

# MINUTES

**SCHEDULED COUNCIL MEETING**

**WARRNAMBOOL CITY COUNCIL**

**5:45 PM - MONDAY 2 OCTOBER 2023**



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## **VENUE:**

**Reception Room**

**Warrnambool Civic Centre**

**25 Liebig Street**

**Warrnambool**

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### **COUNCILLORS**

Cr. Debbie Arnott (Mayor)

Cr. Otha Akoch

Cr. Ben Blain

Cr. Vicki Jellie AM

Cr. Angie Paspaliaris

Cr. Max Taylor

Cr. Richard Ziegeler

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can be obtained online at [www.warrnambool.vic.gov.au](http://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](http://www.warrnambool.vic.gov.au). We thank you in anticipation of your co-operation in this matter.



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**MINUTES OF THE SCHEDULED MEETING OF THE WARRNAMBOOL CITY COUNCIL  
HELD IN THE RECEPTION ROOM, WARRNAMBOOL CIVIC CENTRE, 25 LIEBIG  
STREET, WARRNAMBOOL ON MONDAY 2 OCTOBER 2023  
COMMENCING AT 5:45 PM**

**PRESENT:** Cr. Debbie Arnott, Mayor/Chairman  
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  
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**

Cr. Otha Akoch

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**MOVED: CR MAX TAYLOR**  
**SECONDED: CR RICHARD ZIEGELER**

**That the apology from Cr Otha Akoch be accepted.**

**CARRIED - 6:0**

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**3. CONFIRMATION OF MINUTES**

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**MOVED: CR MAX TAYLOR**  
**SECONDED: CR ANGIE PASPALIARIS**

**That the Minutes of the Scheduled Meeting of Council held on 4 September 2023, be confirmed.**

**CARRIED - 6:0**

#### **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**

September is Youth Fest and it is a month of celebrating our young people, their creativity, their talent and contributions to our community. The *Artolescence* exhibition at the F Project involved 80 young people exhibiting their artwork as part of the South West Fest Celebrations and I was really impressed with the quality and variety of work that was displayed. It is exciting to see the talent that we have amongst our youth and this exhibition is open until October 15 and I strongly recommend you going along and just having a look. There are some artworks for sale as well so it's just a really good way to encourage these young people in our community.

Council is currently working on some infrastructure to help alleviate flooding issues in Japan Street and it's an area that's long been a problem. Basins are being installed under the road to capture storm water during heavy rain and slowly release it back into the drainage system. These basins will hold up to 960,000 litres of water which is about 1.5 times the amount of the 25m pool at Aquazone and we recognise that the geography will always be the risk but this project will surely help. It's a big job and it's expected to be finished in late November and I would like to thank everyone involved in this project and especially the residents that live around that area for their patience.

The new amenities block at McGennans was officially opened last week and the new building was identified as a priority in our Lake Pertobe Masterplan and it offers much improved accessibility, baby change tables, bench seat showers and a safer design. We now have a robust and stylish building that will be able to withstand the tough weather conditions that we can experience, and we know that it will now last decades. It's also been completed in time for hopefully a very busy tourist season. Congratulations to the local contractors, and Council officers who managed the project and it's been finished to a very high standard so thank you everyone.

## **6. PUBLIC QUESTION TIME**

### **6.1 QUESTION FROM YASMIN NURMOHAMED, WARRNAMBOOL**

Re: Rooming House at 1 Warroon Court, Warrnambool

Floor plan states 2 x carport spaces. The rooming house can accommodate up to 12 people. Where are they all meant to park as the carport spaces will block the footpath?

### **6.2 QUESTION FROM DR MICHAEL CALLAGHAN, WARRNAMBOOL**

Re: 1 Warroon Court Rooming house

Part 1 – Background

I have the following concerns regarding the above Rooming House:

1. One of the nine(9) advertised rooms used to be a work shed and only has external access – I understand the rules require internal access only.
2. To my understanding the registration of a “rooming house” was signed off on by a Melbourne Surveyor without any consideration, let alone consultation, with local residents nor WCC.
3. To my understanding the Owner of the “Rooming House” is also not a resident of Warrnambool
4. To my understanding WCC was not consulted in any capacity.
5. There is insufficient off street parking to service the (up to) 12 individuals that may room on the premises. (1) there is no available parking on the Balmoral St side as the property is on a corner and the claimed 2 car spaces (in the advertising) will block the footpath. This will be a breach of council parking bylaws. The Warroon Court Side of the property is also limited, especially on rubbish collection days. Allowing this many people to stay on one property, parking in the street adjoining other ratepayers properties will interfere with their quite enjoyment of their properties.

Part 2 – Question and possible actions WCC might take

Question: What actions will WCC be taking in order to protect the interests of legitimate Local Residents (and Rate Payers)?

Options might include actions such as:

- Introducing bylaws limiting the number of days a such a property can be rented.
- Introducing fees and charges on such facilities to pay for local law enforcement.
- Installing no parking signs to make it clear that parking around the corner of 1 Warroon court is illegal and dangerous. Such signs should also be considered to communicate that parking at the end of Warroon Court (in the “bowl”) would also breach parking laws as driveway access needs to be maintained.
- Inspection of 1 Warroon Court to ensure that all bylaws (including those specific to rooming houses) have been complied with (ie: point 2 above).
- Revision of existing plans and bylaws to exclude “Rooming Houses” from areas where Council Approval has not been sought and approved.
- A commitment to enforce local bylaws around the “Rooming House” in order to minimise any inconvenience to legitimate residents and rate payers.

### **6.3 QUESTION FROM BRIAN KELSON, WARRNAMBOOL**

My question in relation to “Rooming Houses” and the Warrnambool City Council Laws.

1. Section (3) of Councils Council-prescribed Accommodation Premises Information Pack states that when an owner changes a Residential House to a Rooming House (commercial dwelling) a building permit must be obtained. As a result of this building permit being granted are neighbouring properties consulted?
2. When building permits are granted how is car parking assessed with the possibility of 12 residents at the one property.

### **6.4 QUESTION FROM PHILIP BANNISTER, WARRNAMBOOL**

Number 1 Warroon Court Warrnambool has been licensed as a 12-person rooming house.

Why was there no consultation with residents/home owners in the neighbourhood.

We understand there is no Warrnambool Council Planning Permit application involved, however, even it's approved by a private building surveyor located in Melbourne, Warrnambool Council should look after the local surrounding area and residents.

### **RESPONSE TO QUESTIONS 6.1, 6.2, 6.3 AND 6.4**

In this case no planning permit is required so planning permits are where consultation with neighbours occurs and so the Victorian Government has issued consistent Statewide laws that mean that no planning permit is required in this case.

A building permit is required and our investigations have shown that the building permit was issued by a private building surveyor as is allowed. There is no requirements for the private building surveyor to consult with Council or neighbours or residents so that's the situation. I understand it might be frustrating but that is the situation that exists in Victoria at the moment.

The premises have been inspected and issued with the necessary permits under the Public Health and Wellbeing Act and Councils Environmental Health staff will have a role in the future to assess the suitability of the building because it will need to be registered as a rooming house or commercial building. Our function in that is very much looking at public health issues so it won't look at issues with amenity or car parking it's quite a narrow focus. What I would note and may be of assistance to residents, is that the rooming houses that is in discussion today is listed on the publicly available Rooming House Register which is done through Consumer Affairs and in fact Consumer Affairs do have the ability to inspect premises and ensure compliance with minimum standard so that may be an avenue that residents can follow up, we can assist with that.

In relation to concerns about car parking, we'll certainly make sure that the Council's local laws team are monitoring the situation and if necessary we can look at signage and those type of things but our controls are limited.

## **6.5 QUESTION FROM JOAN KELSON, WARRNAMBOOL RATEPAYERS ASSOCIATION'**

The Association has been contacted on a number of occasions regarding the lift at the Pavilion Café.

The most recent was from a resident who attended the Café for a Fathers Day function and became very distressed when he had to push his wife in a wheelchair up the long steep ramp.

- What are the Warrnambool City Council plans to restore the use of the lift?

### **RESPONSE**

The lift at the Pavilion has been assessed and is not able to be fixed or restored given the marine environment and salt; it's been assessed as not fixable. The estimate of putting in a new lift that was done in 2020 was around \$800,000 that's currently not in this year's budget. It is something that Council can consider as a future budget item going forward.

## **6.6 QUESTION FROM HELEN BROWNE, WARRNAMBOOL**

Re West Warrnambool Neighbourhood House

When are the results of the WWNH Public Consultation process to be made public?

## **6.7 QUESTION FROM HELEN BROWNE, WARRNAMBOOL**

Re West Warrnambool Neighbourhood House

How does Council govern and manage its responsibilities with respect to the WWNH – to ensure that safe and legal activities are conducted in this council-owned facility for its entire operational life cycle.

## **6.8 QUESTION FROM LAXON FOWLER, WARRNAMBOOL**

**Ref West Warrnambool Neighbourhood House**

Given the non-ideal nature of a temporary facility located within the Pecten Ave Park co-joined with the public children's playground, is Council free and able to review, and if prudent, reverse its decision to progress this temporary option. For example, two houses within budget and seemingly suitable for this purpose, on Tait Crescent, have been on the market for several weeks – can/have these been considered instead? If not, why not?

## **6.9 QUESTION FROM LAXON FOWLER, WARRNAMBOOL**

**Ref West Warrnambool Neighbourhood House**

Council has avoided saying or distributing anything about the purpose, activities and public risk issues with regard to the WWNH – leaving same to a committee whose relationship has not been disclosed – but it is not a part of council itself because the advocacy group had to make a submission to council as a member of the public.

With respect to child safety/risk issues – what, if any constraints are placed on the activities which may take place in the WWNH? May any local person/group establish any activity at the house – what prevents unsafe, illegal, anti-social activities from occurring? For the direction of the WWNH operational life-cycle.

## **RESPONSE TO QUESTIONS 6.6, 6.17, 6.8 AND 6.9**

The first question from Helen, so the initial analysis of the survey results will be shared during the focus group discussions, so those first focus group discussions are this Wednesday and also on Saturday as well and the details of the public consultation process will then be included in the report to Council as well and that's anticipated to be the end of the year.

In regard to question two, Council will govern and manage its responsibilities with respect to the West Warrnambool Neighbourhood House in exactly the same way that it does with all services and programs, particularly around the application of the 11 child safety standards which are core principles that Council adheres to while operating, any programmed activity and the West Warrnambool Neighbourhood House will be no different.

The governance and how we manage the neighbourhood house, so that sits with my directorate under the branch of Capacity Access and Inclusion. We have an annual work plan that is approved by myself but also we have to report on that quarterly to the Dept Families Fairness and Housing and the Neighbourhood Houses Victoria Department and they provide constructive feedback on the work plan and annually Council also has to provide an acquitted report in line with the funding that we receive for the West Warrnambool Neighbourhood House back to those agencies as well.

In regard to question 3, as you have mentioned, Council, with the decision to progress with a temporary facility, so Council has not made a decision on how it will progress with that facility and it will make that decision based on data once the engagement process has been finalised and once we've been able to provide Council with the service delivery model costings etc in relation to that.

Thank you for the suggestion with regard to purchasing a local house. So the option of purchasing a property had been considered but when we looked at the current price of properties, knowing also that we would have to put in significant investment to retrofit it, change design etc to make sure that it was actually fit for purpose, that was a considerable cost as well noting that this is a temporary facility, however going forward should Council deem that that could be a permanent facility, that would be something that Council will absolutely look at and consider.

With your second question from Mr Fowler, so Council has previously stated what the purpose and current potential activities of the neighbourhood house could be, in fact we've included those questions of what potential activities could be in the recent survey that we did in regard to the community engagement process. Council has also stated that it's very important for all the information relating to the project to be released to the community at the same time so everyone gets the same information and also provides great context for community discussion. That information will be released at the focus groups as previously mentioned, including any information about risk issues. At the forum on Wednesday and Saturday there will be a dedicated component in that focus group to talk about risks that Council has identified but also risks that the community has identified through the recent community engagement process where Council received approximately 250 surveys from local residents.

In regard to the reference committee that supports the West Warrnambool Neighbourhood House, they are not a decision making forum, they provide advice, support, do some advocacy work on behalf of Council and engage with local stakeholders to make sure we've got good fruitful productive relationships so that's why they submitted a submission in support of the West Warrnambool Neighbourhood House because that's their right to be able to provide a submission.

Just touching in closing with respect to the issues of child safety, just want to reiterate that they are core principles of Council and that as I mentioned before, with any programs and services that are offered by Council we will be following exactly the same process to ensure that we're compliant.

## **7. REPORTS**

### **7.1. PRESENTATION OF ANNUAL REPORT 2022-2023**

**DIRECTORATE :** Corporate Strategies

**AUTHOR :** Mayor, Cr Debbie Arnott

#### **PURPOSE:**

***For the Council to present to the 2022-2023 Annual Report to the community.***

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#### **EXECUTIVE SUMMARY**

The Local Government Act 2020 requires Council to release its annual report for the previous financial year by 31 October.

The Council Annual Report 2022-2023, a required document under the Local Government Act, describes a busy, productive year for Warrnambool City Council.

A number of major infrastructure projects were completed, including the Warrnambool Library and Learning Centre, a new Edwards Bridge, Lake Pertobe Adventure Play Space and upgrades at the Port of Warrnambool.

The new library has been received extremely positively by the community. It contains a greatly expanded reading collection, multimedia resources, meeting rooms, reading rooms, a café and provides all-abilities access. Library membership has increased along with the number of programs offered. This has resulted in an increase in community participation and interaction with the library. In the final quarter of the financial year the library's community programs recorded 5,549 participants, a 249 per cent increase over the same period last financial year.

The new Edwards Bridge is another excellent outcome for the community. The bridge restores a second heavy vehicle access point to the foreshore while at the same time providing improved safety for pedestrians and cyclists. Timber salvaged from the original bridge has now been re-used in the new public amenities building at the entrance to McGennan Car Park.

The upgrade to the Lake Pertobe Adventure Play Space has ensured that a key city asset – immensely popular with residents and visitors – retains its appeal and relevance as a recreational attraction. There's more play equipment for a range of ages and abilities, a water play feature and a safer, more contained zone for very young children.

A number of Council enterprises rebounded strongly after the pandemic disruptions. The Lighthouse Theatre recorded a total ticketed attendance of 41,867 and a record box office figure of \$1.8 million. A number of shows that had been delayed during the pandemic were able to be rescheduled, with high patronage as the community and visitors embraced the return of live shows.

Council was also faced with some challenging decisions which included closing the South-West Victorian Livestock Exchange. Before making a decision, Council heard from a large cross-section of stakeholders and reviewed a range of financial and business reports that examined the saleyards past and projected performance. Ultimately Council voted to close the saleyards on the basis that a declining throughput made it unlikely to continue to operate without significant financial support. The presence of a nearby alternative selling centre at Mortlake was also a factor in the decision.

On the financial front, Council is in a healthy position. We have cash and investments of \$48.3 million, our revenue over the financial year was \$106.3 million and our borrowings reduced from \$10.6 million to \$10.3 million.



Through its Community Development Fund, Council allocated \$110,036 to 29 clubs and organisations across Warrnambool. The projects and programs delivered by the clubs and organisations, aided by Council, are of enormous value to the community.

Council also embarked on significant planning projects including the South Warrnambool Flood Investigation and a strategic framework plan for Bushfield-Woodford – key pieces of work that will inform planning approaches for those areas and communities in the decades to come.

Looking ahead, Council will continue investigations into the future needs – in consultation with the community of the Warrnambool Art Gallery and aquatic centre.

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**MOVED: CR RICHARD ZIEGELER**  
**SECONDED: CR ANGIE PASPALIARIS**

**That Council adopt the Warrnambool City Council 2022-2023 Annual Report.**

**CARRIED - 6:0**

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## **BACKGROUND**

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.

At its meeting on 4 September 2023, Council gave in-principle agreement for the financial and performance statements and governance information to be certified prior to the Annual Report being finalised for presenting to the community.

## **FINANCIAL IMPACT**

The Annual Report describes Council's performance against the 2022-2023 Budget.

## **LEGISLATION / POLICY / COUNCIL PLAN CONTEXT**

### **5 An effective Council**

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

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

## **TIMING**

Council is required to present the Annual Report before the end of October (within four months of the end of the financial year).

## **COMMUNITY IMPACT / CONSULTATION**

The presentation of the Annual Report meets the requirement under the Local Government Act for the Mayor to report to the municipal community, at least once a year, on the implementation of the Council Plan.

## **LEGAL RISK / IMPACT**

The presentation of the Annual Report is a legal requirement.

## **OFFICERS' DECLARATION OF INTEREST**

Nil.

## **COLLABORATIVE PROCUREMENT**

N/A

## **CONCLUSION**

Council is in a position to present to the community the Annual Report for the 2022-2023 financial year.

## **ATTACHMENTS**

1. annual report 2023 [7.1.1 - 163 pages]



WARRNAMBOOL  
CITY COUNCIL

# Annual Report

**2022-2023**



[www.warrnambool.vic.gov.au](http://www.warrnambool.vic.gov.au)



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Report of Operations  
For the year ended 30 June 2023





# Introduction

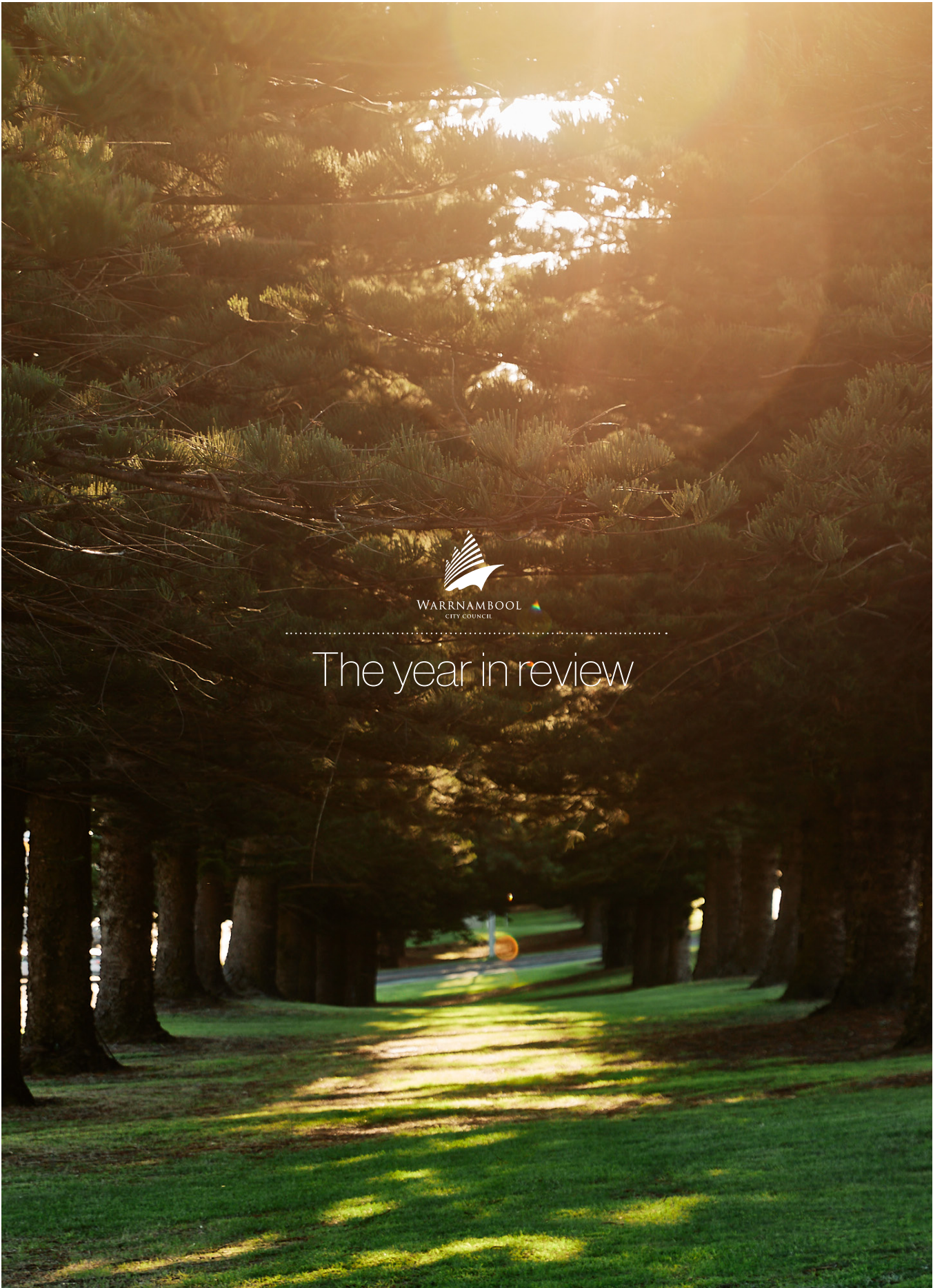
**Warrnambool City Council is committed to transparent reporting and accountability to the community.**

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.



