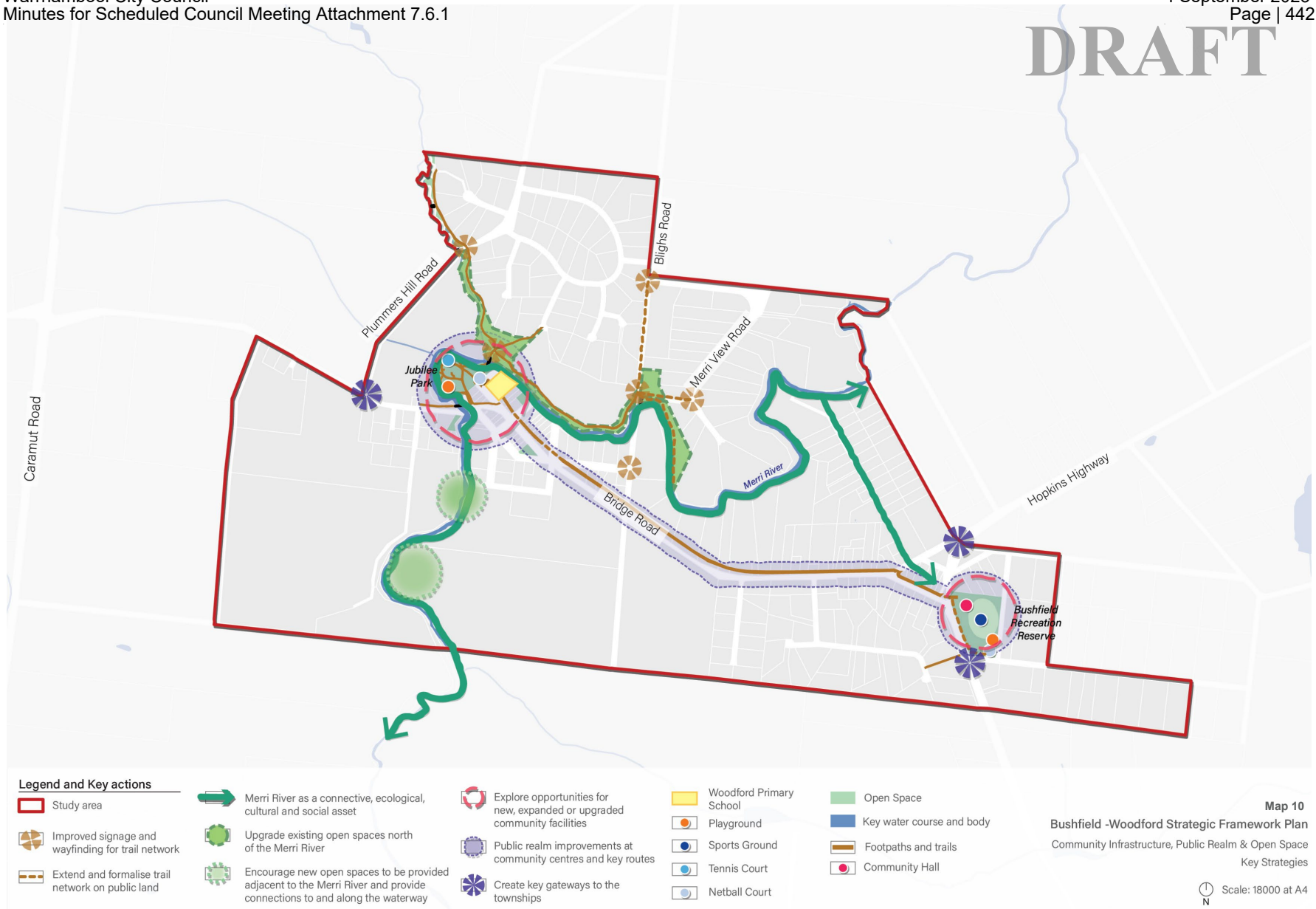
Objective 4

The Merri River is the connective heart of the townships, providing cultural, ecological and social value.

Actions

1. Deliver new and upgraded access to the Merri River, including safe bridges, and investigate opportunities to provide recreational access to the river such as a pontoon or boardwalk.
2. Deliver a diversity of recreational uses along the Merri River appropriate to its ecological and cultural values, such as nature play and fishing access.

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Aboriginal Cultural Heritage and Values

Aboriginal Cultural Heritage and Values will become a known, important and visible part of Bushfield-Woodford. New projects and developments will provide opportunities to recognise, protect and celebrate the Eastern Maar culture, heritage, and values as the Traditional Owners of the land.

Warrnambool City Council and Bushfield-Woodford will be committed to ongoing partnership and consultation with Eastern Maar to identify opportunities to ensure the townships development contributes to the realisation of the goals, objectives and opportunities for the Eastern Maar people and their culture and heritage.

Partnerships with the Eastern Maar Aboriginal Corporation (EMAC) will provide opportunities to embed Aboriginal practices and values of Caring for Country in achieving the townships environmental objectives. New projects will provide means to return Culture to Country and share understanding and knowledge about the townships and their heritage. Opportunities to undertake Cultural Heritage Management Plans and other studies will help to add to our understanding of history.

This will help to create a township that respects, values and celebrates the cultural heritage and values of the Traditional Owners – building stronger, more connected and more inclusive communities, and ensuring that the rich cultural heritage of the area is preserved for future generations.



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Objective

Protect and celebrate the Eastern Maar culture, heritage and values as the Traditional Owners of the land and seek opportunities to realise the Eastern Maar's goals in Bushfield-Woodford. This is centred on four principles which are to be embedded and guide the approach to all activity in Bushfield-Woodford.

Actions

1. Commit to the ongoing partnership and consultation with Eastern Maar to identify opportunities to apply the principles in planning and development in the township.
2. Work with Eastern Maar to support Aboriginal-led caring for Country to enhance and protect culturally significant places including the Merri River.
3. Incorporate storytelling of Bushfield-Woodford's living cultural heritage and history into placemaking where appropriate and as determined by Eastern Maar.
4. Encourage the preparation of voluntary Cultural Heritage Management Plans throughout the study area due to the potential for yet unidentified Aboriginal cultural heritage, including for Council projects.

Engagement

We have engaged with the EMAC to determine a set of principles to guide future development based on EMAC's Country Plan

1. Eastern Maar's right to self-determination. Protect Eastern Maar's right to self-determination and ensure they can freely pursue their economic, social and cultural development, consistent with the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP).
2. Ongoing and meaningful engagement with Eastern Maar. In implementing the SFP, engage with Eastern Maar for place-based decision making and engage with them on matters that impact their Country.
3. Embedded and promoted cultural values, voices and identity. Work with Eastern Maar to integrate their cultural values, goals, voices and stories as documented in their Country Plan into the Bushfield and Woodford townships and landscape.
4. Strong partnerships for a healthy Country and protected culturally significant places. Work with Eastern Maar to protect and promote culturally significant places and the health of Bushfield and Woodford's land, sky and waters.

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Sustainability and Resilience

Sustainability and resilience must be at the heart of any township. Bushfield-Woodford will be a thriving, resilient community that is connected to and supported by its surrounding natural environment.

All new development will be sustainable, integrated with the natural landscape, and aligned with Council's sustainability policies. Sustainability is embedded in all aspects of the township's development including promoting sustainable transport choices by providing safe, accessible walking and cycling networks, meeting water efficiency standards at the lot scale and within the public realm, implementing integrated water management measures, and designing around existing natural features of the site and surrounds.

New and existing development and the community at large will contribute to the municipality's broader objectives to reach net zero greenhouse gas emissions by 2040 and achieve other targets relating to canopy cover, biodiversity, waste and water.

Bushfield-Woodford will continue to have an engaged and informed community that are aware of and understand the importance of sustainability issues - promoting sustainable behaviours and environmental stewardship.

Sustainability is an outcome that is embedded across all themes of the Strategic Framework Plan. In particular, strategies included within the Landscape and Natural Environment, Services and Utilities, and Transport themes include strategies aimed at supporting sustainable community development.

Objective 1

New subdivisions and development are sustainable, integrated with the natural landscape, and contribute to the municipality's environmental objectives.

Actions

1. New development should retain and design around existing natural features of the site.
2. New subdivisions demonstrate how they align with the Sustainable Subdivisions Framework categories, objectives and metrics including:
 - Integrated Water Management.
 - Ecology and Urban Heat.
 - Streets and Public Realm.
 - Site layout and Liveability.
3. New developments where two or more dwellings are proposed should demonstrate how they:
 - Produce net zero carbon emissions (not connected to gas, energy efficiency and produce renewable energy onsite).
 - Better manage water quality, use, collection and wastewater generation and distribution.
 - Protect and enhance greening and biodiversity.
 - Be more resilient to changing climate impacts.
 - Provide a healthier and more comfortable environment for building occupants.

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Utilities and Services

Sustainable infrastructure will unlock Bushfield-Woodford's development potential and ensure the existing and future community is a sustainable and healthy one.

Sustainable waste and water services and infrastructure, including wastewater management and drainage infrastructure, will ensure that the townships touch the environment lightly and preserve and protect the landscape setting that make the townships special. This infrastructure will also protect the townships from the increasing effects of climate changes.

Decisions regarding new infrastructure will be discussed and informed by the needs of the community and the environment to ensure the right infrastructure is provided to support the town's growth, safety and resilience, while maintaining the aspirations and vision for the townships.