Warrnambool City Council acknowledges the Peek Whurrong and Kirrae Whurrung Peoples of the Guntjima, Eastern Maar Nations as the Traditional Owners of the land, waterways and skies within Warrnambool municipality.





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;
- 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; innovation and continuous improvement is to be pursued;

- collaboration with other Councils and Governments and statutory bodies is to be sought; 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 Hon Gayle Tierney MP, 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 includes better conditions for pedestrians and cyclists.

Council continued to advocate on behalf of the community for funding and was successful in attracting funding for Stage I 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



Solstice Searching Artwork

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**



Construction of Edwards Bridge





## 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 continuing 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 thanks 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

# Financial Summary

**Warrnambool City Council maintained a healthy financial position in 2022-2023. This is evidenced by:**

- **Cash and Investments of \$48.3 million (up from \$37.8 million last year)**
- **Revenue of \$106.3 million (up from \$93.3 million last year)**
- **Borrowings of \$10.3 million (down from \$10.6 million last year)**
- **Income Statement Surplus of \$19.05 million (up from \$18.4 million last year)**

Information relating to Council's financial performance is included within the financial statements and performance statement sections of this report.

## Economic or other factors impacting on Council's performance

Council continued to support Warrnambool's recovery from the pandemic in the 2022-2023 financial year, with economic support programs and supply of rapid antigen test kits to the community.

Many of Council's operations returned to full operating capacity, with the Lighthouse Theatre, Flagstaff Hill, Holiday Parks, and Aquazone all reporting higher patronage. This is evidenced through Council's user fee revenue increasing from a pandemic-affected \$16.3 million in the 2021-2022 financial year to a more normalised \$19.4 million in 2022-2023.

Inflationary pressures are being felt locally and across the nation, with impacts on global supply chains due to the international conflict and material shortages. Council is not immune to these pressures and has focussed on mitigating operational and project cost escalation through initiatives such as the Coastal Connect joint procurement project, whereby Council is partnering with neighbouring shires to implement a new enterprise software system.

Increasing input costs also led to a large movement in the valuation of Council's assets. Every year Council assesses asset values in line with Australian Accounting Standards, and in 2022-2023, increasing land values and unit costs for materials led to Council increasing the value of its assets portfolio by \$86 million. Council is now responsible for maintaining \$886.7 million of assets for the Warrnambool community. This includes \$350 million of land and buildings, \$278 million of roads and bridges, \$90 million of drainage assets, and \$38 million of footpaths and cycle-ways. Other items managed include recreation and leisure assets, parks and open spaces, waste management assets, plant and equipment, airport assets, artwork, and IT equipment.

The Reserve Bank of Australia's monetary policy is also having an impact on economic conditions, and Council is continuing to monitor these decisions and its impact on both our financial sustainability and the Warrnambool community.

Council declared a rate increase of 1.75% for the 2022-2023 financial year in line with the State Government's "Fair Go Rates" legislation. A cap on rate increases represents a significant constraint on Council, with rates accounting for approximately half of all Council revenues.

Costs to deliver waste services continue to rise with significant increases to Environment Protection Authority royalties and waste processing costs. Increasing transport costs also contributed largely to the cost of Council's waste management program.







Council continues to support new residential development in Warrnambool, with a number of geographical growth areas supported through the planning scheme. We continue to see new housing delivered in the north, east, and west of Warrnambool, and new commercial properties created in the eastern commercial precinct. In 2022-2023, \$6.6 million worth of community assets (such as roads, footpaths, and drainage) were delivered by developers and contributed to public ownership.

Cost shifting continues to impact on Council's financial sustainability. Cost shifting occurs when local governments provide a service to the community on behalf of other levels of government (such as the State or Commonwealth Government). Often funding from other levels of government fails to keep up with cost increases to deliver the service, and Council has to contribute a greater proportion of funds each year to continue to deliver the service. This can be demonstrated through both Maternal and Child Health services, and School Crossings, whereby the original funding split was 50/50 with State Government, but now councils across the state contribute in excess of 60% of the funding.

## Operating performance

**Council's operating performance is reported on the Comprehensive Income Statement. Council reported an operating surplus of \$19.05 million, an increase of \$0.6 million from the previous financial year.**

The operating surplus is generated to fund new and upgraded community assets, and renew existing assets so that they may continue to be enjoyed by the community. It also includes funds that are tied to particular purposes, such as the delivery of operating projects and obligations such as the repayment of Council's loans.

It should be noted that the operating surplus is influenced by a number of non-cash and once-off transactions and does not represent a cash surplus. For example, the \$19.05 million surplus includes a \$5.2 million payment from the Victorian Grants Commission that relates to the next financial year (2023-2024), and \$6.6 million worth of community assets handed to council from land developers, such as roads, footpaths, and drainage assets. Other non-cash items such as depreciation are included in the result.

## Key results for 2022-2023

	Budget \$m	Actual \$m	Variance (Fav/Unfav) \$m	Variance %
<b>Revenue</b>	87.8	106.3	18.5	21%
<b>Expenditure</b>	79.3	87.2	(7.9)	(10%)
<b>Net Surplus</b>	8.5	19.1	10.6	124%
<b>Cash and Investments</b>	18.3	48.3	30.0	264%
<b>Borrowings</b>	14.0	10.3	3.7	26%
<b>Net Assets</b>	691.5	886.7	195.2	28%
<b>Rates and Charges revenue</b>	44.7	45.0	0.3	1%
<b>Capital Expenditure</b>	30.4	20.0	(10.3)	(34%)

## Working capital

Working Capital is an indicator of an organisation's ability to meet its financial commitments in the next 12 months. The Working Capital Ratio at the end of the financial year was 240%, up from 196% the previous year. The variance is mainly due to additional cash holdings for the delivery of Council's capital works program, prepaid grants received for the 2023-2024 financial year, and funds held for the Coastal Connect project.

## Borrowings

Council completed its final drawdown of borrowings for the Library and Learning Hub during the 2022-2023 financial year. No new borrowings were identified in Council's four year budget adopted in June 2023. Council maintains a responsible level of debt with borrowings well within local government prudential ratios.

## Financial ratios

Council's financial ratios are explained further in the Performance Statement (included as an appendix to the annual report).

Ratio	2020	2021	2022	2023
Own Source Revenue per head of population	\$1,685.48	\$1,617.14	\$1,813.41	\$1,934.68
Expenses per head of municipal population	\$2,052.59	\$2,044.55	\$2,102.06	\$2,455.97
Working Capital	158.72%	158.93%	196.17%	240.34%
Indebtedness	15.09%	15.42%	17.03%	14.73%
Asset Renewal and Upgrade	101.76%	115.13%	131.15%	114.67%
Rates compared to property values	0.58%	0.58%	0.57%	0.42%





# Highlights

## 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.



Recently Elected Member for Western Victoria Jacinta Ermacora MP, Federal Labor Senator for Victoria Raff Ciccone and Mayor Debbie Arnott cut the ribbon at Edwards Bridge

## 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.



## Highlights

### 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.





# Highlights

## 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.

## 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, Moyness Shire and Corangamite Shire councils, South West TAFE, Food and Fibre Great South Coast, Deakin University and LaunchVic.





# Highlights

## Community Development Fund

### Council allocated \$140,000 to the Community Development Fund in 2022-2023.

Fifty applications requesting \$196,875 were submitted under the 2022-2023 funding round.

All applications were assessed against the fund 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 was 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	\$5,000
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 Football Club	Purchase of essential equipment	\$2,132
Friends of Swan Reserve	Purchase of essential equipment	\$1,448

## Highlights

### 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.







## 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 2022-2023 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 Hon Gayle Tierney MP.**

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.



## Major capital works

### Port of Warrnambool boat ramp upgrade

**The Port of Warrnambool boat ramp reopened in 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.



## Major achievements

**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.

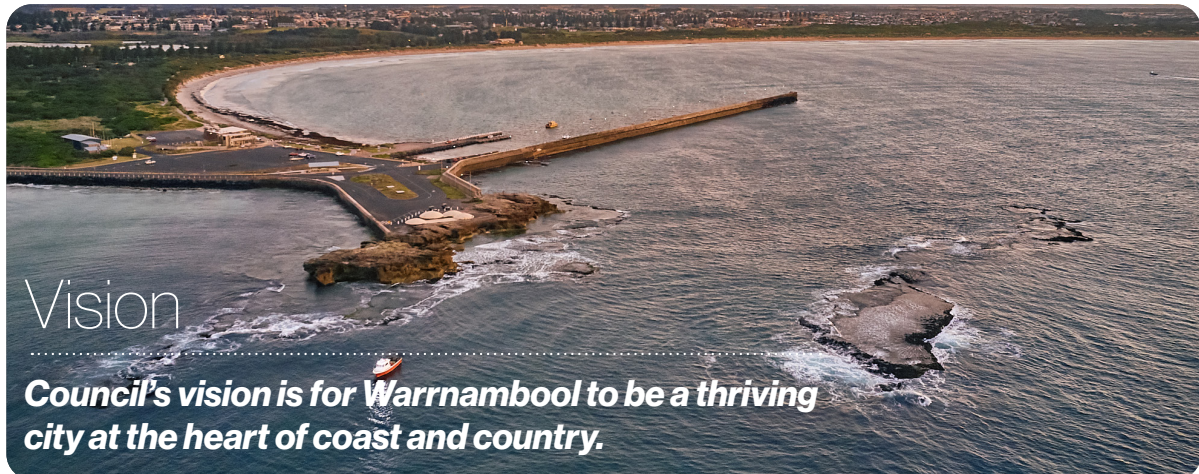


## Snapshot of council

**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.



## Values



### Accountability

We will be responsible and take ownership of our actions and decisions by being ethical, honest and transparent.

### Collaboration

We will foster effective relationships through engagement, communication and co-operation, supporting decisions and outcomes for the benefit of all.

### Respectfulness

We will treat everyone with dignity, fairness and empathy, providing others with the opportunity to share views and be heard.

### Progressiveness

We will evolve and grow by encouraging development, change and continuous improvement in all that we do.

### Wellbeing

We will commit to providing a safe and healthy workplace that promotes staff engagement, performance and achievement, allowing employees to flourish for the benefit of themselves and the organisation.

**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:** 2,700,000m<sup>2</sup> sealed; 200,000m<sup>2</sup> 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.

**Buildings:** more than 350.



## Age structure - Service age groups

Warrnambool City - Total persons (Usual residence)	2021			2016			Change
Service age group (years)	Number	%	Regional VIC %	Number	%	Regional VIC %	2016 to 2021
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
<b>Total</b>	<b>35,409</b>	<b>100.0</b>	<b>100.0</b>	<b>33,644</b>	<b>100.0</b>	<b>100.0</b>	<b>+1,765</b>

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.



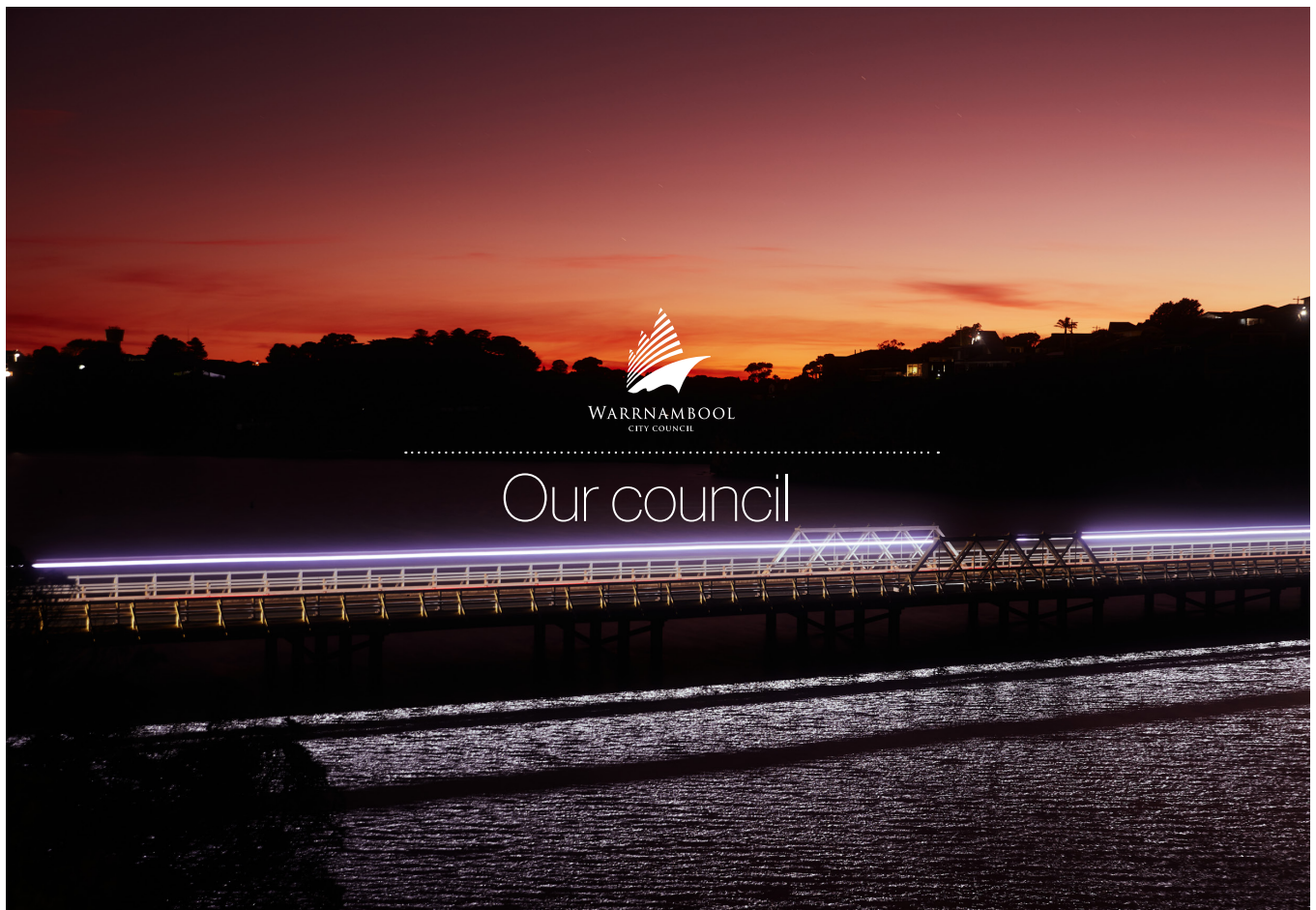


## Industry sector of employment

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

## 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	<b>+876</b>
Females	18,369	51.9	50.8	17,502	52.0	50.9	<b>+867</b>
Aboriginal and Torres Strait Islander population	707	2.0	2.0	556	1.7	1.6	<b>+151</b>
Australian citizens	31,691	89.5	88.6	29,788	88.5	88.2	<b>+1,903</b>
Eligible voters (citizens aged 18+)	24,882	70.3	69.4	22,940	68.2	68.1	<b>+1,942</b>
Population over 15	29,221	82.5	82.4	27,547	81.8	81.8	<b>+1,674</b>
Employed Population	17,310	96.9	95.9	15,606	94.7	94.0	<b>+1,704</b>
Overseas visitors (enu- merated)	27			293			<b>-266</b>



## 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](mailto:contact@warrnambool.vic.gov.au)  
Website: [www.warrnambool.vic.gov.au](http://www.warrnambool.vic.gov.au)  
Postal address: P.O. Box 198, Warrnambool 3280

## Our 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 represented by seven Councillors without wards. Councillors 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 Vicki Jellie AM**

**Date elected:** October 2020  
**E:** vjellie@warrnambool.vic.gov.au  
**M:** 0437 937 810



**Cr Max Taylor (Deputy Mayor)**

**Date elected:** October 2020  
**E:** mtaylor@warrnambool.vic.gov.au  
**M:** 0438 091 575



**Cr Angie Paspaliaris**

**Date elected:** October 2020  
**E:** apaspaliaris@warrnambool.vic.gov.au  
**M:** 0418 595 745



**Cr Otha Akoch**

**Date elected:** October 2020  
**E:** oakoch@warrnambool.vic.gov.au  
**M:** 0437 906 424



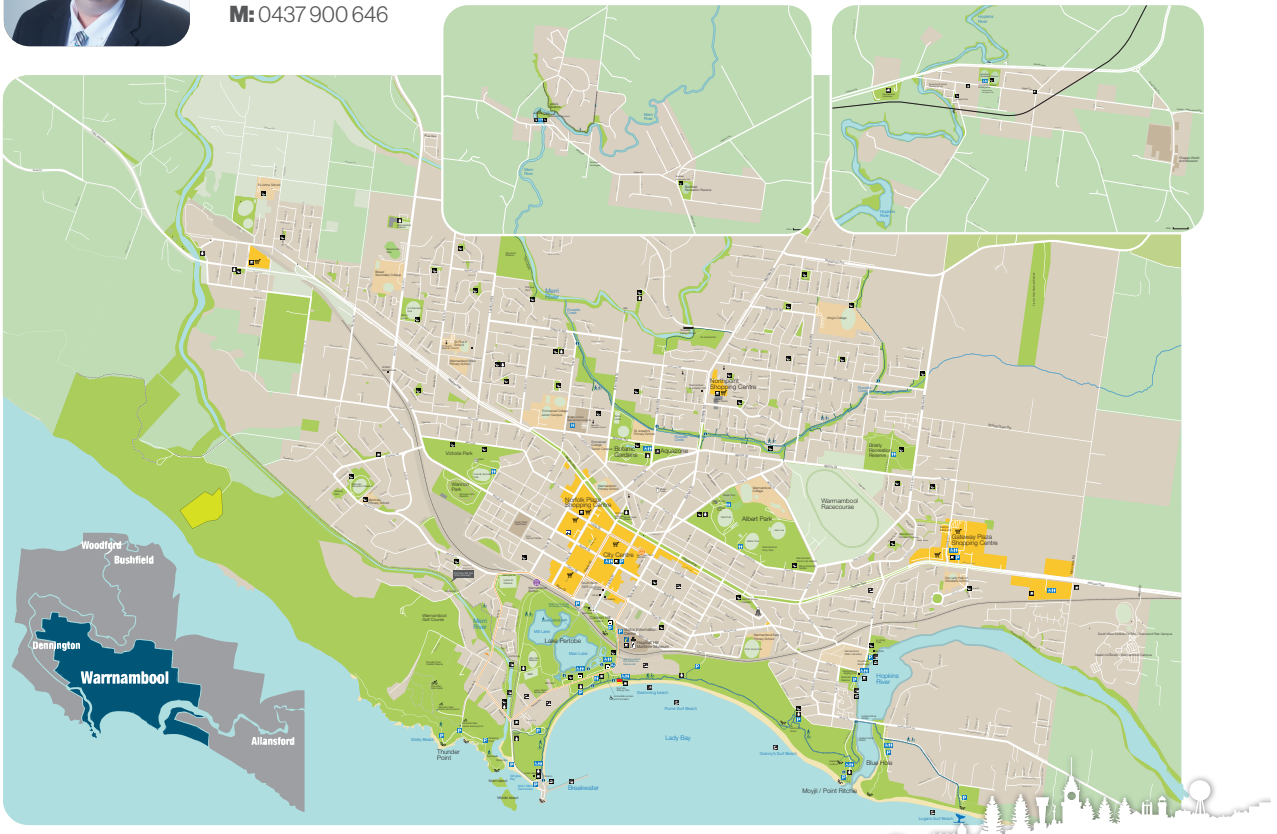
**Cr Richard Ziegeler**

**Date elected:** October 2020  
**E:** rziegeler@warrnambool.vic.gov.au  
**M:** 0437 928 490



**Cr Ben Blain**

**Date elected:** October 2020  
**E:** bblain@warrnambool.vic.gov.au  
**M:** 0437 900 646







**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 Ultri*

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

**Manager Governance**

*James Plozza*

Areas of responsibility: governance.



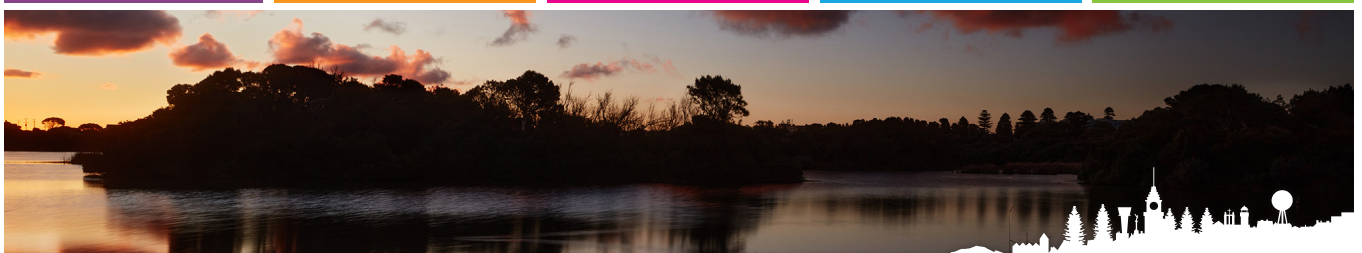
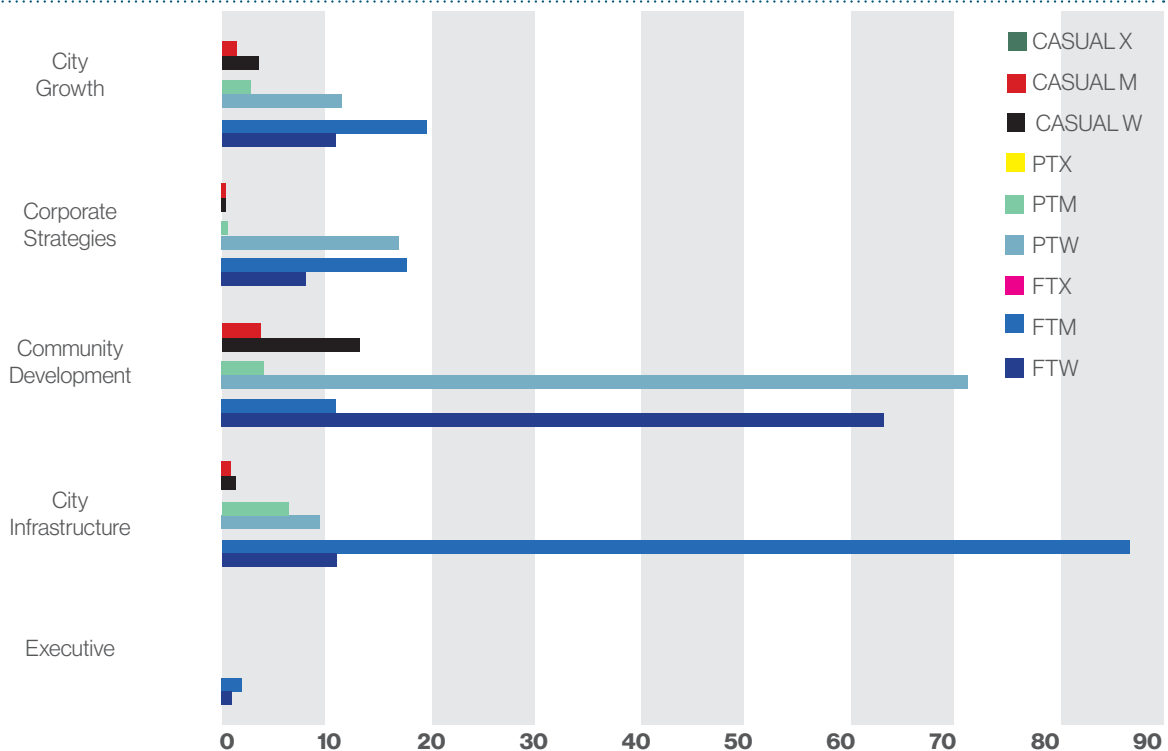
## Council staff

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	<b>95</b>
Permanent FT – M	2	88	11	18	20	<b>139</b>
Permanent FT – X	0	0	0	0	0	<b>0</b>
Permanent PT – W	0	9.5	72.4	17.3	11.5	<b>110.7</b>
Permanent PT – M	0	6.6	4.2	0.6	2.8	<b>14.2</b>
Permanent PT – X	0	0	0	0	0	<b>0</b>
Casual – W	0	1.5	13.2	0.3	3.5	<b>18.5</b>
Casual – M	0	0.9	3.7	0.2	1.4	<b>6.2</b>
Casual – X	0	0	0	0	0	<b>0</b>
<b>Total</b>	<b>3</b>	<b>117.5</b>	<b>168.5</b>	<b>44.4</b>	<b>50.2</b>	<b>383.6</b>

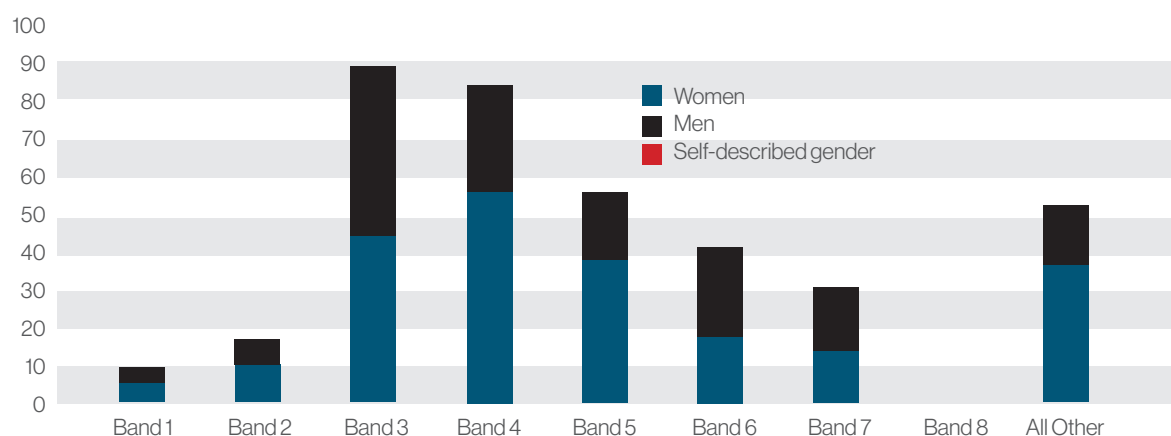
Legend: FT-Full time, PT-Part time, W-Women, M-Men, X- persons of self-described gender.

## FTE staff summary



## Classification and gender

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



## 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.









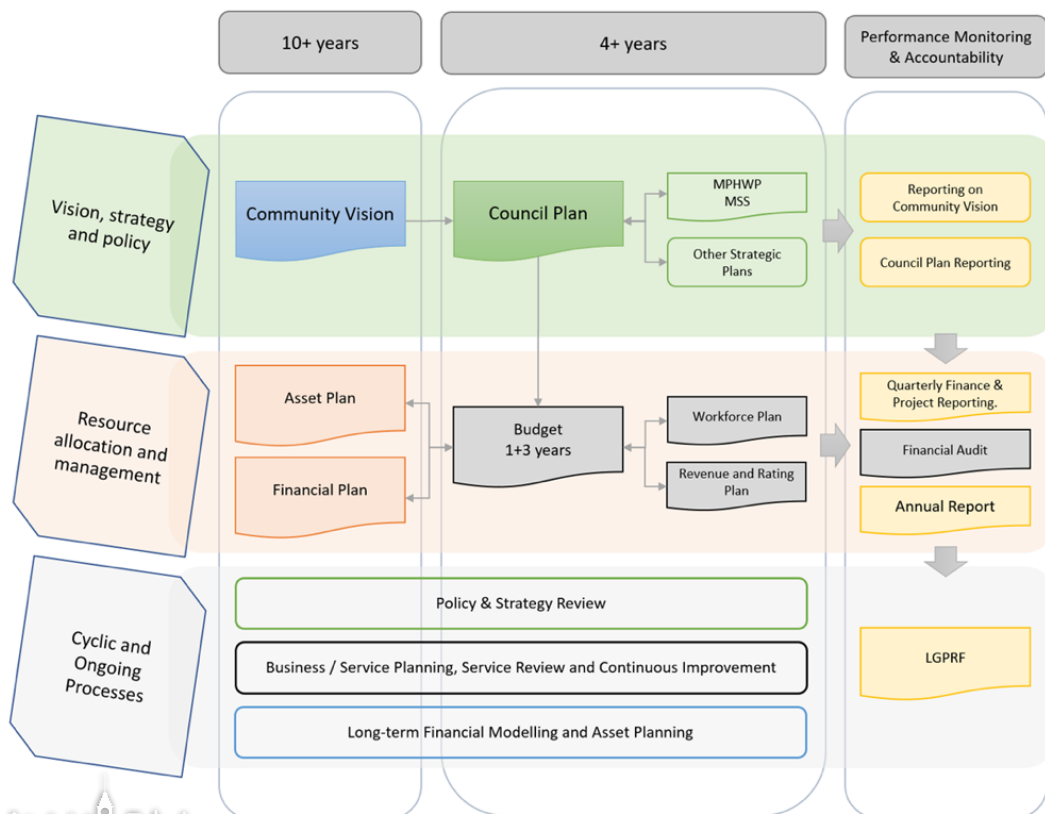
### Integrated strategic planning and reporting framework

Part 4 of the *Local Government Act 2020* (the Act) 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.

### 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
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.

### Services

The following statement provides information in relation to the services funded in the 2022-2023 budget and the people or sections of the community who are provided the service.

Service	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 <b>146</b>
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 <b>789</b>
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 <b>112</b>
Library Services	Provision of quality library and information services to the community.	-1,119 -997 <b>-122</b>

Service	Description	Net Cost Actual Budget Variance \$'000
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 <b>-8</b>
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 <b>532</b>
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 <b>297</b>

## Service performance indicators

The following statement provides the results of the prescribed service performance indicators and measures including explanation of results in the comments.






	Results				
Service/ Indicator/ mea- sure	2020	2021	2022	2023	Comments
<b>Aquatic Facilities</b>					
<b>Service standard</b>					
Health inspections of aquatic facilities [Number of authorised officer inspections of Council aquatic facilities / Number of Council aquatic facilities]	3.00	4.00	4.00	0.00	Health Department positions vacant for extended periods during 2022-2023. Now filled and testing regime reimplemented.
<b>Utilisation</b>					
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.
<b>Service cost</b>					
Cost of aquatic facilities [Direct cost of aquatic facilities less income received / Number of visits to aquatic facilities]	\$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. Combined with an increase in user fees and cost reductions through energy savings initiatives.
<b>Libraries</b>					
<b>Utilisation</b>					
Physical library collection usage [Number of physical library collection item loans / Number of physical library collection items]	3.44	3.07	3.48	3.21	
<b>Resource standard</b>					
Recently purchased library collection [Number of library collection items purchased in the last 5 years / Number of library collection items] x100	66.40%	77.01%	90.26%	67.53%	Prior year total purchases over five years. Reported at 43,141 items. It was discovered in the current year, the reported figure should have been 26,575. The figure 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.

Service/ Indicator/ measure	2020	2021	2022	2023	Comments
<b>Participation</b> <i>Active library borrowers in municipality</i> [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 October 13, 2022, and offers vastly improved levels of service and functional spaces. It has been very well received by community and TAFE cohort.
<b>Service cost</b> <i>Cost of library service per population</i> [Direct cost of the library service / Population]	\$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. Council now pays the full cost of running a library service in-house with the new, larger capacity library opening in October resulting in increased costs of operations.
<b>Maternal and Child Health (MCH)</b> <i>Service standard</i> <i>Infant enrolments in the MCH service</i> [Number of infants enrolled in the MCH service (from birth notifications received) / Number of birth notifications received] x100	100.00%	100.00%	103.10%	101.12%	
<b>Service cost</b> <i>Cost of the MCH service</i> [Cost of the MCH service / Hours worked by MCH nurses]	\$78.44	\$81.30	\$87.24	\$83.13	
<b>Participation</b> <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%	
<b>Participation</b> <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.
<b>Satisfaction</b> <i>Participation in 4-week Key Age and Stage visit</i> [Number of 4-week key age and stage visits / Number of birth notifications received] x100	98.62%	96.10%	101.97%	98.04%	

# A Healthy Community – progress report against 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 LGBTIQ+ 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 International Association for Public Participation (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 The First Astronomers: how Indigenous elders read the stars 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 (Toddler on Huddle) 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. In May, the Neighbourhood House Week celebration included the community launch of the Home is Where the Art is 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. 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 Charlie and the Chocolate Factory. 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 such as Quirky Science Experiments, Resin Art, Boxing, Cooking and Magic.</p> <p>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%		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.
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%		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 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%		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. 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. 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.
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 benchmark 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.



Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
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 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 3½-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.


Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
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.
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: - 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.
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.









Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
1.4.8	Increased engagement of young people aged 12-25 years in youth development programs and activities.	Service Manager Healthy Engaged Communities	100%		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. 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
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.
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%		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. 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.

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
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%		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. 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. 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.
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%		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 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.




Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
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.
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 life-long 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.



Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
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 Government's 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 an Early Years Infrastructure Plan for the next 10 years. Plan to be developed next financial year.

## Strategic objective 2: A 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's 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
Develop Pest Plant and Animal Management Framework.	Draft developed and released for comment in the first quarter of 2023-2024.
Develop and implement floodplain management strategies for South Warrnambool and Russells Creek.	Russells Creek flood modelling completed with Planning Scheme amendment approved and gazetted by Minister for Planning in November 2022. South Warrnambool Flood Investigation is under way.

### Services

The following statement provides information in relation to the services funded in the 2022-2023 budget and the persons or sections of the community who are provided the service.

Service	Description	Net Cost Actual Budget Variance \$'000
Environment	This service develops environmental policy, coordinates and implements environmental projects and works with other services to improve Council's environmental performance.	-634 -701 <b>67</b>
Waste Management	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 <b>78</b>
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 <b>387</b>

## Service performance indicators

The following statement provides the results of the prescribed service performance indicators and measures including explanation of results in the comments.

	Results				
Service/ Indicator/ measure	2020	2021	2022	2023	Comments
<b>Animal Management</b>					
<b>Timeliness</b>					
Time taken to action animal management requests [Number of days between receipt and first response action for all animal management requests / Number of animal management requests]	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.
<b>Service standard</b>					
Animals reclaimed [Number of animals reclaimed / Number of animals collected] x100	19.16%	20.92%	17.25%	19.18%	The number of animals collected increased this past year from 655 to 730.
Animals rehomed [Number of animals rehomed / Number of animals collected] x100	64.57%	71.73%	66.72%	67.53%	
<b>Service cost</b>					
Cost of animal management service per population [Direct cost of the animal management service / Population]	\$16.12	\$17.32	\$19.34	\$17.59	
<b>Health and safety</b>					
Animal management prosecutions [Number of successful animal management prosecutions / Number of animal management prosecutions] x 100	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.
<b>Food Safety</b>					
Timeliness Time taken to action food complaints [Number of days between receipt and first response action for all food complaints / Number of food complaints]	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.
<b>Service standard</b>					
Food safety assessments [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	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.



Service/ Indicator/ measure	2020	2021	2022	2023	Comments
<b>Service cost</b> <i>Cost of food safety service</i> [Direct cost of the food safety service / Number of food premises registered or notified in accordance with the Food Act 1984]	\$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.
<b>Health and safety</b> <i>Critical and major non-compliance outcome notifications</i> [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.
<b>Waste Collection Satisfaction</b> <i>Kerbside bin collection requests</i> [Number of kerbside garbage and recycling bin collection requests / Number of kerbside bin collection households] x1000	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.
<b>Service standard</b> <i>Kerbside collection bins missed</i> [Number of kerbside garbage and recycling collection bins missed / Number of scheduled kerbside garbage and recycling collection bin lifts] x10,000	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.
<b>Service cost</b> <i>Cost of kerbside garbage bin collection service</i> [Direct cost of the kerbside garbage bin collection service / Number of kerbside garbage collection bins]	\$86.17	\$87.43	\$75.67	\$82.28	
<b>Service cost</b> <i>Cost of kerbside recyclables collection service</i> [Direct cost of the kerbside recyclables bin collection service / Number of kerbside recyclables collection bins]	\$61.03	\$52.49	\$45.49	\$46.48	
<b>Waste diversion</b> <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%	





## 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 the first quarter of 2023-2024.
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 Glenelg-Hopkins Catchment Management Authority 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.
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%		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. 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.


## 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.	Manager Strategic Assets, Property & Projects	75%		Works in developing a drainage contaminants management plan have not proceeded due to resource shortages. As part of Council design practices, improvements in drainage contaminants are incorporated as part of each design to minimise gross pollutants entering the waterways.

## 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 Council's 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 a 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.

## Services

The following statements provide information in relation to the services funded in the 2022-2023 budget and the persons or sections of the community who are provided the service.