Objective 1

Water and waste services are sustainable, resilient, and reliable for existing and future residents.

Actions

1. Investigate and agree on new wastewater solutions for the township. See **Wastewater next steps**.
2. Improve processes and data gaps outlined in the **Wastewater next steps**, including ensuring appropriate resources are available to support this.
3. Introduce a minimum subdivision lot size requirement of 1 ha within LDRZ to manage risk relating to wastewater where onsite wastewater management is proposed.
4. Investigate mechanisms to reduce hydraulic load of individual sites to reduce storage and treatment requirements.

Objective 2

Sustainable infrastructure in Bushfield-Woodford supports the growth, safety and connectivity of the community.

1. Investigate and confirm environmental hazards and implement mitigation measures where required, including confirming bushfire, drainage and flooding hazards.
2. Investigate opportunities to improve the quality of telecommunication coverage in Bushfield-Woodford.

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Wastewater options

Currently, all wastewater in Bushfield-Woodford is being treated with Onsite Wastewater Management Systems (OWMSs) and are not deemed to be sustainable or safe for human health or environment going forward.

A range of options for how wastewater can be better managed in the future are being investigated. Some options will require the identification of land required to locate treatment infrastructure. Options investigated considered approaches being developed in comparable townships including in Branhholme, Penshurst and Cudgee, amongst others.

Improvements to wastewater management can also be achieved by reducing the total hydraulic load required for treatment through improved water efficiency and greywater separation and treatment.

The ability of properties to safely contain and treat water onsite varies according to a range of factors including lot size, soil conditions, hydraulic load, and topography and will require site-by-site evaluation. For some larger sites which demonstrate the ability to safely treat wastewater onsite, improved OWMSs (Option 1) may remain where supported by appropriate user maintenance and monitoring processes. Further some constrained sites may not be able to accommodate the alternative wastewater options.

Options investigated include:

1. Improved Onsite Wastewater Management

Continue owner-managed OWMSs with improved systems that contain secondary tanks for aerated wastewater treatment systems (AWTS). Continued onsite management will also require improvements to permitting processes and data collection, owner operation and maintenance education and behaviour, site evaluation and ongoing monitoring and compliance enforcement.

2. Sewerage to central sewerage treatment plant (STP)

Reticulated sewerage connecting to the existing treatment plant at Warrnambool.

3. Sewerage to decentralised STP

Reticulated sewerage connecting to a new local treatment plant. This is a more conventional approach that enables safe, off-site and local treatment.

4. Cluster-based reuse

Wastewater is conveyed offsite by gravity sewers to local treatment systems that serve a cluster of properties, for example located within local road reserves, and which can be used to irrigate local open spaces.

5. Effluent drainage to wetlands

Wastewater is conveyed offsite by gravity sewers to a constructed wetland which would provide treatment and other ecological and amenity benefits.

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Wastewater approach and next steps

Key next steps to identifying a feasible and preferred solution include:

- Collect place-based data including identifying unpermitted system, auditing high-risk site, understanding the water load for the townships, and investigating the land capacity of the area and influencing factors.
- Engage with Wannon Water and other key stakeholders to discuss governance and funding and identify preferred options for further investigation.
- Detailed feasibility study on preferred option(s) including confirming an implementation pathway. This should include further consultation with community.
- Identify and set aside required land for treatment and storage, based on findings of the feasibility study.

Identifying an alternative wastewater solution will take time. While this is being progressed, the following actions can be taken to ensure the townships are healthy and sustainable:

- Improve processes and data gaps, including providing the resources required to support this:
 - Address data gaps in particular relating to unpermitted systems and high-risk sites in the township.
 - Increase owner knowledge and maintenance of OWMSs.
 - Update policy and procedures around permitting, land capability assessment, inspections and enforcement.
- Where an alternative wastewater approach has not been determined
 - Existing systems at the end of their useful lives must only be replaced by improved OWMSs (Option 1).
 - New residential development should only be permitted where lot sizes are greater than 1ha, aligning to risk thresholds for onsite wastewater management identified by the EPA Code of Practice 2016, and must use improved OWMSs.
- Where an alternative wastewater system is identified and delivered, smaller lot sizes may be supported based on existing planning control minimums of 0.2 ha where reticulated sewers are provided and 0.4ha where not reticulated.

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Under development

Part C

Implementation Strategy

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ARUP

7.7. TENDER EVALUATION 2023015R WARRNAMBOOL HOCKEY CLUB PITCH REPLACEMENT

DIRECTORATE : City Infrastructure

PURPOSE:

The purpose of this report is to provide information on the consideration of tenders received for Tender 2023015R - Warrnambool Hockey Club Pitch Replacement and the tender evaluation panel's recommendation to award Polytan.

EXECUTIVE SUMMARY

Council readvertised a tender for the Design and Construct of the Warrnambool Hockey Pitch Replacement, that was publicly advertised on Friday 7 July 2023, and was open to submission for a period of four (4) weeks.

A tender evaluation was completed by the Tender Evaluation Panel and determined that Polytan is the recommended tenderer to be awarded for best value for money and highest weighted score.

MOVED: CR RICHARD ZIEGELER
SECONDED: CR ANGIE PASPALIARIS

That Council:

- 1. Award Contract No. 2023015R to Polytan for the tendered amount of \$768,196.50 excluding GST, subject to the funding contribution of \$200,000 being received from the Warrnambool Hockey Club.**
- 2. Authorise Council Officers to deliver the Warrnambool Hockey Club Pitch Replacement in accordance with the contract under the financial delegations detailed within the Procurement Policy.**
- 3. Accept Schedule 2D Daywork Rates offered to undertake any extra works over and above the lump sum price if required, provided that additional works can be accommodated within the Project budget.**
- 4. Authorise the CEO to sign, seal and vary the contract as required.**

CARRIED - 7:0

BACKGROUND

The installation of the hockey pitch synthetic turf in 2006 was originally funded from local Philanthropic Trusts (\$570,000), Warrnambool Cheese & Butter (\$40,000) and the Hockey Association (\$80,000) after three unsuccessful funding applications with Sport and Recreation Victoria. There has been no further investment in the hockey pitch since then.

The funding for the current pitch replacement project consists of \$800,000 from Council and \$200,000 from the Warrnambool Hockey Club which was finalised in December 2022 with confirmation received from the Hockey Club on their co-contribution to this project. Council will act as the contingency for the project and any available funds from the \$800,000 after the project will be returned to Council. A provisional item to include worst case scenario for base layer treatment in the tender to allow for budgeting allocation.

The initial tender was closed in mid-December for the Design and Construct of Warrnambool Hockey Synthetic Pitch Replacement. No tenderer was awarded due to insufficient budget and financial and reputation risk to Council.

The project has undergone a subsequent tender process following the decision not to award a contract following the 2022 exercise.

FINANCIAL IMPACT

This project and all associated items related to planning and implementation of the project is being funded from the following sources:

FUNDING SOURCE	TOTAL (EXCL. GST)
Warrnambool City Council	\$800,000
Warrnambool Hockey Club	\$200,000
TOTAL FUNDING	\$1,000,000

LEGISLATION / POLICY / COUNCIL PLAN CONTEXT

1 A healthy community

1.5 Recreation, arts, culture and heritage: Council will support opportunities to participate in a wide range of recreational, arts and cultural programs that promote activity, wellbeing, diversity heritage and which increase community connectedness.

5 An effective Council

5.3 Customer-focused services: Council will continue to develop a program of Council services that are delivered to the community's satisfaction.

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

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

5.7 Effective advocacy: Council will pursue effective advocacy by providing compelling materials for desired support and funding for community priorities through establishing strong relationships with other levels of government, strategic partners and key stakeholders

TIMING

The completion of the contract will be during the Warrnambool Hockey Club offseason and will not impact during the season. The proposed Practical Completion date from Polytan on 13 February 2024 will only have a limited impact on the hockey school programs for the first two weeks into term 1 2024.

COMMUNITY IMPACT / CONSULTATION

The Warrnambool Hockey Club season ends September 2023 and works will commence after the hockey season and be completed before the commencement of the April 2024 season. The new proposed Practical Completion date could impact on summer school hockey programs but only until 13 February 2024.

RISK IMPACT

The funding from Council forms part of 23/24 Capital Works Program and there is a 20-25% contingency for a risk allocation of base material improvements dependent on the geotechnical investigation during the design phase and any other issues that arise during design or construction. The tender submission from Polytan allowed for a 10/7 spray seal.

Prior to the contract award, Warrnambool Hockey Club will be required to transfer the \$200,000 to Council.

OFFICERS' DECLARATION OF INTEREST

Perceived: Recreation Service Manager, Kyme Rowe has a personal association with the Mariners Hockey Club which participates in the Warrnambool Hockey Association competition. There is no personal gain to be made through the involvement in the tender process or procurement of works.

COLLABORATIVE PROCUREMENT

Project specific procurement - collaborative procurement not applicable.

CONCLUSION

A full procurement process has been undertaken. After completion of a tender assessment of the submissions by the tender evaluation panel, it is determined that the tender represents best value for Council, and the assessment panel recommends that Council award the contract to Polytan.

ATTACHMENTS

Nil

7.8. OCCUPANCY OF SPORT AND RECREATION FACILITIES POLICY, FEE MODEL AND CLUB FEEDBACK

DIRECTORATE: *Community Development*

PURPOSE:

This report recommends endorsement of an Occupancy of Sport and Recreation Facilities Policy and provides a summary of feedback resulting from consultation.