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 <b>99</b>
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 <b>236</b>
Warrnambool Live-stock 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 <b>-864</b>
Holiday Parks	Provides affordable holiday accommodation that is modern, clean and well maintained in a family orientation atmosphere.	1,371 1,035 <b>336</b>
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 <b>297</b>
Economic Development	Includes the industry and business support, research and statistical analysis and project development which underpin economic development.	-736 -818 <b>82</b>
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 <b>93</b>
Port of Warrnambool	Council manages the City's port facility on behalf of the State Government. The figure contained includes expenditure on port rehabilitation that is reimbursed by the State Government through grant funding in previous Financial Years.	-3,130 5 <b>-3,135</b>
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 <b>154</b>





## Service performance indicators

The following statement provides the results of the prescribed service performance indicators and measures including explanation of results in the comments.

	Results				
Service/ Indicator/ measure	2020	2021	2022	2023	Comments
<b>Statutory Planning</b>					
<b>Timeliness</b>					
Time taken to decide planning applications [The median number of days between receipt of a planning application and a decision on the application]	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.
<b>Service standard</b>					
Planning applications decided within required timeframes [(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	91.97%	100.00%	71.79%	66.97%	
<b>Service cost</b>					
Cost of statutory planning service [Direct cost of statutory planning service / Number of planning applications received]	\$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.
<b>Decision making</b>					
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 2022-2023, five planning applications were referred to VCAT.


## 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%		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. 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 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 <a href="https://southernwind-sowp.com/">https://southernwind-sowp.com/</a>



Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
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%		<p>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.</p> <p>Implementation of the Hopkins/Coastal, North Dennington and North of the Merri structure plans continue with subdivision and development occurring at a growing rate.</p> <p>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, 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%		Gap between service manager appointments led to a delay. Warrnambool plans and strategies shared with Great Ocean Road Regional Tourism (GORRT). Draft document progressing. Project rolled over for completion in 2023-2024.
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> <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 <a href="http://whatson.warrnambool.vic.gov.au">whatson.warrnambool.vic.gov.au</a> to form part of the promotion.</p> <p>Events registered in the calendar are shared weekly on the <a href="https://www.facebook.com/lamwarrnambool">lamwarrnambool</a> 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%		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.



Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
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 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.</p> <p>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%		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.
3.4.2	Partner on projects and initiatives with Deakin University Warrnambool and South West TAFE that help provide a skilled workforce that meets local industry needs.	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 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 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.

## 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.



## Services

The following statement provides information in relation to the services funded in the 2022-2023 budget and the persons or sections of the community who are provided the service.

Activity	Description	Net Cost Actual Budget Variance \$'000
Asset Management	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.	-1,914 -1,887 <b>-27</b>
Infrastructure Services	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.	-3,803 -3,534 <b>-269</b>
Regulatory Services	Local laws enforcement including parking fees and fines, public safety, animal management and traffic control.	1,080 793 <b>287</b>

## Service performance indicators





The following statement provides the results of the prescribed service performance indicators and measures including explanation of results in the comments.

Service/ Indicator/ measure	Results				Comments
	2020	2021	2022	2023	
<b>Roads</b>					
<i>Satisfaction of use</i>					
<i>Sealed local road requests</i> [Number of sealed local road requests / Kilometres of sealed local roads] x100	58.50	60.19	54.98	60.00	
<b>Condition</b>					
<i>Sealed local roads maintained to condition standard</i> [Number of kilometres of sealed local roads below the renewal intervention level set by council / Kilometres of sealed local roads] x100	96.80%	96.05%	95.43%	93.56%	
<b>Service cost</b>					
<i>Cost of sealed local road reconstruction</i> [Direct cost of sealed local road reconstruction / Square metres of sealed local roads reconstructed]	\$97.30	\$98.78	\$112.65	\$142.71	The significant increase between 2021-2022 and 2022-2023 is due to increase in the material and construction costs driven by supply and demand, and inflation.
<b>Service Cost</b>					
<i>Cost of sealed local road resealing</i> [Direct cost of sealed local road resealing / Square metres of sealed local roads resealed]	\$6.65	\$6.85	\$5.87	\$6.52	The reason for the variance between financial years 2021-2022 and 2022-2023 can be accounted for by the upward trend in the cost of bitumen and labour associated with spray seal activities.

Service/ Indicator/ measure	2021	2022	2023	2024	Comments
<b>Satisfaction</b> <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]	48.00	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.

## 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 switch-board 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, 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.	Manager Infrastructure Services	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"> <li>Obtained funding for and delivered two behaviour change projects, "people who ride bikes" and "bike week".</li> <li>Reviewed the externally funded infrastructure projects: Breton Street wombat crossing, Lava-Kepler streets roundabout upgrade.</li> <li>Pecten Avenue wombat crossing, Jamieson Street platform school crossing.</li> <li>Developed Mortlake Road shared link from Whites Road to Russells Creek.</li> <li>Assisted with the development of the "Active Transport" information on Council's website.</li> </ul>
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 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"> <li>• A Wayfinding Sign Design Package for the Foreshore, City Centre, and Russells Creek (with several signs now installed),</li> <li>• Investigation of open space opportunities through the Allansford Strategic Framework Plan,</li> <li>• Acquisition of new open space adjoining the Merri and Hopkins Rivers,</li> <li>• Completion of all recommendations from the Jubilee Park Master Plan at Woodford,</li> <li>• 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.</li> <li>• 100% of City-wide recommendations have commenced or are complete, and 78% of precinct-based recommendations are complete or underway.</li> </ul> <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.	Manager Strategic Assets, Property & Projects	100%		<p>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.</p>



## 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
<b>Overall performance</b>	52	Score declined from previous year.
<b>Value for money</b>	48	Score declined from previous year.
<b>Community consultation</b>	46	Score declined from previous year.
<b>Making community decisions</b>	44	Score declined from previous year.
<b>Customer service</b>	66	Score declined from previous year.
<b>Overall Council direction</b>	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 2022-2023 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.

### Services

The following statement provides information in relation to the services funded in the 2022-2023 budget and the persons or sections of the community who are provided the service.

Activity	Description	Net Cost Actual Budget Variance \$'000
Governance & Elected Council	<ul style="list-style-type: none"> <li>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.</li> </ul>	-583 -695 <b>112</b>
Executive Services	<ul style="list-style-type: none"> <li>Manages and facilitates the Council governance service, implementation of Council decisions and policies and compliance with the legislative requirements.</li> </ul>	-572 -521 -51
Communications & Customer Service	<ul style="list-style-type: none"> <li>Provides a customer interface for various service units and a wide range of transactions. Includes media and marketing.</li> </ul>	-1,149 -1,172 <b>23</b>
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.	-131 -128 <b>-3</b>

Activity	Description	Net Cost Actual Budget Variance \$'000
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.	-2,615 -2,481 <b>-134</b>
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.	-1,789 -1,865 <b>76</b>
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.	6,189 1,149 <b>5,040</b>
Depreciation	Depreciation is the allocation of expenditure write down on all of Council's assets over their useful lives.	-13,237 -13,050 <b>-187</b>

## Service performance indicators

The following statement provides the results of the prescribed service performance indicators and measures including explanation of results in the comments.




Service/ Indicator/ measure	Results				Comments
	2020	2021	2022	2023	
<b>Governance Transparency</b> Council decisions made at meetings closed to the public [Number of council resolutions made at ordinary or special meetings of council, or at meetings of a special committee consisting only of councillors, closed to the public / Number of council resolutions made at ordinary or special meetings of council or at meetings of a special committee consisting only of councillors] x100	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.
<b>Consultation and engagement</b> Satisfaction with community consultation and engagement [Community satisfaction rating out of 100 with how council has performed on community consultation and engagement]	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.

Service/ Indicator/ measure	2020	2021	2022	2023	Comments
<b>Attendance</b>					
Councillor attendance at council meetings [The sum of the number of councillors who attended each ordinary and special council meeting / (Number of ordinary and special council meetings) x (Number of councillors elected at the last council general election)] x100	90.48%	100.00%	100.00%	95.92%	
<b>Service cost</b>					
Cost of elected representation [Direct cost of the governance service / Number of councillors elected at the last council general election]	\$42,908.86	\$47,574.14	\$45,870.43	\$57,041.14	Councillor allowances increased in line with direction from State Government.
<b>Satisfaction</b>					
Satisfaction with council decisions [Community satisfaction rating out of 100 with how council has performed in making decisions in the interest of the community]	38.00	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.




## 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%	<span style="color: green;">●</span>	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%	<span style="color: green;">●</span>	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%	<span style="color: green;">●</span>	Council governance policies have been reviewed with the finalisation of Councils Privacy Policy in final draft for adoption at the August meeting of Council.





Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
5.1.4	Improve asset management practices.	Manager Strategic Assets, Property & Projects	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"> <li>• container deposit scheme infrastructure;</li> <li>• coastal hazard planning and implementation of the Marine and Coastal Policy 2020 and the Victorian Coastal Strategy 2021;</li> <li>• policy changes on housing growth and built form;</li> <li>• introducing "sustainable neighbourhoods" provisions for residential subdivisions;</li> <li>• Streamlined provisions for telecommunication facilities; and,</li> <li>• and other updates to align the scheme with current policy direction of the State Government.</li> </ul> <p>Other recent improvements to the Warrnambool Planning Scheme include:</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> </ul>
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.





Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
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
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%		Rollout 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.	Manager Strategic Assets, Property & Projects	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.	Manager Strategic Assets, Property & Projects	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 Asset Management Plan is under review.

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
5.2.5	Review strategies and plans to comply with Council's Asset Management Policy.	Manager Strategic Assets, Property & Projects	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 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.
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%		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.

## 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.
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.	Manager Strategic Assets, Property & Projects	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.
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.

## 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 and the ability to make submissions to Council.

Council's formal decision-making processes are conducted through Council meetings. Council delegates much 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 or make a submission.

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
<b>Cr. Otha Akoch</b>	11/11	3/3	3/3	33/36
<b>Mayor, Cr. Debbie Arnott</b>	11/11	3/3	3/3	36/36
<b>Cr. Ben Blain</b>	11/11	3/3	3/3	35/36
<b>Cr. Vicki Jellie AM</b>	9/11	3/3	3/3	36/36
<b>Cr. Angie Paspaliaris</b>	10/11	3/3	3/3	34/36
<b>Cr. Max Taylor</b>	10/11	2/3	2/3	34/36
<b>Cr. Richard Ziegeler</b>	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 12 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:

	Allowances	Vehicle Running Costs	Phone	Technology	Accommodation	Meals	Training	Travel	Membership	Airfares	Total \$
<b>Cr Vicki Jellie AM</b>	57,174	2,407	287	357	2,794	689	7,752	267	0	0	<b>71,727</b>
<b>Cr Otha Akoch</b>	30,739	0	226	357	2,006	801	8,861	72	0	804	<b>43,864</b>
<b>Cr Max Taylor</b>	39,714	0	223	357	0	689	6,281	0	0	0	<b>47,263</b>
<b>Cr Angie Paspaliaris</b>	30,739	0	224	357	0	689	6,281	0	0	0	<b>38,289</b>
<b>Cr Ben Blain</b>	30,739	0	223	357	955	689	13,280	0	0	0	<b>46,242</b>
<b>Cr Debbie Arnott</b>	79,520	4,291	223	357	3,534	772	9,626	114	0	0	<b>98,437</b>
<b>Cr Richard Ziegeler</b>	30,739	0	223	357	249	689	7,593	237	0	720	<b>40,804</b>
	<b>299,361.75</b>	<b>6,698.26</b>	<b>1,628.31</b>	<b>2,496.08</b>	<b>9,537.63</b>	<b>5,016.21</b>	<b>59,674.38</b>	<b>689.62</b>	<b>0.00</b>	<b>1,523.42</b>	<b>386,625.66</b>

## Governance and management checklist

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

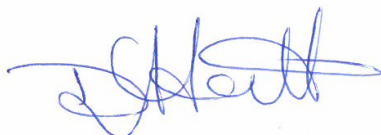
Governance and Management Items	Assessment	
<b>1</b> <b>Community engagement policy</b> (policy under section 55 of the Act outlining Council's commitment to engaging with the community on matters of public interest)	Adopted in accordance with Section 55 of the Act on February 1, 2021.	✓
<b>2</b> <b>Community engagement guidelines</b> (guidelines to assist staff to determine when and how to engage with the community)	Revised guidelines/template commenced with the adoption of the <i>Community Engagement Policy</i> on February 1, 2021.	✓
<b>3</b> <b>Financial Plan</b> (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.	✓
<b>4</b> <b>Asset Plan</b> (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.	✓
<b>5</b> <b>Revenue and Rating Plan</b> (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.	✓
<b>6</b> <b>Annual budget</b> (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	✓
<b>7</b> <b>Risk policy</b> (policy outlining Council's commitment and approach to minimising the risks to council's operations)	Policy commenced on May 14, 2022.	✓
<b>8</b> <b>Fraud and Corruption Control Policy</b> (policy outlining Council's commitment and approach to minimising the risk of fraud)	Adopted July 6, 2020	✓
<b>9</b> <b>Municipal emergency management plan</b> (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.	✓
<b>10</b> <b>Procurement policy</b> (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.	✓
<b>11</b> <b>Business continuity plan</b> (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.	✓
<b>12</b> <b>Disaster recovery plan</b> (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.	✓

Governance and Management Items	Assessment	
<b>13</b> <b>Risk management framework</b> (framework outlining Council's approach to managing risks to the council's operations)	Commenced in February 2021.	✓
<b>14</b> <b>Audit and Risk Committee</b> (see sections 53 and 54 of the Act)	Established in accordance with section 53 of the Act. Committee charter adopted in May 2020.	✓
<b>15</b> <b>Internal audit</b> (independent accounting professionals engaged by the Council to provide analyses and recommendations aimed at improving council's governance, risk and management controls)	Engaged.	✓
<b>16</b> <b>Performance reporting framework</b> (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	✓
<b>17</b> <b>Council Plan report</b> (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 August 1, 2022; September 5, 2022; November 7, 2022; March 6, 2023.	✓
<b>18</b> <b>Financial reporting</b> (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.	✓
<b>19</b> <b>Risk reporting</b> (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.	✓
<b>20</b> <b>Performance reporting</b> (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)	Progress on Council Plan actions presented quarterly. Human Resources data presented quarterly to Audit and Risk Committee.	✓
<b>21</b> <b>Annual report</b> (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.	✓
<b>22</b> <b>Councillor Code of Conduct</b> (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.	✓
<b>23</b> <b>Delegations</b> (documents setting out the powers, duties and functions of Council and the Chief Executive Officer that have been delegated to members of staff, in accordance with sections 11 and 47 of the Act))	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. Reviewed September 5, 2021.	✓
<b>24</b> <b>Meeting procedures</b> (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  
Date:



## Statutory information

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

### 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 has 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](http://www.foi.vic.gov.au) and on the Warrnambool City Council website, [www.warrnambool.vic.gov.au](http://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.

## Developer Contributions

### Total DCP Levies Received in 2022-23

DCP Name (year approved)	Levies Received in 2022-23 financial year \$
North of the Merri DCP (2011)	\$0
North Dennington DCP (2014)	\$0
<b>Total</b>	<b>\$0</b>

### DCP land, works, services or facilities accepted in-kind in 2022-23

DCP Name (year approved)	Project ID	Project Description	Item Purpose	Project Value
North of the Merri DCP (2011)	DR02	Riverland Estate Stage 4	Footpath, Road, and Drainage Assets provided in-kind	\$2,398,900
North Dennington DCP (2014)	RO02			\$0
<b>Total</b>				<b>\$2,398,900</b>

### Total DCP contributions received and expended to date

DCP Name (year approved)	Total levies received \$	Total levies expended \$	Total works-in-kind accepted \$	Total DCP contributions received (levies and works-in-kind) \$
North of the Merri DCP (2011)	1,406,804.52	1,199,341.33	2,903,221.00	4,310,025.52
North Dennington DCP (2014)	0.00	-	289,114.00	289,114.00
<b>Total</b>	<b>\$1,406,805</b>	<b>\$1,199,341</b>	<b>\$3,192,335</b>	<b>\$4,599,140</b>

### Land, works, services or facilities delivered in 2022-23 financial year from DCP levies collected

Project description	Project ID	DCP name and year approved	DCP fund expended (\$)	Works-in-kind accepted (\$)	Council's contribution (\$)	Other contributions (\$)	Total project expenditure (\$)	Percentage of item delivered
North of the Merri DCP (2011)	DR02	North of the Merri DCP (2011)	\$213,473.55	\$2,398,900.00	\$213,473.55	\$0.00	\$213,473.55	5%
North Dennington DCP (2014)	RO02	North Dennington DCP (2014)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0%
<b>Total</b>			<b>\$213,473.55</b>	<b>\$2,398,900.00</b>	<b>\$213,473.55</b>	<b>\$0.00</b>	<b>\$213,473.55</b>	





WARRNAMBOOL  
CITY COUNCIL

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.



## Sustainable Capacity Indicators For the year ended 30 June 2023

Indicator / measure [formula]	Results				Comment
	2020	2021	2022	2023	
Population					
Expenses per head of municipal population [Total expenses / Municipal population]	\$2,052.59	\$2,044.55	\$2,102.06	\$2,455.97	Increase in Materials and Services due to current costs of materials and labour shortages has resulted in higher cost per head.
Infrastructure per head of municipal population [Value of infrastructure / Municipal population]	\$13,267.27	\$13,429.52	\$16,094.87	\$17,353.60	Increase in Infrastructure per head of municipal population mainly due to the increasing valuation of Council's portfolio of assets.
Population density per length of road [Municipal population / Kilometres of local roads]	104.71	104.82	104.11	102.96	
Own-source revenue					
Own-source revenue per head of municipal population [Own-source revenue / Municipal population]	\$1,685.48	\$1,617.14	\$1,813.41	\$1,934.68	Own-source income during 2020-2021 was impacted by the pandemic and Council's COVID response during that period, notably on lower user fees due to temporary volume and price impacts. The own-source revenue has steadily improved post-COVID as Council facilities returned to normal operations.
Recurrent grants					
Recurrent grants per head of municipal population [Recurrent grants / Municipal population]	\$342.09	\$359.36	\$389.45	\$444.62	Council received 100% of the 2023-2024 Victoria Grants Commission payment in 2022-2023.
Disadvantage					
Relative Socio-Economic Disadvantage [Index of Relative Socio-Economic Disadvantage by decile]	5.00	5.00	5.00	5.00	
Workforce turnover					
Percentage of staff turnover	131%	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 20330.55.001) 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

Service/indicator/measure [formula]	Results				Comment
	2020	2021	2022	2023	
Aquatic Facilities Utilisation [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 has been very well received by community and TAFE cohort

Service/indicator/measure [formula]	2020	2021	2022	2023	Comment
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 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 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 predom- inately 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 appli- cations] 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

Dimension/indicator/ measure	Results					Forecasts			Material Variations and Comments
	2020	2021	2022	2023	2024	2025	2026	2027	
Efficiency									
Expenditure level									
Expenses per property assessment									
[Total expenses / Number of property assessments]	\$4,136.33	\$4,122.63	\$4,177.02	\$4,724.40	\$4,885.73	\$4,716.53	\$4,796.96	\$4,880.64	Net losses on disposed assets in 2022-2023 totalled \$4.2m, reflecting the demolition of assets as part of upgrade programs and the sale of council assets.
Revenue level									
Average rate per property assessment									
[Total rate revenue (general rates and municipal charges) / Number of property assessments]	\$1,946.27	\$1,996.37	\$2,026.28	\$2,036.72	\$2,121.96	\$2,201.71	\$2,256.29	\$2,312.42	
Liquidity									
Working capital									
Current assets compared to current liabilities									
[Current assets / Current liabilities] x100	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 commence in 2023-2024. Council also received 100% of the 2023-2024 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 2022-2023 that were not completed have been rolled over into 2023-2024 which will reduce the ratio in that year before averaging out over the coming years.