EXECUTIVE SUMMARY

In 2021 a review of sport and recreation facilities identified significant inequity in provision of access and conditions of use. A draft Occupancy of Sport and Recreation Facilities Policy and Fee Model was developed for Councils consideration in September 2021 to which Council agreed to progress the Draft Policy to stakeholder consultation.

The key principles of the draft policy are:

- Equity - fees are equitably applied across the range of users, existing and future;
- Transparency – clearly defined rationale and decision making, simple to understand (not subjective)
- Clarity – clearly defined responsibility for asset management
- Maximise use – promote shared use of facilities and increased levels of usage.
- Fair Access – supporting and encouraging women and girls to have equitable access to and use of sport and recreation facilities.

Thirty-one sport and recreation clubs were consulted regarding the draft policy. Feedback was received by fifteen clubs (twelve sports ground tenants and three recreation groups). Seventeen did not provide any feedback. Ten clubs with current occupancy agreements were not consulted at this time.

Overall, the feedback received during the consultation period supported the proposed policy.

Since the initial presentation of the Policy to Council, the Victorian State Government has introduced the *Gender Equality Act 2020*. In response to the Act, A Fair Access Policy has been introduced by the Office of Women in Sport, VicHealth, and Sport & Recreation Victoria, to improve the access to, and use of, community sports infrastructure for women and girls. A new section has been included in the draft policy that requires that tenant clubs meet the requirements of the Victorian Government's Fair Access Policy and demonstrate progress in meeting the requirements by providing documentation of completed Gender Impact Assessment and implemented actions.

MOVED: CR RICHARD ZIEGELER

SECONDED: CR BEN BLAIN

That Council endorses the Occupancy of Sport and Recreation Facilities Policy.

CARRIED - 7:0

BACKGROUND

As part of the 2017/18 Budget development process, Council agreed to increase sports ground user fees by 100% over four years (25% each year). User groups were charged an increased fee for the first time in 2017/18. In 2018/19 numerous complaints were received from several user groups. Council requested a review of the user fees and charges for sports grounds.

The review found that there is no policy to guide the allocation of sport and recreation facilities and identified:

- Significant inequity of facility provision, fees charged and conditions of use
- Undocumented occupancy arrangements
- Permissive occupancy and exclusively occupied facilities
- Asset renewal and fit for purpose facility challenges
- Lack of consideration for future demand
- There is a great deal of inequity in the provision of use of Council's recreation facilities and in the price charged for use.

Of the user groups occupying Council's recreation facilities;

- 11 users have tenancy agreements.
- 23 users have no formal agreement and pay no fee.
- 3 users have no formal agreement but pay a fee for use.
- 20 users occupy premises that support revenue raising through the hire of facilities.
- 34 have contributed over 50% to the development cost of social buildings.

And, not included in the scope of this policy or fee model

- 1 user has a long-term, 50-year agreement and peppercorn rent
- 3 users have agreements in place that permit commercial activity including operating
- gaming machines

The Draft Occupancy of Sport and Recreation Facilities Policy was presented for Councils' consideration at a September 2021 briefing and Council agreed to progress the Draft Policy to stakeholder consultation.

The key principles of the draft policy are:

- Equity - fees are equitably applied across the range of users, existing and future;
- Transparency – clearly defined rationale and decision making, simple to understand (not subjective)
- Clarity – clearly defined responsibility for asset management
- Maximise use – promote shared use of facilities and increased levels of usage.
- Fair Access – supporting and encouraging women and girls to have equitable access to and use of sport and recreation facilities.

Scope

The policy applies to Council owned or managed property utilised for sport and recreation purposes and applies to:

- existing seasonal, annual, and casual use of facilities used for sport and recreation, where no occupancy agreement exists.
- all new agreements (including renewals);
- where an existing agreement has expired, and the current tenant seeks to enter into a new agreement;
- where a tenant exercises an option to renew under an existing agreement and a new agreement can be prepared; and
- rent reviews where provisions for review are included in existing agreements.

Existing occupancy agreements will be honored.

This policy does not apply to:

- sport and recreation facilities that operate as a commercial business; Warrnambool Bowls Club, City Memorial Bowls Club, and the Warrnambool Football Club,
- passive/open space reserves
- Council managed leisure facilities such as AquaZone
- Sport and recreation facilities located on Crown Land Coastal Reserve and governed by the Leasing Policy for Victorian Crown Land (December 2020), e.g.: the Warrnambool Surf Life Saving Club, the Warrnambool Offshore and Light Game Fishing Club and the Warrnambool Yacht Club.

Council Officers have now met with club representatives of twenty-five sports ground tenants and six recreation groups regarding the draft policy and occupancy agreement. Copies of the draft policy and occupancy agreement were provided, and committee members were provided with an opportunity to provide feedback via an online survey. Overall, the feedback received during the consultation period indicated that the proposed policy was fair and that clearly defined conditions and clarity of responsibility and a formula-based fee model is equitable and transparent and understandable, even if not fully appreciated.

ISSUES

Maximising use

The policy seeks to maximize the community benefits arising from use of its facilities whilst ensuring responsible management of community assets, and accountability to ratepayers for the direct and indirect expenditure on sport and recreation facilities.

It is not reasonable to expect that Council will develop exclusive use facilities for every new sports club in our growing city. Council has a responsibility to ensure that the use of Council owned assets is maximised. The Policy therefore incentivizes and enables the sharing of facilities as appropriate and fair.

License Agreement

Council can grant licenses for facilities that are based on Council managed Crown reserves for up to 3 years without the need for Ministerial endorsement. For consistency Council will use the standard Crown Licence documentation across all properties under this Policy.

Maintenance

In the past, Council has had an inconsistent approach to the maintenance of social clubrooms and storage shed at sports grounds, with some clubs managing and funding all aspects of maintenance and others and receiving new roofing or kitchens. The proposed policy provides a consistent and equitable approach which will better inform Council's asset planning and provide clarity for clubs.

The conditions of use and maintenance responsibilities prescribed in the policy and included in the licence agreement provide clubs with clear terms of use for facilities, as well as clarity of responsibility for asset management.

Fair Access Policy

Since the initial presentation of the Policy to Council, the Victorian State Government has introduced the *Gender Equality Act 2020* and requires that Councils *"must consider and promote gender equality; and take necessary and proportionate action towards achieving gender equality."*

In addition, Part One, Section 1(a) of the *Gender Equality Act 2020* requires gender assessments when *"developing or revising any policy of, or program or service provided by, the entity that has a direct and significant impact upon the public"* - a provision which has been in effect since 31 March 2021.

In response to the Act, a Fair Access Policy, introduced in August 2022 through the Office of Women in Sport and VicHealth, which aims to improve the access to, and use of, community sports infrastructure for women and girls. The Fair Access Policy recognises the equal right for women and girls to fully participate and reach their full potential.

In response to the Act and Policy, a new section has been included in the draft policy that requires that clubs holding an occupancy agreement with Council meet the requirements of the Victorian Government's Fair Access Policy and demonstrate progress in meeting the requirements by providing documentation of completed Gender Impact Assessment and implemented actions.

Requirements include:

- a) Developing policies or procedures addressing equitable participation and use of facilities.
- b) Meeting quotas of female representation on the club's committee of management as per the Policy.
- c) Have at least 1 female team OR conduct a program with at least 5 female participants.
- d) Demonstrate that scheduling of training was 'fair' for both genders in the previous season and that this is aligned with the club's gender impact assessment.

The Office of Women in Sport and VicHealth have undertaken extensive consultation with all Victorian LGA's over the past twelve months and is shortly to commence club and league level consultation through South West Sport. Council Officers will participate in these sessions alongside our clubs and leagues.

Perception of ownership

There is a misconception from some clubs that the buildings they occupy are owned by the club due to them having contributed to the cost and construction of the building in past years. While this sense of ownership is understandable, the clubs have also had the unique privilege of occupying public land, at no cost, and the ability to grow their club and raise revenue over many years from this opportunity that other clubs have not had.

Council's role is to facilitate participation and to maximise the use of public facilities and so exclusive use of facilities should not be assumed as the population of our city grows and demand for sports facilities increases.

Application of rent

It is reasonable that Council seeks to recoup some of this cost from user groups that benefit most from the facilities, however the main purpose of the proposed fee models and policy is to provide equity, consistency and transparency of fees and conditions and to support multi and shared use.

Under the proposed policy 23 clubs will be required to pay rent for the first time because they have no existing arrangement for use and pay no fees, or they have had the benefit of an agreement that is very advantageous. Conversely there are many other user groups that will benefit from the revised arrangement who have had poorer conditions or have previously incurred higher fees.

The fee is based on a community-based rental yield of 4% with significant discounts for sharing facilities with another club. The fee is based on the size of the facility and conditions of use. Under the policy Clubs will be required to enter into a licence agreement for three (3) years, giving certainty of occupation and costs for rent over that time.