Dimension/indicator/ measure	2020	2021	2022	2023	2024	2025	2026	2027	Material Variations and Comments
Unrestricted cash compared to current liabilities [Unrestricted cash / Current liabilities] x100	125.43%	77.97%	109.24%	-38.81%	-84.45%	-75.67%	-85.63%	-89.38%	In terms of better proactive guidelines, from the current year Term Deposits with maturity days of greater than 90 are considered as restricted cash and have been excluded from the "unrestricted cash" ratio from 2022-2023 to forecast year 2026-2027. Council will fund Capital works and Projects from these Term Deposits as well as shortfalls in operational liabilities as the Term Deposits are set to mature periodically to ensure adequate funds are available as required.
Obligations Loans and borrowings compared to rates [Interest bearing loans and borrowings / Rate revenue] x100	20.39%	19.54%	24.54%	22.93%	18.16%	13.96%	10.54%	8.04%	Council has no current plans for further borrowings over the forecast period.
Loans and borrowings repayments compared to rates [Interest and principal repayments on interest bearing loans and borrowings / Rate revenue] x100	4.85%	4.28%	4.42%	4.26%	4.36%	3.80%	3.23%	2.36%	
Indebtedness Non-current liabilities compared to own source revenue [Non-current liabilities / Own source revenue] x100	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 2022-2023 resulting in a more favourable non-current liability versus own source income ratio. In the forecast period, Council is not intending to borrow more funds.

Dimension/indicator/ measure	2020	2021	2022	2023	2024	2025	2026	2027	Material Variations and Comments
Asset renewal and upgrade Asset renewal and upgrade compared to depreciation [Asset renewal and asset upgrade expense / Asset depreciation] x100	101.76%	115.13%	131.15%	117.14%	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 2021-2022. During 2022-2023 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.
Operating position Adjusted underlying result									
Adjusted underlying surplus (or deficit) [Adjusted underlying surplus (deficit) / Adjusted underlying revenue] x100	3.21%	0.81%	7.57%	7.54%	-1.99%	2.47%	2.79%	3.06%	
Stability Rates concentration Rates compared to adjusted underlying revenue [Rate revenue / Adjusted underlying revenue] x100	54.58%	57.11%	53.35%	49.54%	53.00%	54.37%	54.61%	54.85%	
Rates effort Rates compared to property values [Rate revenue / Capital improved value of rateable properties in the municipality] x100	0.58%	0.58%	0.57%	0.42%	0.41%	0.42%	0.42%	0.42%	A significant increase in Property Values over 2022-2023, together with rates capping, has resulted in lower rates compared to property values over previous years.

## 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: 25 September 2023

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: 25 September 2023



**Cr Angie Paspaliaris**  
Councillor  
Dated: 25 September 2023



**Andrew Mason**  
Chief Executive Officer  
Dated: 25 September 2023





# Annual Financial Report

## for the year ended 30 June 2023

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# 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:** 25 September 2023  
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:** 25 September 2023  
Warrnambool



**Cr Angie Paspaliaris**  
**Councillor**  
**Dated:** 25 September 2023  
Warrnambool



**Andrew Mason**  
**Chief Executive Officer**  
**Dated:** 25 September 2023  
Warrnambool



# Annual Financial Report

**for the year ended 30 June 2023**

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Insert VAGO Report here

# Annual Financial Report

**for the year ended 30 June 2023**

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Insert VAGO Report here



# Annual Financial Report

## for the year ended 30 June 2023

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### Understanding Council's Financial Statements

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#### 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

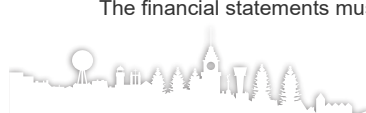
Council's financial statements are required to be audited by the Victorian Auditor General's Office.

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.



## Comprehensive Income Statement for the year ended 30 June 2023

	Notes	2023 \$ '000	2022 \$ '000
<b>Income / Revenue</b>			
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
<b>Total income / revenue</b>		<b>106,288</b>	<b>93,293</b>
<b>Expenses</b>			
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
<b>Total expenses</b>		<b>87,236</b>	<b>74,848</b>
<b>Surplus for the year</b>		<b>19,052</b>	<b>18,445</b>
<b>Other comprehensive income:</b>			
<b>Items that will not be reclassified to surplus or deficit in future periods</b>			
Net asset revaluation increment/(decrement)	6.1	86,038	84,582
<b>Total items which will not be reclassified subsequently to the operating result</b>		<b>86,038</b>	<b>84,582</b>
<b>Total other comprehensive income</b>		<b>86,038</b>	<b>84,582</b>
<b>Total comprehensive result</b>		<b>105,090</b>	<b>103,027</b>

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



## Balance Sheet

as at 30 June 2023

	Notes	2023 \$ '000	2022 \$ '000
<b>Assets</b>			
<b>Current assets</b>			
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
<b>Total current assets</b>		<b>54,814</b>	<b>43,761</b>
<b>Non-current assets</b>			
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
<b>Total non-current assets</b>		<b>831,922</b>	<b>738,258</b>
<b>Total assets</b>		<b>886,736</b>	<b>782,019</b>
<b>Liabilities</b>			
<b>Current liabilities</b>			
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
<b>Total current liabilities</b>		<b>22,807</b>	<b>22,308</b>
<b>Non-current liabilities</b>			
Provisions	5.5	961	992
Interest-bearing liabilities	5.4	8,420	9,039
Lease liabilities	5.8(b)	741	963
<b>Total non-current liabilities</b>		<b>10,122</b>	<b>10,994</b>
<b>Total liabilities</b>		<b>32,929</b>	<b>33,302</b>
<b>Net assets</b>		<b>853,807</b>	<b>748,717</b>
<b>Equity</b>			
Accumulated surplus		274,746	265,259
Reserves	9.1	579,061	483,458
<b>Total Equity</b>		<b>853,807</b>	<b>748,717</b>

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

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

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

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

## Statement of Cash Flows

for the year ended 30 June 2023

	Notes	2023 Inflows/ (Outflows) \$ '000	2022 Inflows/ (Outflows) \$ '000
<b>Cash flows from operating activities</b>			
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)
<b>Net cash provided by/(used in) operating activities</b>	9.2	<b>30,462</b>	<b>25,118</b>
<b>Cash flows from investing activities</b>			
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
<b>Net cash provided by/(used in) investing activities</b>		<b>(34,899)</b>	<b>(24,712)</b>
<b>Cash flows from financing activities</b>			
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)
<b>Net cash flow provided by/(used in) financing activities</b>		<b>(606)</b>	<b>2,118</b>
<b>Net Increase (decrease) in cash and cash equivalents</b>		<b>(5,043)</b>	<b>2,524</b>
Cash and cash equivalents at the beginning of the financial year		12,838	10,314
<b>Cash and cash equivalents at the end of the financial year</b>		<b>7,795</b>	<b>12,838</b>
Financing arrangements	5.6	5,850	5,850

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

## Statement of Capital Works for the year ended 30 June 2023

	2023 \$ '000	2022 \$ '000
<b>Property</b>		
Land	–	429
Land improvements	62	–
<b>Total land</b>	<b>62</b>	<b>429</b>
Buildings specialised	3,750	2,875
Buildings non-specialised	18	–
<b>Total buildings</b>	<b>3,768</b>	<b>2,875</b>
<b>Total property</b>	<b>3,830</b>	<b>3,304</b>
<b>Plant and equipment</b>		
Plant, machinery and equipment	1,032	987
Computers and telecommunications	513	422
Library books	591	150
Paintings and exhibits	–	69
<b>Total plant and equipment</b>	<b>2,136</b>	<b>1,628</b>
<b>Infrastructure</b>		
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
<b>Total infrastructure</b>	<b>14,057</b>	<b>15,211</b>
<b>Total capital works expenditure</b>	<b>20,023</b>	<b>20,143</b>
<b>Represented by:</b>		
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
<b>Total capital works expenditure</b>	<b>20,023</b>	<b>20,143</b>

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



# 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

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

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### Note 1. Overview (continued)

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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

## 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
<b>Total income / revenue</b>	<b>87,756</b>	<b>106,288</b>	<b>18,532</b>	<b>21%</b>	

##### 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)%	
<b>Total expenses</b>	<b>79,264</b>	<b>87,236</b>	<b>(7,972)</b>	<b>(10)%</b>	

#### Surplus for the year

	<b>8,492</b>	<b>19,052</b>	<b>10,560</b>	<b>124%</b>	
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##### Other comprehensive income

Net asset revaluation increment / (decrement)	10,848	86,038	75,190	693%	7
<b>Total comprehensive result</b>	<b>19,340</b>	<b>105,090</b>	<b>85,750</b>	<b>443%</b>	

## 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. | Operating grant income was \$5.23m favourable to the adopted budget, of which \$1.27m were 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.

- |    |   |
|----|---|
| 2. | 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.

- |    |   |
|----|---|
| 3. | 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.

- |    |   |
|----|---|
| 4. | 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). |
|----|---|

- |    |   |
|----|---|
| 5. | 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.

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

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### Note 2.1. Performance against budget (continued)

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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. 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.



## 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
<b>2.1.2 Capital works</b>					
<b>Property</b>					
Land	—	—	—	∞	
Land improvements	—	62	62	∞	
<b>Total land</b>	<b>—</b>	<b>62</b>	<b>62</b>	<b>∞</b>	
Buildings specialised	480	3,750	3,270	681%	1
Buildings non-specialised	3,425	18	(3,407)	(99)%	2
Building improvements	—	—	—	∞	
<b>Total buildings</b>	<b>3,905</b>	<b>3,768</b>	<b>(137)</b>	<b>(4)%</b>	
<b>Total property</b>	<b>3,905</b>	<b>3,830</b>	<b>(75)</b>	<b>(2)%</b>	
<b>Plant and equipment</b>					
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)%	
<b>Total plant and equipment</b>	<b>2,543</b>	<b>2,136</b>	<b>(407)</b>	<b>(16)%</b>	
<b>Infrastructure</b>					
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
<b>Total infrastructure</b>	<b>23,904</b>	<b>14,057</b>	<b>(9,847)</b>	<b>(41)%</b>	
<b>Total capital works expenditure</b>	<b>30,352</b>	<b>20,023</b>	<b>(10,329)</b>	<b>(34)%</b>	
<b>Represented by:</b>					
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
<b>Total capital works expenditure</b>	<b>30,352</b>	<b>20,023</b>	<b>(10,329)</b>	<b>(34)%</b>	

## 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.  |

# 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

## 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
<b>2023</b>					
Corporate Strategies	62,363	25,012	37,351	7,837	70,390
City Infrastructure	12,823	28,771	(15,948)	8,040	815,002
Community Development	22,652	24,908	(2,256)	10,452	718
City Growth	8,450	8,545	(95)	883	624
Unattributed	—	—	—	—	2
<b>Total functions and activities</b>	<b>106,288</b>	<b>87,236</b>	<b>19,052</b>	<b>27,212</b>	<b>886,736</b>
<b>2022</b>					
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
<b>Total functions and activities</b>	<b>93,293</b>	<b>74,848</b>	<b>18,445</b>	<b>22,638</b>	<b>782,019</b>

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

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

### Note 3. Funding for the delivery of our services

	2023 \$ '000	2022 \$ '000
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#### 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
<b>Total rates and charges</b>	<b>45,038</b>	<b>43,202</b>

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 \$ '000	2022 \$ '000
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#### 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
<b>Total statutory fees and fines</b>	<b>2,296</b>	<b>2,239</b>

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.



## 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>3.3 User fees</b>		
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
<b>Total user fees</b>	<b>19,435</b>	<b>16,261</b>

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.

## 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
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#### 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
<b>Total grants received</b>	<b>27,212</b>	<b>22,638</b>

##### (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
<b>Total recurrent operating grants</b>	<b>15,368</b>	<b>13,217</b>

##### *Non-recurrent - Commonwealth Government*

Other	32	9
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##### *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	—
<b>Total non-recurrent operating grants</b>	<b>2,694</b>	<b>1,264</b>

##### **Total operating grants**

**18,062**      **14,481**

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

### (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
<b>Income recognised under AASB 1058 Income of Not-for-Profit Entities</b>		
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
<b>Revenue recognised under AASB 15 Revenue from Contracts with Customers</b>		
Specific purpose grants	1,215	576
	<b>27,212</b>	<b>22,638</b>

## 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
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#### (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)
<b>Balance at year end</b>	<b>1,998</b>	<b>2,274</b>

##### **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)
<b>Balance at year end</b>	<b>5,206</b>	<b>4,017</b>

Unspent grants are determined and disclosed on a cash basis.

## 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>3.5 Contributions</b>		
<b>Monetary contributions</b>		
Monetary	3,709	1,278
<b>Total monetary contributions</b>	<b>3,709</b>	<b>1,278</b>
<b>Non-monetary contributions</b>		
Non-monetary	6,647	4,705
<b>Total non-monetary contributions</b>	<b>6,647</b>	<b>4,705</b>
<b>Total contributions</b>	<b>10,356</b>	<b>5,983</b>

*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	—
<b>Total non-monetary contributions</b>	<b>6,647</b>	<b>4,705</b>

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



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

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

## 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
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#### 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
<b>Total other income</b>	<b>1,951</b>	<b>2,742</b>

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
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#### 3.8 Found Assets

##### Found Assets were received in relation to the following asset classes

Roads	—	102
Drainage	—	—
Footpaths and cycleways	—	—
Recreation, Leisure and Community Facilities	—	—
Parks and Streetscapes	—	—
Plant and Equipment	—	—
<b>Total found assets</b>	<b>—</b>	<b>102</b>

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.



## 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
<b>Total employee costs</b>	<b>37,635</b>	<b>35,990</b>

##### (b) Superannuation

Council made contributions to the following funds:

##### Defined benefit fund

Employer contributions to Local Authorities Superannuation Fund (Vision Super)	184	201
	<b>184</b>	<b>201</b>

##### Accumulation funds

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

##### Total superannuation costs

	<b>3,349</b>	<b>3,033</b>
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Employer contributions payable at reporting date

297 358

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
<b>Total materials and services</b>	<b>30,312</b>	<b>25,228</b>

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

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

### Note 4. The cost of delivering services (continued)

	2023 \$ '000	2022 \$ '000
<b>4.3 Depreciation</b>		
<b>Property</b>		
Land improvements	26	16
Buildings - specialised	2,158	2,077
Buildings - non specialised	34	37
Building improvements	23	19
<b>Total depreciation - property</b>	<b>2,241</b>	<b>2,149</b>
<b>Plant and equipment</b>		
Plant machinery and equipment	1,077	1,004
Fixtures fittings and furniture	101	98
Computers and telecomms	611	619
Library books	137	62
<b>Total depreciation - plant and equipment</b>	<b>1,926</b>	<b>1,783</b>
<b>Infrastructure</b>		
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
<b>Total depreciation - infrastructure</b>	<b>9,208</b>	<b>8,503</b>
<b>Total depreciation</b>	<b>13,375</b>	<b>12,435</b>

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
<b>Total Amortisation - Right of use assets</b>	<b>307</b>	<b>282</b>

## 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
<b>Total bad and doubtful debts - allowance for impairment losses</b>	<b>212</b>	<b>37</b>

#### 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)
<b>Balance at end of year</b>	<b>1,088</b>	<b>880</b>

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
<b>Total borrowing costs</b>	<b>272</b>	<b>211</b>

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
<b>Total finance costs</b>	<b>29</b>	<b>35</b>

#### 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
<b>Total other expenses</b>	<b>860</b>	<b>630</b>



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

### Note 5. Our financial position

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

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.

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

### Note 5. Our financial position (continued)

	2023 \$ '000	2022 \$ '000
<b>(c) Trade &amp; Other Receivables</b>		
<b>Current</b>		
<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)
<b>Total current trade and other receivables</b>	<b>3,243</b>	<b>3,552</b>
<b>Non-Current</b>		
<i>Non-statutory receivables</i>		
Loans and advances to community organisations	—	1
<b>Total non-current trade and other receivables</b>	<b>—</b>	<b>1</b>
<b>Total trade and other receivables</b>	<b>3,243</b>	<b>3,553</b>

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
<b>(d) Ageing of receivables</b>		
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
<b>Total trade and other receivables</b>	<b>1,405</b>	<b>2,058</b>

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

### Note 5. Our financial position (continued)

	2023 \$ '000	2022 \$ '000
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#### 5.2 Non-financial assets

##### (a) Inventories

###### Current

Inventories held for sale	125	136
Inventories held for distribution	65	66
<b>Total current inventories</b>	<b>190</b>	<b>202</b>

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
<b>Total current other assets</b>	<b>2,099</b>	<b>1,617</b>

###### Prepayments (if Other Assets are immaterial)

Prepayments	987	552
<b>Total current Prepayments</b>	<b>987</b>	<b>552</b>

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

### Note 5. Our financial position (continued)

	2023 \$ '000	2022 \$ '000
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#### 5.3 Payables, trust funds and deposits and unearned income/revenue

##### (a) Trade and other payables

###### Current

###### Non-statutory payables

Accrued expenses	3,603	4,054
Trade payables	840	1,047

###### Statutory payables

Net GST payable	15	221
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<b>Total current trade and other payables</b>	<b>4,458</b>	<b>5,322</b>
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##### (b) Trust funds and deposits

###### Current

Refundable deposits	1,967	1,969
Retention amounts	59	65

<b>Total current trust funds and deposits</b>	<b>2,026</b>	<b>2,034</b>
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##### (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

<b>Total grants received in advance</b>	<b>7,204</b>	<b>6,291</b>
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###### User fees received in advance:

Other	20	—
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<b>Total user fees received in advance</b>	<b>20</b>	<b>—</b>
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<b>Total current unearned income/revenue</b>	<b>7,224</b>	<b>6,291</b>
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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

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

### Note 5. Our financial position (continued)

	2023 \$ '000	2022 \$ '000
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#### 5.4 Interest-bearing liabilities

##### Current

Treasury Corporation of Victoria borrowings - secured	397	268
Other borrowings - secured	1,512	1,294
<b>Total current interest-bearing liabilities</b>	<b>1,909</b>	<b>1,562</b>

##### Non-current

Treasury Corporation of Victoria borrowings - secured	4,639	3,746
Other borrowings - secured	3,781	5,293
<b>Total non-current interest-bearing liabilities</b>	<b>8,420</b>	<b>9,039</b>

<b>Total</b>	<b>10,329</b>	<b>10,601</b>
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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
	<b>10,329</b>	<b>10,601</b>

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.