CATEGORY 1	% Discount
Tenants who;	
- Have a full or restricted liquor license and a semi-commercial kitchen and provide catering	25%
- Hire premises for functions and social events	
CATEGORY 2	% Discount
Tenants who;	
- Have a full or restricted liquor license and a semi-commercial kitchen and provide catering	50%
- Do not hire premises for functions and social events	
CATEGORY 3	% Discount
Tenants who;	
- Only conduct club activities for members and guests	75%
CO-LOCATION	% Fee
EXCLUSIVE USE – Tenant is considered the sole occupier of the facility	100%
SHARED USE – Seasonal shared access and use of facilities OR is co-located with another tenant	50%

During the consultation, officers have clarified with Clubs what their current and intended use of the facilities they occupy and have updated any early assumptions accordingly the revised fee will reflect this

FINANCIAL IMPACT

In 2019/20, the total revenue received from user groups for rent of Council's recreation facilities (excluding commercial properties) was \$9,722. Following consultation and not including the ten clubs who have a current occupancy agreement (see below), the revenue will increase to \$37,277.

The twenty-three clubs who currently have no agreement and pay no fee will contribute most of the fee revenue, noting that Brierly Christ Church Cricket Club originally proposed under this model has been removed given the club rooms has recently been demolished to make way for Stage 1 Eastern Oval redevelopment.

LEGISLATION / POLICY / COUNCIL PLAN CONTEXT

1 A healthy community

1.5 Recreation, arts, culture, and heritage: Council will support opportunities to participate in a wide range of recreational, arts and cultural programs that promote activity, wellbeing, diversity heritage and which increase community connectedness.

TIMING

Club consultation completed in May 2023.

Report and policy for Council consideration/endorsement September 2023.

COMMUNITY IMPACT / CONSULTATION

Thirty-one sport and recreation groups who currently occupy Council owned buildings with club rooms have been consulted with in a face-to-face meeting. A copy of the draft Policy, fee model and licence agreement were provided to each club. A follow-up email was sent with a survey link to submit their club feedback.

Feedback was submitted from twelve sports ground users and three recreation clubs. One sports ground club emailed their feedback and another club provided additional comments via an email after submitting feedback through the link. Of the thirty-one clubs consulted, seventeen did not provide any feedback.

Ten clubs with current occupancy agreements were not consulted at this time.

LEGAL RISK / IMPACT

Legal advice has been sought on revised licence agreements.

The Fair Access Policy Roadmap is an Australia-first policy that aims to give women and girls better and fairer access to community sports infrastructure. Developed by the Office for Women in Sport and Recreation in partnership with VicHealth and Sport and Recreation Victoria, the policy requires all Victorian local government authorities to have in place a gender equitable access and use policy (or equivalent) by 1 July 2024 to remain eligible for state government community sports infrastructure funding.

The Fair Access Roadmap links with Gender Impact Assessment (GIA) obligations for LGAs under the Gender Equality Act 2020. The roadmap acts as an implementation guide that outlines the three-phase approach to support LGAs, land management groups, and sport and recreation organisations to work together to progress gender equitable access and use of community sports infrastructure.

OFFICERS' DECLARATION OF INTEREST

Council's Recreation Service Manager has a personal association with the Mariners Hockey Club. The Manager was not involved in any discussions with Hockey South West nor is there a personal gain to be made.

CONCLUSION

Clubs play a vital role in the provision of local sport and recreation participation outcomes and community sport and recreation play a vital role in wellbeing.

There has over many years been significant inequity in both the provision of use of Council's recreation facilities and the price charged for use and it is not possible or reasonable to expect that Council can develop exclusive use facilities for every new sports club in our growing city.

The recommended policy supports the equitable application of fees, multi-use, clarity of responsibilities, transparency and fair access for women and girls.

ATTACHMENTS

1. Occupancy of Sport and Recreation Facilities Policy SEP 2023 [7.8.1 - 14 pages]



WARRNAMBOOL
CITY COUNCIL

Occupancy of Sport and Recreation Facilities Policy

POLICY TYPE: COUNCIL

APPROVAL DATE: SEPTEMBER, 2023

REVIEW DATE: SEPTEMBER, 2026

DOCUMENT CONTROL

Document Title:	<i>Occupancy of Sport and Recreation Facilities Policy</i>
Policy Type:	<i>Council</i>
Responsible Branch:	<i>Recreation and Culture</i>
Responsible Officer:	<i>Manager Recreation & Culture</i>
Document Status:	<i>Draft</i>
Approved By:	<i>Council</i>
Adopted Date:	<i>SEPTEMBER 2023</i>
Review Date:	<i>SEPTEMBER 2026</i>

TABLE OF CONTENTS

1	INTRODUCTION	4
2	BACKGROUND	4
3	SCOPE	4
3.1	Definitions	5
3.2	References.....	5
3.3	Relevant Legislation	6
4	POLICY	6
4.1	Policy Principles	6
4.2	Occupancy Agreements	7
4.3	Eligibility Criteria.....	7
4.4	Allocation of Facilities.....	7
4.5	Occupancy Agreements	8
4.5.1	Licences	8
4.5.2	Leases	8
4.5.3	Hire Agreements.....	8
5	CONDITIONS OF OCCUPANCY	9
5.1	General	9
5.2	Fair Access Policy Principles.....	9
5.3	Closed Circuit Television	9
5.4	Multi Use of Facilities	10
5.5	Annual Reporting.....	10
5.6	Third Party Hire	11
5.7	Insurance	11
5.7.1	Public Liability	11
5.7.2	Property	11
5.8	Inspections, Maintenance and Renewal/Building Lifecycle Costs	11
5.9	Improvements and Alterations.....	12
5.10	Outgoings.....	12
5.11	Keys and Locks.....	12
5.12	Security	12
5.13	Risk and Occupational Health & Safety	12
5.14	Child Safe Standards	13
5.15	Change of Use	13
5.16	Alcohol and other drugs.....	13
6	GOVERNANCE	13
6.1	Owner	13
6.2	Review	13
6.3	Compliance Responsibility	14
6.3.1	Management Executive Group (Chief Executive and Directors).....	14
6.3.2	Managers and Supervisors	14
6.3.3	All Employees	14
6.4	Charter of Human Rights Compliance	14

1 INTRODUCTION

The allocation and management of sport and recreation facilities is a key part of Council's role in supporting the health and wellbeing of the community. The Occupancy of Sport and Recreation Facilities Policy provides the framework for the allocation and use of sporting facilities through occupancy agreements.

The policy identifies the criteria and principles that will be used to determine eligibility to enter into an occupancy agreement for the use of Council managed property in relation to sport and recreation facilities and to clarify the conditions of occupancy and management.

Council aims to ensure a high level of use of its facilities for the greater benefit of the local community.

The Policy seeks to:

- Maximise participation in sport and recreation on sporting facilities, grounds and pavilions;
- Prioritise the allocation and use of sporting grounds and pavilions to clubs which are inclusive of females, actively support juniors, people with disabilities and people from culturally and linguistically diverse backgrounds (CALD) to participate in sport and recreation;
- Enable Council to address the needs of growth sports.

2 BACKGROUND

In March 2019, Council requested a review of the user fees and charges for sports grounds. This review, completed in November 2019, identified vast discrepancies in the agreements, fees charged and conditions of occupancy amongst users of Council's recreation facilities located at sports grounds. In April 2020, all other sport and recreation clubs were added to the review.

The review process has informed the development of this policy. This policy replaces the Sports Ground User Fees Policy 2019.

3 SCOPE

The policy applies to Council owned or managed property utilised for sport and recreation purposes where an Agreement is entered into with an organisation.

The policy applies to:

- all existing ongoing, seasonal, annual and casual use facilities used for sport and recreation,
- all new agreements (including renewals);
- where an existing agreement has expired and the current tenant seeks to enter into a new agreement;
- where a tenant exercises an option to renew under an existing agreement and a new agreement can be prepared; and
- rent reviews where provisions for review are included in existing agreements.

Council commitments under occupancy agreements existing at the time of this policy being approved, including 'options' clauses, will be honoured in their original form.

This policy does not apply to:

- Sport and recreation facilities that operate as a commercial business; Warrnambool Bowls Club, City Memorial Bowls Club and the Warrnambool Football Club,
- Council's passive/open space reserves,

- Council contract managed facilities such as AquaZone,
- Sport and recreation facilities located on Crown Land Coastal Reserve and governed by the Leasing Policy for Victorian Crown Land (December 2020), eg: the Warrnambool Surf Life Saving Club, the Warrnambool Offshore and Light Game Fishing Club and the Warrnambool Yacht Club.

3.1 Definitions

TERM	DEFINITION
Organisation	A legally incorporated club or community group or association that operates primarily for sport and recreation purposes which benefits the community. The organisation must not exist for the purpose of generating profit or personal gain.
Occupancy Agreement	Any lease, licence, seasonal tenancy, annual tenancy or hire arrangement between Council and a Tenant or Casual hirer for the use of Council managed property
Hire Agreement	A short term agreement entered into between Council and another party for a one-off defined activity, event or function.
Lease	An agreement entered into between Council and an Organisation for the exclusive use of a nominated Council managed property for an agreed period of time.
Licence	An agreement entered into between Council and an Organisation for non-exclusive use of a nominated Council managed property for an agreed period of time.
Pre-season	The period prior to the start of the official winter or summer season of the relevant activity.
Seasonal	Allocation of Council facilities to Organisations for either the Summer or Winter playing season each year (including the Pre-season).
Council	Warrnambool City Council
Council managed property or the premises	Property owned or managed by Council such as land, and buildings and structures including Crown Land for which Council is the Committee of Management, Council owned land, as well as property for which Council has delegated authority over.
Sport & Recreation Facilities	Built infrastructure identified in Council's Asset Management Plan as a Community, Recreation or Cultural Facility.
Tenant, user group or occupant	An organisation that has entered into an agreement with Council for the use and occupancy of Council managed property.
Gender Impact Assessment	A requirement of the Gender Equality Act 2020 is to undertake gender impact assessments on all policies, programs and services which impact the public. The assessment: <ul style="list-style-type: none"> - Assesses the effects that the policy, program or service may have on persons of different genders - Will define the needs of persons of different genders - Addresses gender inequality; and - Promotes gender equality.

3.2 References

Council Plan 2021-2025 (Revised 2022)

Warrnambool 2040 Community Plan

Healthy Warrnambool 2021-2025 (Municipal Health & Wellbeing Plan)

Active Warrnambool Strategy – 2017-2030

Victorian Government - Fair Access Policy Roadmap

3.3 Relevant Legislation

Local Government Act 2020

Crown Land (Reserves) Act 1978

Retail Leases Act 2003

Associations Incorporation Reform Act 2012

Leasing Policy for Victorian Crown land (Updated December 2020)

Gender Equality Act 2020

4 POLICY

The Policy recognises that there is an overall social benefit for the community through the use of Council managed property for the provision of sport and recreation opportunities.

Council seeks to maximise the community benefits arising from the use of its sports facilities, to enhance the quality of life and wellbeing of the municipality and supporting Council's Community Vision (W2040) and the Council Plan objectives. Council must balance this with ensuring responsible management of community assets, including the financial sustainability of sport and recreation facilities.

Council also seeks to address known barriers experienced by women and girls in accessing and using community sports infrastructure following the implementation of the Victorian Government's Fair Access Policy roadmap.

Seasonal tenancy fees and charges levied for use of sports grounds and change rooms based on recovering a percentage of the operational maintenance costs. Users and tenants of regional level standard sports grounds that require a higher level of maintenance, are to contribute more than users of local level standard sport grounds. Annual rent is levied for club social rooms, club pavilions and/or club permanent storage sheds, located on public land, owned or managed by Council which are based on the unimproved value of the land occupied by the premises multiplied by a rental yield factor. Rent is subject to a minimum amount, referred to as the 'administration rent'.

4.1 Policy Principles

The key principles include:

- Equity - fees are fairly applied across the range of users, existing and future;
- Affordability - recognising the differing capacities of users to pay;
- Transparency – clear defined rationale and decision making, simple to understand (not subjective)
- Maximise usage – promote shared use of facilities and increased levels of usage.
- Fair Access – supporting and encouraging women and girls to have equitable access to and use of sport and recreation facilities:
 - of the highest quality available at a convenient time,
 - at the best and most popular competition times and locations, and
 - to support existing and new participation opportunities, and variety of sports.

4.2 Occupancy Agreements

Council will allocate access to its sport and recreation facilities under a Licence, Lease or Hire Agreement.

User fees and charges have been developed for the use of sport and recreation facilities, which model industry best practise and incentivises the sharing of Council's facilities to maximise use and accommodate the increasing variety of recreation and cultural Organisations and activities and participant numbers.

Legislative requirements must be adhered to when entering into these agreements.

Council will not enter into agreements under this Policy where the operation of electronic gaming machines and other commercial activities and undertaken, or are proposed to be undertaken by the tenant.

4.3 Eligibility Criteria

To be eligible to for an occupancy agreement, organisations must:

- carry the level of public liability insurance cover specified in the agreement;
- have met its obligations under previous agreements with Council or any outstanding debt with Council;
- be willing to share access to facilities with other groups and to work cooperatively and respectfully with other users;
- welcome diversity including gender, ability and cultural background;
- organisations must be affiliated with their State Sporting Association or Peak Body;
- be open to new members and have as its primary function a sport, recreational pursuit, special interest or cultural activity.

4.4 Allocation of Facilities

The allocation Council managed properties to organisations will be undertaken in accordance with Council's strategic priorities and identified needs.

Council aims to optimise use of its sport and recreation facilities through shared use of its facilities by multiple groups, and therefore requires the sharing of facilities as required and appropriate for the greater benefit of the community.

Requests for annual, seasonal, pre-season, regular and casual use of Council managed properties must be submitted through the formal application process. Applicants will be required to provide all the information specified as part of the process.

Council will consider the following issues when determining which organisation will be allocated access to a Council managed property;

- the availability and suitability of the facility for the intended use;
- Council's long term plans for the facility or site;
- the organisations history; and the requirements of the sport or recreational activity;
- organisations which primarily serve the needs of the local community over other use;
- organisations which are inclusive, welcoming and provide safe and respectful environment for all members of the community;
- organisations that are well governed, responsive and sustainable;

- organisations which participate in programs that promote club development and social responsibilities;
- organisations which are willing to share access to the facilities with others;
- organisations that have the best interests of the community and Council.

4.5 Occupancy Agreements

4.5.1 Licences

Licence Agreements are Council's preferred form of sports and recreation occupancy agreement.

A Licence will be issued to an organisation in the following situations:

- Use is seasonal, non-exclusive and agreements are for 3 years or less

Non-exclusive use allows access to the facility by other organisations and the general public at the same time and/or times outside those stated in the Licence Agreement.

4.5.2 Leases

A Lease Agreement is used to provide organisations with exclusive use of a facility for an agreed period.

The organisation has use of the leased facility/area under clearly stated terms and conditions and will only be considered in exceptional circumstances and where providing exclusive use is in line with this policy.

Lease Agreements will have terms of seven (7) years, unless otherwise negotiated. A lease term (including options) cannot exceed the maximum allowed for Crown Land in accordance with the Crown Land (Reserves) Act 1978 and Local Government Act 2020.

4.5.3 Hire Agreements

A Hire Agreement may be used when a sport and recreation facility is booked for a defined activity, event or function. A hire agreement may also be used for a one off casual or regular booking such as school use, community group or pre-season training.

Fees for hiring sport and recreation facilities will be determined as part of Council's annual budget process and specified in Council's Annual Fees and Charges Schedule.

Council reserves the right to suspend or terminate a Licence or Lease Agreement in accordance with the terms of that agreement including for example:

- where Council determines, in its absolute discretion, that changes within State government or changes to any laws mean that the Council managed property should no longer be used for the specified permitted use; or the licensee loses any accreditation required, or ceases to be affiliated with any national or state body required for its operation, or ceases to be an incorporated association; or
- Council wants to redevelop, grant easements or other rights over the land, carry out any works on the land, including demolition of the Council managed property,
- the organisation has breached the terms and conditions of the relevant agreement;

5 CONDITIONS OF OCCUPANCY

5.1 General

As a condition of occupancy, all organisations will enter into a formal, legally binding occupancy agreement with Council.

Where Council acts as the Committee of Management over Crown Land, Council must seek the prescribed consents in accordance with the provisions of the Crown Land (Reserves) Act 1978.

Leases and Licenses will be in the prescribed form as provided by DELWP, including Council's additional terms and conditions as part of the special conditions of the agreement.

5.2 Fair Access Policy Principles

The Gender Equality Act 2020 requires that Councils "...must consider and promote gender equality; and take necessary and proportionate action towards achieving gender equality."

In addition, Part One, Section 1(a) of the Gender Equality Act 2020 requires gender assessments when "...developing or revising any policy of, or program or service provided by, the entity that has a direct and significant impact upon the public" - a provision which has been in effect since 31 March 2021.

This policy seeks to implement the Victorian Government's Fair Access Policy, which was announced in August 2022, which aims to improve the access to, and use of, community sports infrastructure for women and girls.

Council is committed to the implementation of the Victorian Government's Fair Access Policy which aims to improve the access to, and use of, community sports infrastructure for women and girls, which was introduced in August 2022.

Clubs that hold an occupancy agreement with Council are expected to meet the requirements of the Victorian Government's Fair Access Policy and must demonstrate progress in meeting the requirements by providing documentation of completed Gender Impact Assessment and implemented actions. Requirements include:

- developing policies or procedures addressing equitable participation and use of facilities.
- meeting quotas of female representation on the club's committee of management as per the Policy.
- have at least 1 female team OR conduct a program with at least 5 female participants.
- demonstrate that scheduling of training was 'fair' for both genders in the previous season and that this is aligned with the clubs gender impact assessment.

5.3 Closed Circuit Television

Council has a role in community safety and crime prevention and provides direction and guidance on Council's management and use of CCTV systems in public places through the Closed Circuit TV (CCTV) Policy.

The primary objective for installing CCTV is to discourage and detect unlawful behaviour at public sport and recreation reserves, resulting in enhanced safety and security for the community and assets with the City.

Accordingly, to make effective contribution and to assist lawful operation, clubs are able to install security systems/CCTV in their licenced premises in accordance with their occupancy agreement and the following guidelines;

- Clubs must receive consent from Council before installing on Council premises.
- Proposals for CCTV should include a map showing the camera locations, coverage area and description of the proposed site/area.

Proposals are to respond to the criteria below including submitting any information or documentation required on how compliance with public space surveillance and privacy laws will be maintained.

- a. CCTV will be effective in resolving the problem
- b. Less privacy invasive alternatives have been considered
- c. CCTV is a proportionate response to the problem
- d. Affected stakeholders are in support of the use of CCTV
- e. The CCTV proposal complies with relevant laws and standards
- f. An appropriate management and resourcing plan for the CCTV system is proposed.