## 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
<b>5.5 Provisions</b>			
<b>2023</b>			
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)
<b>Balance at the end of the financial year</b>	<b>7,361</b>	<b>513</b>	<b>7,874</b>
<b>Provisions</b>			
Provisions - current	6,832	81	6,913
Provisions - non-current	529	432	961
<b>Total Provisions</b>	<b>7,361</b>	<b>513</b>	<b>7,874</b>
<b>2022</b>			
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)
<b>Balance at the end of the financial year</b>	<b>7,238</b>	<b>567</b>	<b>7,805</b>
<b>Provisions</b>			
Provisions - current	6,732	81	6,813
Provisions - non-current	506	486	992
<b>Total Provisions</b>	<b>7,238</b>	<b>567</b>	<b>7,805</b>

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

### Note 5. Our financial position (continued)

	2023 \$ '000	2022 \$ '000
<b>(a) Employee provisions</b>		
<b>Current provisions expected to be wholly settled within 12 months</b>		
Annual leave	2,307	2,240
Long service leave	635	661
	<u>2,942</u>	<u>2,901</u>
<b>Current provisions expected to be wholly settled after 12 months</b>		
Annual leave	201	261
Long service leave	3,689	3,570
	<u>3,890</u>	<u>3,831</u>
<b>Total current employee provisions</b>	<u>6,832</u>	<u>6,732</u>
<b>Non-Current</b>		
Long service leave	529	506
<b>Total Non-Current Employee Provisions</b>	<u>529</u>	<u>506</u>
Aggregate Carrying Amount of Employee Provisions:		
Current	6,832	6,732
Non-current	529	506
<b>Total Aggregate Carrying Amount of Employee Provisions</b>	<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.

#### Annual leave

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.

#### Long service leave

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%

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

### Note 5. Our financial position (continued)

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

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

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

### Note 5. Our financial position (continued)

	2023 \$ '000	2022 \$ '000
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#### 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
<b>Total Facilities</b>	<b>5,850</b>	<b>5,850</b>
Used facilities	5,543	4,197
<b>Used facilities</b>	<b>5,543</b>	<b>4,197</b>
<b>Unused facilities</b>	<b>307</b>	<b>1,653</b>

## 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
<b>2023</b>					
<b>Operating</b>					
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
<b>Total</b>	<b>7,421</b>	<b>6,188</b>	<b>12,200</b>	<b>—</b>	<b>25,809</b>
<b>Capital</b>					
Infrastructure	3,358	21	—	—	3,379
<b>Total</b>	<b>3,358</b>	<b>21</b>	<b>—</b>	<b>—</b>	<b>3,379</b>
<b>2022</b>					
<b>Operating</b>					
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
<b>Total</b>	<b>6,603</b>	<b>5,921</b>	<b>10,548</b>	<b>—</b>	<b>23,072</b>
<b>Capital</b>					
Infrastructure	7,511	78	21	—	7,610
Library and Learning HUB	1,650	—	—	—	1,650



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

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### Note 5. Our financial position (continued)

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#### 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.

## 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
<b>2023</b>			
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)
<b>Balance at 30 June</b>	<b>—</b>	<b>992</b>	<b>992</b>
<b>2022</b>			
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)
<b>Balance at 30 June</b>	<b>83</b>	<b>1,142</b>	<b>1,225</b>

	2023 \$ '000	2022 \$ '000
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#### (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
<b>Total undiscounted lease liabilities as at 30 June:</b>	<b>1,079</b>	<b>1,336</b>
<b>Lease liabilities included in the Balance Sheet at 30 June:</b>		
Current	277	286
Non-current	741	963
<b>Total lease liabilities</b>	<b>1,018</b>	<b>1,249</b>

#### 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
<b>Total</b>	<b>260</b>	<b>234</b>

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

Variable lease payments	—	—
<b>Total</b>	<b>—</b>	<b>—</b>

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.

# 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
<b>Total lease commitments</b>	<b>580</b>	<b>790</b>

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

### 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
<b>Total</b>	<b>737,034</b>	<b>20,023</b>	<b>6,647</b>	<b>86,040</b>	<b>(13,375)</b>	<b>(4,861)</b>	<b>(580)</b>	<b>—</b>	<b>830,928</b>

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
<b>Total</b>	<b>23,728</b>	<b>12,863</b>	<b>(580)</b>	<b>(18,578)</b>	<b>17,433</b>

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

	Land specialised \$ '000	Land non specialised \$ '000	Land improve- ments \$ '000	Total land and land improve- ments \$ '000	Buildings specialised \$ '000	Buildings non specialised \$ '000	Building improve- ments \$ '000	Total buildings \$ '000	Work in progress \$ '000	Total property \$ '000
<b>Property</b>										
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
<b>Movements in fair value</b>										
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
<b>Movements in accumulated depreciation</b>										
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)
<b>Carrying amount</b>	212,039	1,900	590	214,529	127,730	1,137	718	129,585	5,128	349,242



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

	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
<b>Plant and Equipment</b>								
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)
	<b>4,153</b>	<b>952</b>	<b>3,157</b>	<b>320</b>	<b>13,193</b>	<b>21,775</b>	<b>299</b>	<b>22,074</b>
<b>Movements in fair value</b>								
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	-	-	-	-	-	-	-	-
	<b>376</b>	<b>-</b>	<b>(27)</b>	<b>452</b>	<b>67</b>	<b>868</b>	<b>359</b>	<b>1,227</b>
<b>Movements in accumulated depreciation</b>								
Depreciation and amortisation	(1,077)	(101)	(611)	(137)	-	(1,926)	-	(1,926)
Accumulated depreciation of disposals	619	-	2	-	-	621	-	621
Transfers	-	-	-	-	-	-	-	-
	<b>(458)</b>	<b>(101)</b>	<b>(609)</b>	<b>(137)</b>	<b>-</b>	<b>(1,305)</b>	<b>-</b>	<b>(1,305)</b>
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)
<b>Carrying amount</b>	<b>4,072</b>	<b>852</b>	<b>2,522</b>	<b>635</b>	<b>13,260</b>	<b>21,341</b>	<b>659</b>	<b>22,000</b>

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

### Infrastructure

	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
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)
	<b>229,214</b>	<b>16,091</b>	<b>32,132</b>	<b>88,818</b>	<b>2,666</b>	<b>475</b>	<b>9,672</b>	<b>8,163</b>	<b>9,902</b>	<b>4,198</b>	<b>401,331</b>	<b>20,347</b>	<b>421,678</b>
<b>Movements in fair value</b>													
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)
	<b>27,192</b>	<b>3,996</b>	<b>4,238</b>	<b>2,544</b>	<b>2,931</b>	<b>–</b>	<b>3,078</b>	<b>478</b>	<b>(117)</b>	<b>2,057</b>	<b>46,397</b>	<b>(8,701)</b>	<b>37,696</b>
<b>Movements in accumulated depreciation</b>													
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	–	–	–	–	–	–	–	–	–	–	–	–	–
	<b>1,498</b>	<b>44</b>	<b>1,896</b>	<b>(1,023)</b>	<b>(164)</b>	<b>(41)</b>	<b>(474)</b>	<b>(291)</b>	<b>(907)</b>	<b>(233)</b>	<b>305</b>	<b>–</b>	<b>305</b>
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)
<b>Carrying amount</b>	<b>257,906</b>	<b>20,132</b>	<b>38,266</b>	<b>90,340</b>	<b>5,434</b>	<b>434</b>	<b>12,275</b>	<b>8,350</b>	<b>8,878</b>	<b>6,024</b>	<b>448,039</b>	<b>11,647</b>	<b>459,686</b>

## 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
<b>Land and land improvements</b>		
land	n/a	—
land improvements	10 - 200 years	5
<b>Buildings</b>		
buildings	20 - 150 years	5
building improvements	25 - 60 years	1
leasehold improvements	10 - 20 years	1
<b>Plant and Equipment</b>		
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	—
<b>Infrastructure</b>		
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.

## 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 L Speed AAPI (Val) in 2019. 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 englobo (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	
Land - specialised	–	–	212,040	Jun-23	
Land improvements	–	–	590	Jun-21	
Buildings - non-specialised	–	1,137	–	Jun-22	
Buildings - specialised	–	–	127,730	Jun-22	
Building improvements	–	–	718	Jun-22	
<b>Total</b>	<b>–</b>	<b>3,037</b>	<b>341,078</b>		

#### *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.

## 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	
Bridges	—	—	20,132	Jun-23	
Footpaths and cycleways	—	—	38,266	Jun-23	
Drainage	—	—	90,341	Jun-23	
Recreational, leisure & community facilities	—	—	5,436	Jun-22	
Waste management	—	—	434	Jun-19	
Parks, open space & streetscapes	—	—	12,277	Jun-22	
Aerodromes	—	—	8,350	Jun-22	
Off street car parks	—	—	8,878	Jun-22	
Other	—	—	6,024	Jun-22	
<b>Total</b>	—	—	<b>448,045</b>		

#### 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
<b>Total specialised land</b>	<b>212,040</b>	<b>160,694</b>



## 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
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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.

# 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:

<b>Councillors</b>	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
<b>Chief Executive Officer</b>	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)
<b>Key Management Personnel</b>	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.
<b>Total Number of Councillors</b>	7	7
<b>Total of Chief Executive Officer and other Key Management Personnel</b>	8	6
<b>Total Number of Key Management Personnel</b>	15	13

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

### Note 7. People and relationships (continued)

	2023	2022
	\$ '000	\$ '000

#### (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	—
<b>Total</b>	<b>1,600</b>	<b>1,406</b>

	2023	2022
	No.	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	—
\$80,000 - \$89,999	1	—
\$90,000 - \$99,999	1	—
\$100,000 - \$109,999	—	1
\$110,000 - \$119,999	1	—
\$120,000 - \$129,999	—	1
\$130,000 - \$139,999	1	—
\$140,000 - \$149,999	2	—
\$150,000 - \$159,999	1	1
\$160,000 - \$169,999	—	2
\$170,000 - \$179,999	1	—
\$180,000 - \$189,999	—	1
\$190,000 - \$199,999	—	—
\$200,000 - \$209,999	—	—
\$210,000 - \$219,999	—	—
\$220,000 - \$229,999	—	—
\$230,000 - \$239,999	—	—
\$240,000 - \$249,999	—	—
\$250,000 - \$259,999	—	—
\$260,000 - \$269,999	—	—
\$270,000 - \$279,999	—	—
\$280,000 - \$289,999	—	—
\$290,000 - \$299,999	—	—
\$300,000 - \$309,999	—	—
\$310,000 - \$319,999	—	—
\$320,000 - \$329,999	—	—
<b>Total</b>	<b>15</b>	<b>13</b>

## 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	—	—
<b>Total</b>	<b>—</b>	<b>529</b>

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
	<b>—</b>	<b>3</b>

	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.

## 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)



## 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.

## 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.

## 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.

## 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

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

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### Note 8. Managing uncertainties (continued)

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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.

## 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
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#### 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
	<b>218,940</b>	<b>51,679</b>	<b>–</b>	<b>270,619</b>

##### Plant and equipment

Artworks	2,640	–	–	2,640
	<b>2,640</b>	<b>–</b>	<b>–</b>	<b>2,640</b>

##### 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
	<b>247,876</b>	<b>34,359</b>	<b>–</b>	<b>282,235</b>

<b>Total asset revaluation reserves</b>	<b>469,456</b>	<b>86,038</b>	<b>–</b>	<b>555,494</b>
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## Notes to the Financial Statements for the year ended 30 June 2023

### 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
<b>2022</b>				
<b>Property</b>				
Land	124,251	—	—	124,251
Buildings	92,113	2,576	—	94,689
	<b>216,364</b>	<b>2,576</b>	<b>—</b>	<b>218,940</b>
<b>Plant and equipment</b>				
Artworks	2,640	—	—	2,640
	<b>2,640</b>	<b>—</b>	<b>—</b>	<b>2,640</b>
<b>Infrastructure</b>				
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
	<b>165,870</b>	<b>82,006</b>	<b>—</b>	<b>247,876</b>
<b>Total asset revaluation reserves</b>	<b>384,874</b>	<b>84,582</b>	<b>—</b>	<b>469,456</b>

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

## 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
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#### (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
<b>Total Other reserves</b>	<b>14,002</b>	<b>10,074</b>	<b>(509)</b>	<b>23,567</b>

##### 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	—	—	—	—
<b>Total Other reserves</b>	<b>11,840</b>	<b>2,781</b>	<b>(619)</b>	<b>14,002</b>

Main Drainage Fund is maintained specifically for future major drainage works.

Committed Reserve is specifically for future works and Council's 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.

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

### Note 9. Other matters (continued)

	2023 \$ '000	2022 \$ '000
<b>9.2 Reconciliation of cash flows from operating activities to surplus</b>		
Surplus for the year	19,052	18,445
<b>Add / (deduct) non-cash items:</b>		
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
<b>Change in assets and liabilities:</b>		
(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)
<b>Net cash provided by/(used in) operating activities</b>	<b>30,462</b>	<b>25,118</b>

### 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.

## 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 estimated 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.

## 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 2022 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.

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

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### Note 10. Changes in accounting policies

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





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## **7.2. AUDIT AND RISK COMMITTEE BIENNIAL REPORT OF ACTIVITIES JANUARY TO JUNE 2023**

**DIRECTORATE :** Corporate Strategies

**PURPOSE:**

***To present the Audit and Risk Committee Biannual Report January to June 2023.***

---

### **EXECUTIVE SUMMARY**

Council is required by the Local Government Act 2020 (the Act) to establish an Audit and Risk Committee (the Committee) as an advisory committee of Council.

Under the Act, and as captured in the updated Audit and Risk Committee Charter endorsed by Council on the 6 July 2020, the Audit and Risk Committee must prepare a biannual report on activities to Council – refer **Attachment 1**. This paper satisfies this reporting requirement.

---

**MOVED: CR BEN BLAIN**

**SECONDED: CR ANGIE PASPALIARIS**

**That Council adopt the Audit and Risk Committee biannual report which details activities of the Committee covering the meetings held on 7 March and 15 May 2023.**

**CARRIED - 6:0**

---

### **BACKGROUND**

The Audit and Risk Committee (the Committee) is an independent advisory committee to Council established under section 54 of the Local Government Act 2020. The purpose of the Committee is to advise Council on the effectiveness of the organisation's systems, processes and culture for complying with its legal and financial obligations and the management of risk. In fulfilling this role, the Committee is to aid in the implementation of the Council Plan.

The Committee is accountable to and reports directly to Council.

The Committee's work is to be informed by the requirements of the Act and best practice in audit, risk and governance principles and processes.

### **FINANCIAL IMPACT**

There are no direct financial or resource impacts arising from this report.

### **LEGISLATION/POLICY/COUNCIL PLAN CONTEXT**

#### **5 An effective Council**

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

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

## **COMMUNITY IMPACT/CONSULTATION**

Given the nature of this internal report, no external stakeholder consultation with the community has been undertaken in the preparation of this report.

## **LEGAL RISK/IMPACT**

The Audit and Risk Committee has an oversight role in the identification and mitigation of risks.

## **OFFICERS' DECLARATION OF INTEREST**

No declaration of conflict of interest noted.

## **CONCLUSION**

The Audit and Risk Committee Biannual Report January to June 2023 is presented to Council for adoption.

## **ATTACHMENTS**

1. Audit and Risk Committee Biannual Report of Activities January to June 2023 [7.2.1 - 7 pages]



## Warrnambool City Council Audit and Risk Committee

### 2023 Biannual Report of Activities January to June 2023

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## 1. Introduction

The Audit and Risk Committee (*the Committee*) is an independent advisory committee to Council established under section 54 of the Local Government Act 2020.

The purpose of *the Committee* is to advise Council on the effectiveness of the organisation's systems, processes and culture for complying with its legal and financial obligations and the management of risk. In fulfilling this role, *the Committee* is to aid in the implementation of the Council Plan.

The Committee is accountable to and reports directly to Council.

The Committee's work is to be informed by the requirements of *the Act* and best practice in audit, risk and governance principles and processes.

A key role of the Audit and Risk Committee is to review Council's risk register.

## 2. Authority

The Committee does not have executive powers or authority to implement actions in areas over which management has responsibility and does not have any delegated financial responsibility. The Committee does not have any management functions and is therefore independent of management.

The Committee's role is to report to Council and provide appropriate advice and recommendations on matters relevant to this Charter in order to facilitate decision-making by Council in relation to the discharge of its responsibilities.

The Committee has the authority to:

- Seek resolution on any disagreements between management and the external auditors on financial reports;
- Review all auditing, planning and outcomes;
- Seek any information it requires from Council members, officers and external parties via the Chief Executive.
- Formally meet with Council officers, internal and external auditors as necessary.
- Address issues brought to the attention of the Committee, including responding to requests from Council for advice which is within the parameters of the Committee's terms of reference.
- The Chair has no executive authority on behalf of Council but can be consulted as required, as a sounding board by the Chief Executive or his/her delegate on matters that arise regarding audit, risk management or governance related issues.

## 3. Key Activities and Recommendations

To achieve its objectives, the key activities undertaken by the Committee in the first half of the year included:

- Approve the annual strategic internal audit plan with the high-level specifications for the 6 reviews to be completed in 2023.
- Provided oversight of the CCTV system annual reporting.



- Noted changes in significant accounting policies and the Local Government Performance Reporting Framework.
- Received and reviewed the internal audit reports as outlined in item 6.2 of this report.,
- Received and approved the outcomes of the Audit and Risk Committee self-assessment tool that was completion by members.
- Received updates on Council's Workplace Health and Safety, including specific reports on relevant issues as they arose.
- Tabled and noted quarterly financial reports.
- Noted CEO expenditure on a quarterly basis.
- Noted Councillor reimbursements on a biannual basis.
- Reviewed the findings of examinations by regulatory agencies (e.g. VAGO, IBAC), and any auditor (internal or external auditors) observations.
- Received updates from the VAGO sector director.

#### 4. Audit and Risk Committee Membership

The composition of the Committee according to its charter is three independent members and two Council representatives.

The membership of the Committee is set out below:

##### 4.1 Independent Members

Mr Richard Ainio (Acting Chairman – March 2023 meeting).

Mr Kevin Leddin (Chairman – May 2023 meeting)

Mr Aswin Kumar

##### 4.2 Council Representatives

Cr Angie Paspaliaris

Cr Ben Blain

#### 5. Meetings and Attendance

There are a minimum of four scheduled meetings of the Audit and Risk which occur in March, May, August and November. If required special meetings will be conducted in addition to the scheduled quarterly meetings. At the August meeting the Committee will consider the Annual Financial Report and the Annual Performance Statement.

A summary of meeting dates and attendance is shown in the table below.

Attendee	Role	7/3/2023 Quarterly	16/5/2023 Quarterly
Mr Kevin Leddin	Member	Attended	Attended as chairperson
Mr Richard Ainio	Member	Attended (temporary chairperson)	Attended
Mr Ashwin Kumar	Member	Did not attend	Attended
Cr Angie Paspaliaris	Councillor	Attended	Attended
Cr Ben Blain	Councillor	Attended	Attended

## 6. Internal Audit

### 6.1 Internal Audit Service Provider

The internal audit service providers, Crowe, continued to provide such services to Council in the 2023 calendar year. The internal audit contract will conclude at the 31<sup>st</sup> December 2023 following the take-up of a two year option at the end of 2021 calendar year.