Council will not support the use of CCTV surveillance in public spaces where individuals have a reasonable expectation of privacy including in change rooms and public toilets.

Clubs are to refer to the *Community Crime Prevention, Guide to developing CCTV for public safety in Victoria* when considering the implementation of CCTV systems.

5.4 Multi Use of Facilities

Council is committed to maximising access to, and use of, Council managed properties for the benefit of the community. Accordingly, for all agreements with organisations, the need for exclusive use of facilities will be reviewed at the commencement of the agreement, with the preference being shared use licence agreements.

Organisations have the onus of justifying any request for exclusive use, in line with prescriptions included in this policy for exclusive use.

5.5 Annual Reporting

Organisations on leases and licenses must provide the following documentation prior to the agreement commencing and thereafter annually:

- a copy of the Certificate of Currency for insurance required under the agreement;
- Annual General Meeting record;
- annual report including financial statements as per requirements of the Associations Incorporation Reform Act 2012;
- copy of current Liquor License (if applicable);
- details of current Committee members and Council liaison officer;
- list of registered teams and participant numbers;
- documented evidence of progress in meeting the requirements of the Victorian Government's Fair Access Policy
- current Business Plan (Leases only); and
- any other information reasonably requested by Council.

5.6 Third Party Hire

Council managed properties must be made available by the organisation for casual hire by other parties, where appropriate, and where this does not interfere with the primary purpose of the facility or adversely affect the amenity of nearby neighbours.

Applications are made and hire fees payable to Council for all sports grounds and oval change rooms (except Allansford Recreation Reserve, Warrnambool & District Hockey Association)

5.7 Insurance

5.7.1 Public Liability

Organisations including, as relevant, subtenants and third party hirers are required to take out, in their name, Public Liability Insurance (noting the interest of Council). A minimum cover of \$20 million must be provided, or other sum as stipulated by Council.

Organisations must provide a copy of their Certificate of Currency on or before the commencement date of the agreement and annually or on renewal thereafter. The organisation is responsible for ensuring that any subtenant and casual hirer have taken out the cover prior to commencement and in the event this has not occurred, the Organisation will remain responsible under its insurance.

5.7.2 Property

Council will take out and maintain building insurance for buildings on Council managed property for the full replacement value.

Organisations using leased or exclusively occupied premises must reimburse Council the full cost of the building insurance and any excess in respect of any claim made (to be invoiced annually with the rental fee).

Organisations have responsibility for insuring any chattels, fixtures or contents within Council managed property (i.e. Contents Insurance).

5.8 Inspections, Maintenance and Renewal/Building Lifecycle Costs

Council will conduct an inspection of all properties prior to commencement of an agreement and at the commencement of any agreement renewal. Facilities with Seasonal agreements will be inspected each year at the relevant changeover of seasons (for example, March/April and September/October).

In accordance with the terms of the relevant agreement, Council or Council's authorised agents may enter the premises to inspect the essential safety measures at any time after giving the tenant notice.

Council is committed to ensuring the premises remains suitable and safe for its intended use, and that the building lifecycle is extended as far as practicable for the benefit of future communities. Maintenance schedules will be included in all new agreements. Each organisation is required to maintain the facility in accordance with the maintenance schedule at their cost (unless otherwise specified).

Prior to entry into any agreement for the use of Council managed property, Council will ensure that maintenance and renewal and building lifecycle costs are mapped and factored into decision making regarding allocation of leases and licences.

Organisation and Council responsibilities for maintenance and renewal are to be determined at the commencement of the lease or licence, and clearly set out in the agreement.

5.9 Improvements and Alterations

Organisations will not be able to make any alteration or additions (including signage) to the Council managed property without Council and / or DELWP consent.

All improvements, additions, structures or buildings on the premises installed or erected by the organisation during the term of the agreement will be the property of Council, unless otherwise specified.

Organisations who constructed the premises may be required to remove the building, all fixtures, fittings, plant and equipment at the expiry of the term, unless otherwise specified.

If Council requires the removal of any assets that have been constructed or installed by the organisation during the term of the lease, then the organisation must make good any damage caused by their removal.

5.10 Outgoings

Organisations are responsible for all utilities and outgoings associated with the operation of their service as detailed in agreement.

5.11 Keys and Locks

Council managed properties are required to be on Council's master key system.

Organisations may install a security system at their own cost, however prior written consent from Council is required. Security codes and subsequent changes to codes must be given to Council immediately after installation.

5.12 Security

Council reserves the right to require the organisation to pay a security deposit, or provide a bank guarantee, prior to commencement of the lease and or licence as protection against any breach in the agreement. Council may call on the security if the organisation does not comply with obligations under the relevant agreement.

5.13 Risk and Occupational Health & Safety

Council has significant legislative, financial, service delivery, asset management and contractual responsibilities. It has a duty of care to councillors, employees, contractors, volunteers, the community and environment.

Council's Risk Management Policy mandates the commitment to managing risk and the supporting framework sets out Council's key requirements, roles and responsibilities.

By entering into an Occupancy Agreement the Club accepts responsibility for immediately reporting to Council any structural damage or potential safety hazards, or any loss or damage that might result in an insurance claim.

5.14 Child Safe Standards

Council is committed to creating a child safe environment where children and young people are respected, valued and encouraged to reach their full potential and minimise any risk or harm that operations may cause on children and young people. Council's policies and procedures support the implementation of requirements under the Child Wellbeing and Safety Act 2005.

If the use of Council's property involves the organisation working with children, the organisation must comply with the Child Safe Standards made under section 17(1) of the Child Wellbeing and Safety Act 2005.

5.15 Change of Use

Organisations must obtain written consent from Council prior to any change of, or additional, use of Council property from that stipulated in the agreement between organisation and Council.

5.16 Alcohol and other drugs

Council has a key role in minimising the harms associated with excessive alcohol consumption by improving community awareness and understanding of risky drinking and its impacts.

Prior to an organisation being granted permission to consume and/or sell alcoholic beverages at one of Council's sporting or recreational facilities, the organisation is required to contact the Liquor Licensing Commission to obtain an appropriate licence.

The organisation must also apply in writing to Council for permission to consume and/or sell alcoholic beverages at one of Council's sporting or recreational facilities following provision of the appropriate licence.

Any permission granted by Council will remain valid only for the duration of the relevant agreement pertaining to the use of the facility.

Council may revoke permission if the organisation breaches the liquor licence.

In addition:

- the times and days must be consistent with the times and days nominated by the group for use of the facility,
- alcoholic beverages will not be consumed in conjunction with junior activities such as Junior Training or Junior Competition.
- sporting groups are required to be members of the Good Sports Program.

6 GOVERNANCE

6.1 Owner

Manager of Recreation and Culture

6.2 Review

The Manager of Recreation and Culture will review the policy for any necessary amendments no later than three (3) years after its formulation or after the last review.

6.3 Compliance Responsibility

6.3.1 Management Executive Group (Chief Executive and Directors)

6.3.2 Managers and Supervisors

6.3.3 All Employees

6.4 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 and Responsibilities Act 2006.

DRAFT FINAL VERSION

7.9. ADVISORY COMMITTEE REPORTS

PURPOSE

This report contains the record of one Advisory Committee meeting.

REPORT

- Environment & Sustainability Advisory Committee – 29 June 2023 – refer **Attachment 1**.

ATTACHMENTS

1. Environment__ Sustainability Advisory Committee [7.9.1 - 5 pages]

MOVED: CR MAX TAYLOR

SECONDED: CR VICKI JELLIE

That the record of the Environment & Sustainability Advisory Committee meeting held on 29 June 2023, be received.

CARRIED - 7:0

Environment & Sustainability Advisory Committee - 29 June
2023

Page | 1

MEETING MINUTES

ENVIRONMENT & SUSTAINABILITY ADVISORY COMMITTEE

Date:	Thursday 29 June 2023	Time:	4.07 PM	Location:	Committee Room 1, Warrnambool Civic Centre
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Committee Members In Attendance	Shirley Duffield Sabine Schreiber, Chair Bill Yates Juan Donis
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Council Officer Attendance	David Leahy – Director City Infrastructure Lauren Schneider – Manager Sustainability & Compliance Justin Harzmeyer – Coordinator Natural Environment & Sustainability Luke Adcock - Sustainability Officer Stephanie Bant – City Infrastructure Administration Officer
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No.	What	Action	Who
1.	Welcome & Apologies	<ul style="list-style-type: none"> Cr. Richard Ziegeler, Jeff Moreland-Hunt, Geoff Spencer, Daniela Rizzo and Andrew Schultz marked as apologies. Introduction of Committee Members – first meeting of new members joining. LS noted that the group did not have a chair with Cr. Ziegeler away. Noted the number of apologies meant the committee did not meet quorum which will mean it is an informal meeting. SS questioned whether the minutes would still go to Council if it was an informal meeting? <ul style="list-style-type: none"> DL confirmed the minutes would still go to Council. Chair appointed to Sabine Schreiber. SS welcomed all and acknowledgement of country. LS introduced 3 new committee members with Juan Donis present and Daniela Rizzo and Andrew Schultz both marked as apologies. 	Chair

2.	Overview of TOR & Conflict of Interest Declaration	<ul style="list-style-type: none"> SS noted the Terms of Reference were established when the members first started on the committee, questioned the purpose of bringing them back at this meeting now the membership has been extended? - LS responded the Terms of Reference overview was for new members who were attending their first meeting. DL suggested that everyone review the Terms of Reference before next meeting. <p><i>Action: All members to review quorum section in Terms of Reference before next meeting and come up with suggestions of how to improve having quorum at the meetings.</i></p>	Chair
3.	Minutes from Previous - Meeting on 13 April 2023	Minutes accepted by all members.	Chair
4.	Proposal for Seismic Testing/ blasting in the waters of Southwest coast	<ul style="list-style-type: none"> BY introduced topic of seismic testing. Noted that he understood it was not a council decision and was covered under federal jurisdiction. Would like to know Council's position. Advised he had spoken to Moyne Shire and they would make a decision in July, suggested it was likely they would oppose it. BY suggested that regardless of whether the proponents can mitigate affects to marine life, at the end of the day the goal is to get fossil fuel and burn it. The end result will be bad for the environment and climate change. JH presented slideshow to the group discussing seismic surveys, offshore windfarms and offshore greenhouse gas storage and decommissioning infrastructure. JH noted that both the proponent and opposing groups had presented to Council on seismic surveys. DL noted local government has no influence on whether or not it goes ahead. Suggested that letters written to the State government would be more beneficial. BY noted that even though Council have no direct influence, it doesn't mean they can't have a say. Suggested that with enough Councils support it could make change. 	Bill Yates

		<ul style="list-style-type: none"> • SS noted in the Terms of Reference, it stated that the advisory committee can put a recommendation forward to the council for adoption. • JD questioned if the offshore windfarms are required to be drilled into the ground? <ul style="list-style-type: none"> - JH responded that last year a group presented to Council and suggested in South Australia they do have to be fixed to the ground. • JD questioned if the committee is against seismic testing as a whole which would include wind farms or just testing for gas exploration? <ul style="list-style-type: none"> - BY suggested at this time we don't have enough information on windfarms. - SS that Council considers opposing seismic testing for fossil fuel exploration not for windfarms at this stage. • BY suggested it could be a larger area required for seismic testing and could potentially be more precise for windfarms. • JD suggested seismic testing may have low risk to marine life and drilling could be worse. • DL suggested without quorum in this meeting, the group should communicate via emails to share information to put together to present to Council to assist them on whether or not to form a decision. • BY suggested there were enormous risks with drilling and a spill in Warrnambool's community would be very detrimental to the environment. 	
5.	Management Plan for Maam Reserve	<ul style="list-style-type: none"> • SD questioned whether there was a management plan for the Maam reserve. Noted that Council is the land manager for the gun club area but what about the other areas? Suggested it would soon all be covered in buffalo grass. • JH showed area on the screen area that was managed by Council and other area managed by DEECA. • JH noted the environment management plan had been completed by DEECA which showed the ground is highly contaminated. The plan is saying that for future users of 	Shirley Duffield

		<p>the area they need to use PPE e.g. dust masks and gloves. Need to work with DEECA to allow people to regain access to the site.</p> <ul style="list-style-type: none"> • SD questioned if there are any statistics of people affected by the containments? <ul style="list-style-type: none"> - LS noted it is about minimising the risk and exposure. • SS noted there is now a plan that is about managing the site so we can return to the site to manage the land. <ul style="list-style-type: none"> - LS responded that the plan is a work in progress as it was only received that week. • JH noted that Council had asked DEECA if it can be shared and waiting to hear a response. • JH noted that Winchelsea have a contaminated area with similar land management arrangements to Maam Reserve which we will investigate how they have managed it. • LS advised that after Council speak with DEECA, they would come back to the group. • JH advised the reserve was located off Staffords Road north of the highway towards Allansford. • SS confirmed the committee wasn't able to do much at this meeting and it would be revisited at the next meeting. <p>Action: Maam Reserve Management Plan to be looked at again at the next meeting.</p>	
6.	Pest Plant & Animal Framework – Community Consultation	<ul style="list-style-type: none"> • JH advised the final draft of the Pest Plant & Animal Framework would be put up for community consultation in the next month at the August Council meeting. Advised it would go out for two weeks then go back to council for adoption. • SS noted that as a committee we would like the most amount of time to provide comment on it. • JH advised that all stakeholders would be contacted directly for comment. 	JH
7.	Lake Pertobe IWM Plan – Community Consultation	<ul style="list-style-type: none"> • JH advised that Council have a draft Lake Pertobe Integrated Water Management plan. There is a project control group in place that will be providing feedback on the plan. After that it will go out for community consultation. The timing of this will be about a 	JH

		<p>month after the Pest Plant and Animal framework. Advised it would also be given to the committee to provide comment. Will be advertised in the paper and Councils yoursay website and user groups will be directly advised.</p> <ul style="list-style-type: none"> The final document will have a table of comments and recommendations from submissions. 	
8.	General Business	<ul style="list-style-type: none"> JD noted that the year 2026 is coming soon, questioned if the committee could have an update on how the Council is tracking and how they are planning to achieve the goals. SD advised she was recently intrigued to see lights on at 2pm in the afternoon at Reid Oval, questioned why these would be switched on? <ul style="list-style-type: none"> DL responded that they are turned on for junior footy on Sunday. DL advised that as part of being a state-wide facility there are certain standards it needs to fit for it to be accessible, suitable for state and regional and to be broadcast. BY noted he would be interested to know how the decision is made to turn them on. JH responded that it was up to the footy club as they are responsible for lighting. Suggest it is how we run these lights through solar that can make the use of them "green". SS thanked everyone for attending. Confirmed the main thing the committee needs to improve on is the quorum. <ul style="list-style-type: none"> SD questioned whether it would it be better as an after-hours meeting? LS noted this could be flagged for discussion on the terms of reference/quorum. SS noted that she liked the option for a zoom meeting for people who are unable to attend in person. <p><i>Close of meeting at 4.59pm.</i></p>	Chair
9.	Next Meeting	28 September 2023	Chair

7.10. INFORMAL MEETINGS OF COUNCIL REPORTS

PURPOSE

The purpose of this report is to provide Council with copies of Informal Meetings of Council (previously known as “Assembly of Councillor Records”) as previously required under section 80A(2) of the Local Government Act 1989.

BACKGROUND INFORMATION

Section 80A(2) of the Local Government Act 1989 required the record of an Assembly of Councillors to be reported at an ordinary Council meeting.

Assembly of Councillor Records are no longer a requirement in the Local Government Act 2020 as of 24 October 2020. However, under Council’s Governance Rules, a summary of the matters discussed at the meeting are required to be tabled at the next convenient Council meeting and recorded in the minutes of that Council meeting.

REPORT

The record of the following Informal Meetings of Council are enclosed:-

- Monday 14 August 2023 – refer **Attachment 1**.
- Monday 21 August 2023 – refer **Attachment 2**.
- Monday 28 August 2023 – refer **Attachment 3**.

ATTACHMENTS

1. Assembly of Councillors Record 14 August 2023 [7.10.1 - 2 pages]
2. Assembly of Councillors Record 21 August 2023 (1) [7.10.2 - 2 pages]
3. Assembly of Councillors Record 28 August 2023 [7.10.3 - 2 pages]

MOVED: CR BEN BLAIN

SECONDED: CR ANGIE PASPALIARIS

That the record of the Informal Meetings of Council held on 14, 21 and 28 August 2023, be received.

CARRIED - 7:0

Informal Meeting of Council Record

Name of Committee or Group (if applicable):	Informal Meeting of Council (Councillor Briefing)
Date of Meeting:	14 August 2023
Time Meeting Commenced:	3.00pm
Councillors in Attendance:	Cr. D. Arnott, Mayor Cr. O. Akoch Cr. B. Blain Cr. V. Jellie AM Cr. M. Taylor
Council Officers in Attendance:	Andrew Mason, Chief Executive Officer – Via Zoom David Leahy, Director City Infrastructure Luke Coughlan, Director City Growth Peter Utri, Director Corporate Strategies Ingrid Bishop, Director Community Development James Plozza, Manager Governance Wendy Clark, Executive Assistant John Brockway, Manager Finance (3.33pm – 3.56pm) Ali Kemp, Manager Recreation & Culture (3.00pm – 3.46pm, 4.16pm – 5.00pm) Lauren Schneider, Manager Sustainability & Compliance (3.57pm – 4.16pm) Tim Brosowsky, Co-ordinator Local Laws & Emergency Management (3.57pm – 4.16pm) Kyme Rowe, Service Manager Recreation & Culture (4.16pm – 5.00pm)
Other persons present:	Warren Green, Warren Green Consulting
Apologies	Cr. Angie Paspaliaris Cr. Richard Ziegeler
Matters Considered:	<ol style="list-style-type: none"> 1. Aquatic Strategy presentation (3.00pm – 3.46pm) 2. Update to rates hardship rebate application process (3.46pm – 3.56pm) 3. Warrnambool Animal Shelter (3.57pm – 4.16pm) 4. Occupancy of Sport & Recreation Facilities Policy, Fee Model and Club Feedback (4.19pm – 4.37pm) 5. Draft Naming of Sport & Recreation Facilities Policy (4.37pm – 4.50pm) 6. Draft Sports & Leisure Centre Sponsorship Signage Policy (4.00pm – 5.00pm) 7. Environment & Sustainability Advisory Committee Minutes – (5.01pm – 5.02pm)
Council and Officer Items Raised	<ul style="list-style-type: none"> • Update on meetings with planning and integrity authorities in Melbourne. • Yes campaign street stall inquiry. • Councillor Charter. • Key worker housing. • CBD business occupancy report. • RSL listening posts proposal. • GORRT conference. • Events Strategy. • Hopkins Highway planning development permit extension. • Meeting regarding possible new event for Warrnambool. • Sunday Herald Sun “Escape” article on Great Ocean Road.