Representatives from Crowe attend the Committee meetings and present the outcomes of the audits they had undertaken, engaging fully with the Committee in discussions arising from those audits.

The Internal Auditors also met out of session with the Chair to discuss matters relevant to the Committee's activities.

### 6.2 Strategic Internal Audit Plan

The 2023 strategic internal audit plan was presented to the Audit and Risk committee at the March meeting. The table below sets out the planned internal reviews for the year.

Internal Review Area	Planned Presentation to Audit Committee	Completed	Recommendations		
			High Risks	Medium Risks	Low Risk
Delegations (Instruments of Delegation)	August 2022 (carried forward to March 2023)	Yes	-	4	1
Tendering Processes	November 2022 (carried forward to March 2023)	Yes	-	3	3
Fleet Management (passenger fleet)	August 2022 (carried forward to May 2023)	Yes	3	4	3
Leisure Centres	November 2022 (carried forward to May 2023)	Yes	1	5	1
Cash Handling	August 2023	No			
Compliance (Legislation)	August 2023	No			
Rates Management	August 2023	No			
Privacy and Third Party Management	August 2023	No			
Records Management	November 2023	No			
Capacity to respond – Business Continuity and Pandemic Response	November 2023	No			

Final internal audit reports are reviewed and discussed by the Committee at each of the scheduled meetings. The status of Internal Audit recommendations are reported to the Committee on a quarterly basis and the Committee discuss management progress in closing out open recommendations.

### 6.3 Oversight of Internal Audit Performance

An assessment tool has been established to enable Council officers to provide feedback on the performance of the internal audit function. This has been completed by the relevant Council officers and the results from the assessment are as follows:

Overall, the results reflect a positive relationship with an acknowledgement that the reviews have added value to the organisation.

The areas that scored comparatively lowest were, was the audit conducted at the best time and was there minimal disruption to the department. This is a reflection that the audit is generally in addition to the normal workload and most departments are thinly resourced. A possible way to help mitigate this is to discuss with timing of reviews with the relevant departments during the development of the Strategic Internal Audit Plan.

#### 6.4 Implementation of Audit Recommendations

The Committee continued to encourage management to implement Internal Audit recommendations in a timely manner to ensure that better practices and controls in council's services are achieved.

A particularly focus of these reviews is to ensure that the high risk recommendations are closed out within appropriate timeframes. There are currently 4 high risk recommendations with 2 complete and 2 progressing, with all recommendations within the appropriate timeline.

### 7. External Audit

The Victorian Auditor General's Office (VAGO) has appointed a representative to conduct the 2022/23 external audit of Warrnambool City Council which is RSD Audit, with Nick Bell as a the lead partner.

RSD Audit presented the VAGO audit strategy at the March 2023 meeting which highlighted the areas of audit focus including valuation of property, infrastructure, plant and equipment, monetary and non-monetary contributions and accounting for government grants.

The planning phase of the audit was completed in December 2022 and the interim audit was conducted during February 2023.

### 8. Duties and Responsibilities

The Committee's activities are focussed on discharging its responsibilities set out in its Charter. To ensure that the Committee completes its work, the Committee prepares an Annual Work Plan setting out the activities it needs to complete and the timing of each.

### 9. Audit and Risk Committee Performance Review

The Audit & Risk Committee has adopted the Local Government Victoria template for the self-assessment of the committee's performance. The template is very detailed and over time will allow for some benchmarking within the sector.

The self-assessment was completed by the members of the Committee and covered the 2022 calendar year.

Overall, the responses showed that the committee was performing to a high standard and there was a good working relationship between the Committee and Council with support from the internal and external audit functions. The average score for the survey was a performance score of 82.21%. This performance score is slightly below the previous score in 2022 of 83.60%.

## 10. Conclusion

In closing I am satisfied that the Audit and Risk Committee has met its obligations in line with its charter of assisting Council through independent review of financial, risk and system controls that facilitate the organisation's maintenance of management controls and further ethics development.

The high level of co-operative and detailed support from Council officers and our Internal Auditors, Crowe, in assisting the independent members and the councilors on this committee to complete their important task is noteworthy and very much appreciated. The Committee is satisfied that the systems and processes in place, do and will ensure ongoing compliance with accepted quality business practices that are expected of local government. Both Internal and External Auditors have informed the Chair they are very satisfied with the sound working relationships they have with management.

It is also pleasing to note that considerable progress has been made on implementing outstanding recommendations from prior internal audit reviews

Mr Kevin Leddin

Audit and Risk Committee Chair

Warrnambool City Council

### **7.3. PRIVACY POLICY**

**DIRECTORATE:** *Executive Services*

**PURPOSE:**

***This report is to adopt the amended Privacy Policy 2023.***

---

#### **EXECUTIVE SUMMARY**

Council's Privacy Policy is due for review. It has been both audited by internal auditors and reviewed by officers with only minor amendments recommended. An amended policy is attached for Councillors' consideration.

---

**MOVED: CR BEN BLAIN**  
**SECONDED: CR MAX TAYLOR**

**That Council:**

- 1. Adopt the attached Privacy Policy 2023.**
- 2. Revoke the previous Privacy policy adopted 4 March 2019.**

**CARRIED - 6:0**

---

#### **BACKGROUND**

Council deals with a large amount of personal and sensitive information as part of its daily functions. These include things like names, addresses, birth dates, contact details and photographs. This information is protected by law and Council has a number of obligations under both the *Privacy and Data Protection Act 2014* and *Health Records Act 2001*. Council has a Privacy Policy which helps the organisation understand and comply with these obligations. This policy was last reviewed in 2019 and is now due for review.

Council has also recently had an audit on its privacy processes which recommended that the privacy policy be reviewed and amended to include details of the Office of the Victorian Privacy Commissioner's functions.

#### **ISSUES**

The privacy policy has been reviewed and is still largely fit for purpose. The Manager Finance and Manager Communications were both consulted to ensure that references to their business areas were still relevant and appropriate.

The policy in its current form did lack specific guidance for a number of high-risk or particularly sensitive areas, particularly being Maternal and Child Health, Home and Community Care, Child Care Services, and Environmental Health.

The following amendments have been made to the attached document:

- Specific sections outlining the use and disclosure of information in higher risk areas of the organisation.
- Changed the definition of 'sensitive information' to better align with the definition contained within the *Privacy and Data Protection Act 2014*.
- Updated references to the *Local Government Act 1989* to equivalent sections in the new *Local Government Act 2020*.

- Included information about the Office of the Victorian Privacy Commissioner as recommended by the internal audit.

An updated version of the policy was circulated to the Audit and Risk Committee for comment and feedback.

## **FINANCIAL IMPACT**

Nil.

## **LEGISLATION / POLICY / COUNCIL PLAN CONTEXT**

### **5 An effective Council**

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

5.3 Customer-focused services: Council will continue to develop a program of Council services that are delivered to the community's satisfaction.

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

## **TIMING**

N/A

## **COMMUNITY IMPACT / CONSULTATION**

The community has a right for the privacy of their personal and sensitive information to be respected. Compliance with this policy and the Information Privacy Principles will serve to protect this right.

## **LEGAL RISK / IMPACT**

The policy will assist staff in managing and mitigating privacy risks

## **OFFICERS' DECLARATION OF INTEREST**

Nil.

## **CONCLUSION**

Council's Privacy Policy has been reviewed with only minor changes recommended. An updated policy is attached for Councillors to consider.

## **ATTACHMENTS**

1. Privacy Policy 2023 [7.3.1 - 18 pages]





WARRNAMBOOL  
CITY COUNCIL

## PRIVACY POLICY

APPROVAL DATE: August 2023  
REVIEW DATE: August 2026



## PRIVACY POLICY

### DOCUMENT CONTROL

<b>Document Title:</b>	<i>POLICY</i>
<b>Policy Type:</b>	<i>COUNCIL</i>
<b>Responsible Branch:</b>	<i>EXECUTIVE SERVICES</i>
<b>Responsible Officer:</b>	<i>MANAGER GOVERNANCE</i>
<b>Document Status:</b>	<i>DRAFT</i>
<b>Approved By:</b>	<i>COUNCIL</i>
<b>Adopted Date:</b>	<i>September 2023</i>
<b>Review Date:</b>	<i>September 2026</i>

## PRIVACY POLICY



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## PRIVACY POLICY



### 1. INTRODUCTION

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Council understands how important it is to our community's confidence in Council services to ensure that private information we hold about an individual will be treated in a way which ensures their privacy is respected and protected. Accordingly, Council is committed to full compliance with its obligations under the *Privacy and Data Protection Act 2014 (Vic.)* and the *Health Records Act 2001 (Vic.) (HR Act)*

#### 1.1 Purpose

---

The purpose of Warrnambool City Council's Privacy Policy (the Policy) is to:

- Convey the principles of responsible management of personal and health information collected by Council
- Promote the protection of the privacy of individuals in all transactions with Council while ensuring a balance with the interests of Council carrying out its functions and/or activities.
- Promote responsible and transparent handling of personal information while ensuring the privacy of individuals is acknowledged and respected.
- Provide a means for individuals to make formal complaints about any alleged interference with their privacy.

#### 1.2 Scope

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This Policy applies to all Warrnambool City Council Councillors, staff, volunteers, contractors and agents and to all personal information and health information collected, used, disclosed and stored about any individual including residents, users of Council services, individuals or groups registering for any Council provided services, or those seeking employment with Council.

#### 1.3 Definitions

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Word/Term	Definition
<b>Agent</b>	means an individual, member of a Council committee or an organisation employed by Council to perform a service that involves handling personal information. An agency relationship will mean that Council will usually be held responsible for how their agents (like their employees) handle personal information.
<b>Council</b>	means Warrnambool City Council



## PRIVACY POLICY

Word/Term	Definition
<b>HRA</b>	means the <i>Health Records Act 2001</i>
<b>Health information</b>	Includes personal information or opinion about: <ul style="list-style-type: none"> <li>• an individual's physical, mental or psychological health (at any time)</li> <li>• an individual's disability (at any time)</li> <li>• an individual's expressed wishes about the future provision of health services to them;</li> <li>• health services provided or to be provided to an individual</li> <li>• an individual, information collected to provide a health service to them</li> </ul>
<b>Health Privacy Principles (HPPs)</b>	The Health Privacy Principles (HPPs) are a set of eleven principles that regulate how health information is handled. These principles underpin the Health Act <ul style="list-style-type: none"> <li>• HPP 1 – Collection</li> <li>• HPP 2 – Use and Disclosure</li> <li>• HPP 3 – Data Quality</li> <li>• HPP 4 – Data Security</li> <li>• HPP 5 – Openness</li> <li>• HPP 6 – Access and Correction</li> <li>• HPP 7 – Identifiers</li> <li>• HPP 8 – Anonymity</li> <li>• HPP 9 – Trans-border Data flows</li> <li>• HPP 10 – Transfer/closure of the Practice of a Health Service Provider</li> <li>• HPP 11 – Making information available to another Health Service Provider</li> </ul>
<b>Information Privacy Principles (IPPs)</b>	The Information Privacy Principles (IPPs) are a set of ten principles that regulate how personal information is handled. These principles underpin the PDPA <ul style="list-style-type: none"> <li>• IPP 1 – Collection</li> <li>• IPP 2 – Use and Disclosure</li> <li>• IPP 3 – Data Quality</li> <li>• IPP 4 – Data Security</li> <li>• IPP 5 – Openness</li> <li>• IPP 6 – Access and Correction</li> <li>• IPP 7 – Unique Identifiers</li> <li>• IPP 8 - Anonymity</li> <li>• IPP 9 – Trans-border Data Flows</li> <li>• IPP 10 – Sensitive Information</li> </ul>
<b>Personal</b>	means information or opinion (including information or an opinion



## PRIVACY POLICY

Word/Term	Definition
<b>Information</b>	<p>forming part of a database) that is recorded in any form and whether true or not about an individual whose identity is apparent or can be reasonably ascertained, from that information or opinion (excluding health information)</p> <p>For example, “personal information” about an individual includes (but is not limited to):</p> <ul style="list-style-type: none"> <li>• name;</li> <li>• date of birth and age</li> <li>• home/postal/email address and telephone number</li> <li>• marital status and religion</li> <li>• income, financial transactions, purchases and spending habits</li> <li>• race and ethnic origin</li> <li>• education</li> <li>• photograph and or video footage</li> <li>• signature</li> </ul>
<b>PDPA</b>	means the <i>Privacy and Data Protection Act 2014 (Vic.)</i>
<b>Primary Purpose</b>	means the main reasons why the personal information was shared with or collected by Council.
<b>Public Register</b>	means documents that are open to inspection by members of the public and contain information required or permitted by legislation.
<b>Secondary Purpose</b>	means a use or disclosure of personal information that a reasonable person would understand could occur or may occur. For example, sharing an updated mailing address on a form with all Council departments instead of remaining just with the department the form was sent to.
<b>Sensitive Information</b>	A subset of personal information. It is defined in the PDPA as information or an opinion about an individual's racial or ethnic origin, political opinions, membership of a political association, religious beliefs or affiliations, philosophical beliefs, membership of a professional or trade association, membership of a trade union, sexual orientation or practices, criminal record.
<b>Delegated Committee</b>	means a Delegated Committee of Council established under section 63 or 64 of the <i>Local Government Act 2020</i> .





## PRIVACY POLICY

### 2. POLICY

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This Policy has been informed by the 10 Information Privacy Principles (IPPs) contained in the *Privacy and Data Protection Act 2014*, and the 11 Health Privacy Principles (HPPs) contained in the *Health Records Act 2001*. This policy encompasses both sets of principles.

#### 2.1 Collection

##### ***Types of Information collected by Council***

Council will only collect personal and health information that is necessary for carrying out its functions and activities, and where reasonable and practicable, such information will be collected from the individual directly. However, Council reserves the right to collect personal and health information from third parties where the law or circumstances warrant it.

The collection of this information could be in various ways, including, but not limited to, the following:

- During conversations between individuals and Council representatives.
- Accessing and interacting with Council's websites or social networking sites.
- When making an enquiry, providing feedback or completing an application form (online or in hard copy).
- Through the use of Council-owned CCTV systems installed in public places for the purpose of surveillance, including cameras in or on Council property and other mobile surveillance equipment.

The information provided may be used for purposes including (but not limited to) the following:

- To make contact where it is necessary in order to provide Council services requested by an individual.
- To make contact where it is necessary to resolve issues relating to Council services or functions.
- As part of Council's commitment to customer service, Council may periodically invite individuals to provide feedback about their experience via a voluntary survey.
- To facilitate the collection of Council fees and charges.
- To enable payment for Council provided goods and services.
- To enable Council to undertake its law enforcement functions.
- To aid community safety

##### ***Collecting Photographs/Videos***

Council takes photographs/videos both on Council premises and also in public places. These photographs/videos may be used for publicity or enforcement purposes.

Before taking photographs/videos to be used for publicity purposes, Council will seek consent (if

Policy Type: COUNCIL | Responsible Branch: EXECUTIVE SERVICES | Approved Date: Aug'23 | Review Date: Aug'26

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## PRIVACY POLICY

practicable) from individuals to take and use the photograph(s). Where feasible, this consent will be obtained in writing.

If however, photographs are to be taken in a public place (such as at a community event) it may not be practicable to obtain individuals consent. In these instances and where practicable to do so, Council will use other methods to inform the public that photographs/videos i.e. signs and or public announcements to advise the public that photographs are being taken.

### ***Collecting Unsolicited information***

Sometimes people send personal information to Council without Council requesting it or when Council asks for some information and individuals or third parties provide more information than requested. In these circumstances where unsolicited personal information is not necessary for Council's functions, it may not be 'reasonable' to notify the individual concerned of the collection. In which case the information will simply be stored in Council's systems and disposed of in accordance with the *Public Records Act 1973*.

### ***Collecting through Council's websites, social networking sites or SMS/MMS***

If you access and interact with a Council website, social networking site or send SMS/MMS to Council we recommend you read Council's News & Social Media Policy.

Council uses social networking services, in addition to traditional methods, to connect with our community.

Council uses public social networking sites to identify social trends and issues related to Council's services and events. We use various tools to view public social media and website commentary and may engage directly with individuals who post on these sites to provide service information.

Any personal information collected by Council through these sites will be handled in line with this Privacy Policy and our News & Social Media Policy.

### ***Collecting through Website surveys***

Council uses various applications (such as SurveyMonkey®) to conduct online surveys. This means the data collected online may be stored on servers located in another country (such as the USA). To ensure that you are fully informed on how any personal information you provide in the survey will be stored, please read the privacy policy which is contained on the online survey page, prior to participating. If you do not wish to complete a Council survey online, you can request a hard copy by contacting Council's City Assist department Tel: 03 5559 4800

### ***Collecting Online payments***

You are able to make the following payments online, using Council's eService's, which in turn uses the SecurePay payment gateway to collect the credit card details and accept payment for:

- rates
- infringements/fines



## PRIVACY POLICY

- invoices or accounts
- planning, building, local laws and Infrastructure application payments
- animal registration renewal fees.

Council does not collect or hold credit card information for these payments.

SecurePay is fully compliant with the Payment Card Industry Data Security Standard and they have direct bank links to transact. The SecurePay data is held in Australia. If you do not wish to provide this information online you should arrange to make payment by post to PO BOX 198, Warrnambool Victoria 3280, through Australia Post or in person at the Civic Centre, 25 Liebig Street, Warrnambool.

### **Privacy (Collection) Statement**

Whenever Council collects personal information, you should be given notice of how we intend to use, share and disclose that personal information. This notice could be provided in a form similar to below:

*"The personal information requested on this form is being collected by Warrnambool City Council for the purpose of [insert purpose] or any other directly related purpose. The personal information will also be disclosed to [insert names of any other entities Council will be disclosing the personal information to] for the purpose of [insert how those entities will be using the personal information]. It will not be disclosed to any other external party without your consent, unless required or authorised by law. If the personal information is not collected, [insert details of what will happen – can they still participate in the process, can they be anonymous etc.]. If you wish to alter any of the personal information you have supplied to Warrnambool City Council, please contact Council via telephone [insert number for your work area] or email [insert email address for your work area]."*

## **2.2 Use and Disclosure**

Council will only use and disclose information about an individual for:

- the primary purpose for which it was collected,
- for a secondary purpose that would be reasonably expected, or
- in other limited circumstances such as when required to do so by law.

Council will take all necessary measures to prevent unauthorised access to, or disclosure of, your personal information.

Where necessary, Council may disclose your personal information to other work areas within Council to assist in actioning an enquiry.

Council also discloses personal information to external organisations such as Council's contracted service providers who perform various services for, and on behalf of, the Council. Council will ensure that these contractors agree to be bound by the provisions of the PDPA.

## PRIVACY POLICY



Information provided to these contractors is limited to the information required by them to provide services on behalf of Council.

Council also discloses personal information to other agencies in the course of an investigation and defence of legal claims against Council. This includes Council's professional advisors, solicitors, insurers and investigators.

Council may also use personal information contained in complaints which you make to Council as part of any prosecution undertaken as part its law enforcement functions.