	<ul style="list-style-type: none">• Foreshore Strategy.• Regional Cities Victoria meeting with Minister for Tourism.• CEEMAC Chair.• Warrnambool Art Gallery Collection Development Policy.• Public questions at Council meeting.• South of the Merri works EOI application to Stronger Regions.• Short Stay Accommodation local law.
Councillor Conflicts of interest Disclosures: Nil.	
Councillor /Officer Name: Nil.	
Meeting close time:	5.36pm
Record Completed by:	Wendy Clark Executive Assistant

Informal Meeting of Council Record

Name of Committee or Group (if applicable):	Informal Meeting of Council (Councillor Briefing)
Date of Meeting:	21 August 2023
Time Meeting Commenced:	3.00pm
Councillors in Attendance:	Cr. D. Arnott, Mayor Cr. B. Blain Cr. V. Jellie AM Cr. A. Paspaliaris – arrived 3.07pm Cr. M. Taylor Cr. R. Ziegeler
Council Officers in Attendance:	Andrew Mason, Chief Executive Officer David Leahy, Director City Infrastructure Luke Coughlan, Director City Growth Peter Utri, Director Corporate Strategies Ingrid Bishop, Director Community Development James Plozza, Manager Governance – Via ZOOM – from 3.52pm Wendy Clark, Executive Assistant Ashish Sitoula, Manager Strategic Community Planning & Policy (4.35pm – 5.36pm) Rachael Edwards, Co-ordinator Mental Health Services (4.35pm – 5.36pm) Thomas Hall, Acting Co-ordinator Project Management (5.37pm - 5.45pm)
Other persons present:	Nick Duggan & Lucinda Cook, Moray & Agnew
Apologies	Cr. Otha Akoch
Matters Considered:	<ol style="list-style-type: none"> 1. Governance training (3.00pm – 4.34pm) 2. Affordable housing (4.39pm – 5.36pm) 3. Kepler Street CBD Footpath Renewal & Street Trees (5.36pm – 5.44pm) 4. Advocacy 2023-2024 (5.45pm – 5.56pm)
Council and Officer Items Raised	<ul style="list-style-type: none"> • Chief Executive Employment Matters Committee Chair. • West Warrnambool Neighbourhood House consultation. • Senior Leadership Team training. • Deakin University Vice-Chancellor meeting. • Child Care opportunities. • Seismic testing Conoco Phillips. • Brauer College athletics track. • SouthWest Victoria Alliance Board meeting. • South West TAFE Board meeting. • Sandon Report. • Hopkins Point Road Telstra tower. • Eccles Street resident objections. • Animal shelter update. • Great Ocean Road Tourism forum.
Councillor Conflicts of interest Disclosures:	
Cr Richard Ziegeler – Item 3 Kepler Street CBD Footpath Renewal & Street Trees – left the meeting during this item.	
Councillor /Officer Name:	
Cr Richard Ziegeler	
Meeting close time:	6.16pm

Record Completed by:	Wendy Clark Executive Assistant
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Informal Meeting of Council Record

Name of Committee or Group (if applicable):	Informal Meeting of Council (Councillor Briefing)
Date of Meeting:	28 August 2023
Time Meeting Commenced:	3.11pm
Councillors in Attendance:	Cr. D. Arnott, Mayor Cr. B. Blain Cr. V. Jellie AM Cr. O.Akoch Cr. A. Paspaliaris Cr. M. Taylor Cr. R. Ziegeler – arrived 3.15pm
Council Officers in Attendance:	Andrew Mason, Chief Executive Officer David Leahy, Director City Infrastructure – 3.00pm – 6.04pm Luke Coughlan, Director City Growth– 3.00pm – 6.04pm Peter Utri, Director Corporate Strategies– 3.00pm – 6.04pm Ingrid Bishop, Director Community Development– 3.00pm – 6.04pm James Plozza, Manager Governance – 3.00pm – 6.04pm Wendy Clark, Executive Assistant – 3.00pm – 6.04pm Julie McLean, Manager City Strategy & Development – 3.11pm – 4.15pm Rob Wandell, Co-ordinator City Development – 3.11pm – 4.10pm Nick Legoe, Statutory Planner – 3.11pm – 4.10p Peter Reid, Strategic Planner - 3.44pm – 4.15pm Lauren Schneider, Manager Sustainability & Compliance 4.16pm – 4.33pm Thomas Hall, Acting Co-ordinator Project Management 4.34pm – 4.45pm Jackson Fary, Project manager - 4.34pm – 4.45pm Ashish Sitoula, Manager Strategic Community Planning & Policy (4.46pm – 4.56pm)
Other persons present:	Nil.
Apologies	Nil.
Matters Considered:	<ol style="list-style-type: none"> 1. Planning Scheme Amendment - 19 Horne Road, Warrnambool - 3.12pm - 3.16pm 2. DP2022-0007 - Proposed Development Plan For 191-201 Morriss Road 3.16pm - 3.58pm 3. Planning Permit Application - PP2022-0195 - 23 McKiernan Rd - 3.58pm - 3.59pm 4. Planning Permit Application - PP2022-0120 - 271 Koroit Street - 4.00pm – 4.09m 5. Bushfield Woodford Strategic Framework Plan – 4.10pm – 4.15pm 6. Proposed Offshore Renewable Energy Area - Southern Ocean Region – 4.06pm - 4.33pm 7. Confidential - Tender 2023015R Warrnambool Hockey Club Pitch Replacement - 4.35pm - 4.45pm 8. Confidential - Warrnambool Homelessness Proposal - 4.48pm - 4.56pm 9. Leadership Great South Coast - 4.59pm – 5.07pm 10. Mayoral Diary Update – 5.08pm - 5.09pm 11. Chair, Chief Executive Employment Matters Advisory Committee – 5.56pm – 6.04pm

	12. Confidential - Local Government Inspectorate Matter -6.05pm – 7.00pm
Council and Officer Items Raised	<ul style="list-style-type: none"> • Telstra towers. • Great Ocean Road Regional Tourism conference. • Toilets at Reid Oval. • Kindergarten enrolments. • Ombudsman matter. • Whites Road footpath. • Midfield worker housing. • Foreshore promenade works. • Australia Day.
Councillor Conflicts of interest Disclosures:	
Cr Max Taylor – Item 3.1 – Warrnambool Homelessness proposal– left the meeting during this item.	
Councillor /Officer Name:	
Cr Max Taylor	
Meeting close time:	7.00pm
Record Completed by:	Wendy Clark Executive Assistant

7.11. MAYORAL & CHIEF EXECUTIVE OFFICER COUNCIL ACTIVITIES - SUMMARY REPORT

PURPOSE

This report summarises Mayoral and Chief Executive Officer Council activities since the last Ordinary Meeting which particularly relate to key social, economic and environmental issues of direct relevance to the Warrnambool community.

REPORT

Date	Location	Function
8 August 2023	Warrnambool	Chief Executive Officer – Community Advisory Board meeting – Warrnambool Clinical School & Western Victoria Regional Training Hub.
9 August 2023	Virtual	Mayor – Regional Cities Victoria meeting with the Hon. Steve Dimopoulos, Minister for Tourism Sport & Major Events.
10 August 2023	Warrnambool	Chief Executive Officer – Great South Coast Regional Partnership Meeting.
	Warrnambool	Chief Executive Officer – South West Victoria Alliance CEO's meeting.
16 August 2023	Warrnambool	Mayor – Williamson Community Leadership program leadership session.
17 August 2023	Melbourne	Mayor & Director Corporate Strategies – Regional Cities Victoria annual networking function at Parliament House.
18 August 2023	Melbourne	Mayor & Director Corporate Strategies - Regional Cities Victoria Annual Forum.
	Warrnambool	Cr Ben Blain deputised for the Mayor at the Vietnam Veterans Day Commemoration.
22 August 2023	Warrnambool	Chief Executive Officer – Presentation to South West TAFE Board.
23 August 2023	Warrnambool	Chief Executive Officer – Meeting with VicHealth CEO Dr Sandro Damaio.
		Chief Executive Officer – Meeting with Deakin Vice-Chancellor and Hycel tour.
24 August 2023	Camperdown	Chief Executive Officer – Great Ocean Road Regional Tourism Board meeting.
	Port Fairy	Mayor & Chief Executive Officer – South West Victoria Alliance Board meeting.
25 August 2023	Port Fairy	Mayor & Chief Executive Officer – South West Victoria Alliance Strategy Day.

30 August 2023

Warrnambool

Mayor – Warrnambool Rotary Club Father of the Year
2023 presentations.

MOVED: CR MAX TAYLOR

SECONDED: CR OTHA AKOCH

**That the Mayoral & Chief Executive Officer Council Activities – Summary Report be
received.**

CARRIED - 7:0

8. NOTICE OF MOTION

No Notices of Motion have been received.

9. GENERAL BUSINESS

Nil.

10. URGENT BUSINESS

Nil.

11. CLOSE OF MEETING

The meeting closed at 6.51pm.

CHAIRMAN