Where authorised, Council may also disclose personal information to:

- Debt collection agencies.
- Government agencies including the Department of Human Services, the Victorian Workcover Authority and Road Traffic Authority.
- To Police, Fire and State Emergency departments for emergency or law enforcement purposes.
- Department of Families, Fairness and Housing if required under our legislative obligations.
- Government agencies to enable them to advise you of works which may impact upon individuals or properties.
- To individuals for the purpose of serving a notice to fence as required by the Fences Act.
- Where appropriate as prescribed under another Act (e.g. the *Freedom of Information Act*) or Council is required to do so by law (e.g. to the Courts to respond to a subpoena or provide information to assist with an investigation).
- To family members, or other individuals or organisations only if Council believes that the disclosure is necessary to lessen or prevent a serious and imminent threat to an individual's life, health, safety or welfare, or a serious threat to public health, safety or welfare.
- Where an individual's consent has been given.

Personal information in applications for employment with Council will be supplied to agencies such as the Victoria Police as part of a background check, or with Services Victoria as part of a Working with Children Check. The results from such checks will not be disclosed to any third party unless authorised by law or with the applicants' written authorisation.

Personal information provided as part of a public submission to a Council or Delegated Committee meeting may be included with the published agenda papers and minutes of the meeting. The published agenda papers and minutes are made available online and in hardcopy format.

Personal information may also be contained in Council's Public Registers.



## PRIVACY POLICY

In the case of health information, Council may disclose health information about someone:

- If Council is providing a health service to them and it is necessary to be able to provide that service.
- Where the person is incapable of providing consent and it is not reasonably practicable to obtain the consent of an authorised representative or the person does not have an authorised person.

Additionally there are some specific uses of personal information that may be required through Council's business areas.

### *Maternal and Child Health*

Council provides MCH Services that are available for families with children aged 0 - 6 years. The service supports parents and offers information and advice regarding parenting, child health and development, child behaviour, maternal health and well-being, child safety, immunisation, breastfeeding, nutrition and family planning. Physical and developmental assessments of children are carried out at key developmental stages.

A variety of health and non-health information will be collected in association with MCH services including children's names, date of birth, health history, whether the child or parent is of Aboriginal or Torres Strait Islander descent, Medicare numbers, parent's health history and employment status.

Health information associated with MCH will be collected for the following reasons:

- Co-ordination and provision of MCH services,
- Co-ordination of first-time parent groups, or
- To provide MCH statistics to the DHHS and other Council departments (e.g., Council's Human Services/Planning unit).

Health information associated with MCH will not be used or disclosed for a secondary purpose (i.e., other than the primary purpose) of collection unless:

- The child's authorised representative (e.g., parent or guardian) has consented to the use or disclosure of the information, or
- The secondary purpose is directly related to the primary purpose and the child's authorised representative (e.g., parent or guardian) would reasonably expect the organisation to use or disclose the information for the secondary purpose, or
- The use or disclosure is required, authorised or permitted whether expressly or impliedly by or under law (e.g., Mandatory Reporting to Child Protection Services), or
- The disclosure is reasonably necessary for a law enforcement function, or Council has reason to suspect that an unlawful activity has been or is being or may be committed and that the disclosure is necessary for an investigation or the reporting of the activity to relevant person or authorities, or
- The purpose is one of the other permitted secondary purposes listed in HPP 2.



## PRIVACY POLICY

Council may receive requests from a medical practitioner or hospital or ambulance service to obtain MCH information held by Council for a child and/or the parents/guardians. This may be in order to provide appropriate treatment for the child and/or the parents/guardians.

While this is not the primary purpose for Council's collection of the information, such a purpose may be regarded as an authorised secondary purpose under HPP 2 of the HRA.

The information can be disclosed if:

- If consent has been obtained from the child's parent or guardian, or
- If Council reasonably believes that disclosing the information to the medical practitioner/hospital/ambulance service is necessary to lessen or prevent a serious threat to the child's and/or parent's/guardian's life, health, safety or welfare.

### *Home and Community Care*

Council provides Home and Community Care programs as part of joint Commonwealth and State Government programs that provides home support services to support elderly people, younger people with disabilities and carers.

Information associated with Home and Community Care will be collected for the following reasons:

- Assistance with everyday household and personal tasks,
- Home maintenance to client's homes by Council staff, contractors or volunteers,
- Personal and nursing care,
- Delivery of meals by volunteers,
- Allied health or paramedical services such as dietetics, occupational therapy, physiotherapy, podiatry and speech pathology,
- Group activities such as gentle exercise, gardening, craft, games and outings,
- Social support such as Telmlink, regular home visits, telephone monitoring and bus transport to social activities, or
- In-home or centre-based care to provide a break for the older person or child being cared for, as well as the carer.

Health information associated with HACC will not be used or disclosed for a secondary purpose (i.e., other than the primary purpose) of collection unless:

- The HACC Client or their authorised representative has consented to the use or disclosure of the information, or
- The secondary purpose is directly related to the primary purpose and the individual would reasonably expect the organisation to use or disclose the information for the secondary purpose, or
- The use or disclosure is required, authorised or permitted whether expressively or impliedly by or under law, or
- The disclosure is reasonably necessary for a law enforcement function, or
- Council has reason to suspect that an unlawful activity has been or is being or may be committed and that the disclosure is necessary for an investigation or the reporting of the activity to relevant person or authorities, or



## PRIVACY POLICY



- The purpose is one of the other permitted secondary purposes listed in HPP 2.

### *Child Care Services*

Child Care provide full-time and part-time care for children aged 0 - 6 years at its Child Care Centers. Information associated with Preschools and Child Care includes names and other personal information of children and their parents, as well children's health history and immunisation and medical records.

Personal and health information associated with Child Care will be collected for the following reasons:

- Administration and provision of Preschool and Child Care services,
- To provide Preschool and Child Care statistics to the DHHS and other Council departments (e.g., Council's Human Services/Planning unit),
- To meet statutory requirements (e.g., Children's Services Act 1996), and
- Administration of the Child Care Subsidy with Centrelink.

Personal and health information associated with Preschools and Child Care will not be used or disclosed for a secondary purpose (i.e., other than the primary purpose of collection) unless:

- The child's authorised representative (e.g., parent or guardian) has consented to the use or disclosure of the information, or
- The secondary purpose is directly related to the primary purpose and the child's authorised representative (e.g., parent or guardian) would reasonably expect the organisation to use or disclose the information for the secondary purpose, or
- The use or disclosure is required, authorised or permitted whether expressly or impliedly by or under law (e.g., Mandatory Reporting to CPS), or
- The disclosure is reasonably necessary for a law enforcement function, or
- Council has reason to suspect that an unlawful activity has been or is being or may be committed and that the disclosure is necessary for an investigation or the reporting of
- the activity to relevant persons or authorities, or
- The purpose is one of the other permitted secondary purposes listed in IPP 2 and HPP 2.

The *Children's Services Regulations 2020* require that Council must make available on request of a parent prescribed records relating to a child who is enrolled at the service (Part 7, Regulation 120(3)(a)). If the parent's access to information is limited by an order of a court or tribunal that is kept on the child's enrolment record, Council must refer to that order before releasing information concerning the child to that parent (Part 7, Regulation 120(3)(b).) Guardianship of the child may have been removed resulting in the non-custodial parent not having the right to seek access to the child's information, for example.

In the absence of court or tribunal limitations kept on the child's enrolment record, whether Council discloses information to a non-custodial parent will be dependent on the information and circumstances of the disclosure.



## PRIVACY POLICY

### *Environmental Health*

Council provides an Environmental Health function that seeks to prevent diseases, prolong life and promote public health through organised programs including the prevention and control of environmental health dangers, diseases, or health problems of particularly vulnerable population groups.

Some the kinds of information which may be collected includes food illness victim details, business proprietors name and addresses, records of findings against business proprietors, source of illness for food illness victims, and clinical comments made in respect to a food illness victim.

Personal and health information associated with Environmental Health will be collected for the following processes:

- Processing of food complaints,
- Notification of infectious diseases,
- Registration of premises for business,
- Register of Registration Certificates,
- Inspections/Audits of Registered Premises,
- Food sample collection and analysis, or
- Providing information associated with Registered Food Businesses to the DHHS.

Personal and health information associated with Environmental Health must not be used or disclosed for a secondary purpose (i.e., other than the primary purpose) of collection unless:

- The secondary purpose is directly related to the primary purpose and the individual would reasonably expect the organisation to use or disclose the information for the secondary purpose, or
- The individual has consented to the use or disclosure of the information, or
- The use or disclosure is required, authorised or permitted whether expressly or impliedly by or under law, or
- The disclosure is reasonably necessary for a law enforcement function, or
- The use or disclosure is necessary to prevent or lessen a serious threat to an individual's life, health, safety or welfare or a serious threat to public health, public safety, or public welfare, or
- Council has reason to suspect that an unlawful activity has been or is being or may be committed and that the disclosure is necessary for an investigation or the reporting of the activity to relevant persons or authorities, or
- The purpose is one of the other permitted secondary purposes listed in HPP 2 or IPP 2.

### **2.3 Data Quality**

Council will endeavour to make sure that the personal and health information it holds is accurate, complete and up-to-date. A person may request that Council amend any personal information they have provided.



## PRIVACY POLICY

### 2.4 Data Security

Council will take all reasonable steps to ensure personal and health information is stored safely and securely and is protected from misuse, loss, unauthorised access, modification or disclosure.

Council will take all reasonable steps to destroy or permanently de-identify personal information which is no longer needed for Council purposes, subject to compliance with the *Public Records Act 1973* and the *Health Records Act 2001*.

### 2.5 Openness

This policy serves as Council's public commitment to openness in the management of personal information.

This policy is available in both electronic (on Council's website [www.warrnambool.vic.gov.au](http://www.warrnambool.vic.gov.au)) and hardcopy format.

Council will, on request, take reasonable steps to provide individuals with general information on the types of personal and health information it holds and for what purposes and how it collects, holds, uses and discloses that information.

### 2.6 Access and Correction

Should an individual wish to access their personal information, the individual can contact the most relevant Council department directly or Council's FOI/Privacy Officer (PO Box 198, 25 Liebig Street, Warrnambool. Vic., 3280 | Email: [contact@warrnambool.vic.gov.au](mailto:contact@warrnambool.vic.gov.au) | Tel: 1300 003 280 or (03) 5559 4800.

Access will be provided except in the circumstances outlined in the Act, for example, where the information relates to legal proceedings or where the Freedom of Information Act 1982 applies. If an individual believes that their personal information is inaccurate, incomplete or out of date, the individual may request Council to correct the information. The request will be dealt with in accordance with the Act.

Council officers from time to time may contact individuals to confirm that the information we hold is correct via telephone, mail or email to ensure Council is meeting our obligations under IPP/HPP 3 - Data Quality.

### 2.7 Unique Identifiers

A unique identifier is a number or code that is assigned to someone's record to assist with identification e.g. a drivers licence number. Unique identifiers may be assigned where necessary to enable Council to carry out any of its functions efficiently. An example is the unique identifier assigned to customers who access Council's libraries or aquatics service.



## PRIVACY POLICY

### 2.8 Anonymity

Where lawful and practicable, Council will give individuals the option of not identifying themselves when entering into transactions with Council. However anonymity limits Council ability to process a complaint or other matter. Therefore, if a person chooses not to supply personal information that is necessary for Council to perform its functions, then Council reserves the right to take no further action on the matter.

### 2.9 Trans-Border Data Flows

IPP9 of the PDPA does not prohibit the transfer of personal information outside of Victoria but it does place restrictions on when it can occur. This is because the PDPA is a Victorian law and therefore the IPP's will not apply to organisations in a different state, territory or country. Council will only transfer personal or health information outside of Victoria in accordance with the provisions outlined in the PDPA and HRA.

While Council uses cloud computing services based outside Victoria, it has taken all reasonable steps to ensure that the information which it transfers will not be held, used or disclosed by the host of the information inconsistently with the Victorian IPPs. It also ensures the hosts/recipients are subject to laws and/or binding contractual arrangements that provide similar protections to that afforded under the PDPA and HRA.

### 2.10 Sensitive Information

Unless prior consent has been obtained from individuals in writing, or Council is required to do so by law/and or to prevent harm, Council will not collect sensitive information as defined by this Policy.

### 2.11 Transfer or closure of health service

Health information relating to a discontinued Council health service will be managed in accordance with the HRA.

### 2.12 Making information available to another health service provider

Council will provide a copy, or written summary, of health information in its possession where it is requested in writing by the individual, or by a health service provider authorised by the individual.



## PRIVACY POLICY

### 3. PRIVACY COMPLAINTS

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If an individual is dissatisfied with Council's handling of their personal or health information, they may make a complaint to:

Manager Governance  
Warrnambool City Council  
PO Box 198, 25 Liebig Street,  
Warrnambool. Vic., 3280  
Phone: 1300 003 280 or (03) 5900 4800

A complaint will be investigated in a timely, fair and reasoned way and a written response will be provided. All complaint details will be handled with discretion and confidentiality.

Alternatively, people can complain to:

The Office of Victorian Information Commissioner (OVIC), regarding personal information online or via email: [www.ovic.vic.gov.au](http://www.ovic.vic.gov.au) or [privacy@cpdp.vic.gov.au](mailto:privacy@cpdp.vic.gov.au) or telephone 1300 006 842 or the Health Complaints Commissioner regarding health information, telephone 1300 582 113 or via [www.hcc.vic.gov.au](http://www.hcc.vic.gov.au).

OVIC provides independent oversight of the Victorian public sector's collection, use and disclosure of public sector information. OVIC's functions under the PDP Act include:

- promoting awareness and understanding of the Information Privacy Principles (IPPs);
- receiving complaints about possible breaches of the IPPs by the Victorian public sector;
- conducting audits to assess compliance with the IPPs;
- undertaking research, issuing reports, guidelines and other materials with regard to information privacy;
- developing the Victorian Protective Data Security Framework;
- issuing protective data security standards and promoting their uptake by the Victorian public sector;
- conducting monitoring and assurance activities to assess compliance with those standards; and
- undertaking research, issuing reports, guidelines and other materials with regard to information security.

#### 3.1 Policy Owner & Review

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The owner of this policy is the Chief Executive Officer. All enquiries regarding this policy should be initially directed to the Governance Manager.

This Policy will be reviewed in 2026, or as legislation requires, or Council determines a need has arisen.

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Policy Type: COUNCIL | Responsible Branch: EXECUTIVE SERVICES | Approved Date: Aug'23 | Review Date: Aug'26

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## PRIVACY POLICY



### 3.2 Policy Compliance Responsibilities

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- 3.2.1. The Chief Executive has the ultimate responsibility for ensuring that privacy is managed across the Council.
- 3.2.2 Directors and Branch Managers are responsible for ensuring development and implementation of departmental procedures consistent with Council's legislative obligations and this Policy.
- 3.2.3. The Governance Manager is responsible for monitoring and reporting to the Chief Executive Officer on the corporate implementation of Council's Privacy Policy.
- 3.2.4. The Organisation Development Manager is responsible for ensuring the delivery of privacy compliance induction to new staff and biennial staff refresher training through the corporate training and online learning management programs.
- 3.2.5. Each manager and supervisor is accountable for ensuring the implementation of the Privacy Policy through appropriate actions in their area of responsibility including ensuring all personal information is collected, used, stored, disclosed and disposed in accordance with the Council's Privacy and Records Management Policies.
- 3.2.6. Council staff will respect service users/client's right to privacy and confidentiality by ensuring the responsible use of the information obtained in the course of delivering Council services and that personal information about individuals is not made available to any person who does not have a legal right to this information.

### 3.3 Charter of Human Rights Compliance

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It is considered that this Policy does not impact negatively on any rights identified in the Charter of Human Rights Act (2006).

### 3.4 References

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<b>Acts</b>	Local Government Act 2020 (Vic.) Privacy and Data Protection Act 2014 (Vic.) Health Records Act 2001 (Vic.) Freedom of Information Act 1982 (Vic.) Public Records Act 1973 (Vic.)
<b>Council Related Policies/Procedures</b>	Information Management/Records Management Policy/Procedures Freedom of Information application process News and Social Media Policy Councillor & Staff Interaction Protocol (Responding to Councillor Information Request)
<b>External</b>	Office of the Vic. Information Commissioner – Guidance for the Victorian public sector: Drafting Privacy Policy



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## **7.4. FRAUD AND CORRUPTION CONTROL POLICY**

### ***DIRECTORATE : Governance***

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#### **PURPOSE:**

***This report provides an overview of proposed changes to the Fraud and Corruption Policy and Procedure and provides a draft policy and a draft procedure for Council's adoption.***

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#### **EXECUTIVE SUMMARY**

The Fraud and Corruption Control Policy and the Fraud and Corruption Procedure have been reviewed by the Audit & Risk Committee and the Manager Governance and are before Council for adoption.

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**MOVED: CR BEN BLAIN**

**SECONDED: CR ANGIE PASPALIARIS**

**That Council adopts the attached Fraud and Corruption Control Policy 2023 and the attached Fraud and Corruption Procedure 2023.**

**CARRIED - 6:0**

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#### **BACKGROUND**

Council is committed to protecting its reputation and assets from any attempt by a Councillor, Council staff or any external person or parties to gain financial or other benefits by deceit or dishonest conduct. To mitigate against this risk, Council has a policy framework which shapes the way the organisation conducts itself in regard to its operational activities and risk mitigation strategies. The Fraud and Corruption Control Policy and accompanying procedure are a key part of that framework and they serve to protect Warrnambool City Council from harm through any fraudulent or corrupt conduct.

#### **ISSUES**

In line with the Fraud and Corruption Control Procedure, the Policy and Procedure documents were reviewed by the Audit and Risk Committee on 29 August 2023, and made the following recommendations:

- Remove the reference to external auditors being required to detect fraud.
- Remove references of fraud being reported to Director Corporate Strategies and instead be reported to Manager Governance.
- Include tracked changes on future policy or procedure updates.

These changes have been made to the documents as well as some other minor changes to update position titles and other non-substantive changes.

#### **FINANCIAL IMPACT**

Nil.

## **LEGISLATION/POLICY/COUNCIL PLAN CONTEXT**

### **5 An effective Council**

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

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

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

### **TIMING**

N/A

### **COMMUNITY IMPACT/CONSULTATION**

It has been determined that in the interests of transparency that the Fraud and Corruption Control Procedure will also be placed on the agenda of an Ordinary Meeting of Council.

### **LEGAL RISK/IMPACT**

These policy documents are a key part of Council's risk mitigation framework.

### **OFFICERS' DECLARATION OF INTEREST**

Nil.

### **COLLABORATIVE PROCUREMENT**

N/A

### **CONCLUSION**

The Fraud and Corruption Control Policy and the Fraud and Corruption Control Procedure have been reviewed by the Audit & Risk Committee and the Manager Governance and updated versions are attached for Council's endorsement.

### **ATTACHMENTS**

1. Fraud and Corruption Control Policy 2023 [7.4.1 - 8 pages]
2. Fraud and Corruption Control Policy 2023 Track Changes [7.4.2 - 8 pages]
3. Fraud and Corruption Control Procedure 2023 [7.4.3 - 19 pages]
4. Fraud and Corruption Control Procedure 2023 Track Changes [7.4.4 - 19 pages]



WARRNAMBOOL  
CITY COUNCIL

## **Fraud and Corruption Control Policy 2023**

## FRAUD AND CORRUPTION CONTROL POLICY

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### DOCUMENT CONTROL

<b>Document Title:</b>	Fraud and Corruption Control Policy
<b>Policy Type:</b>	Council
<b>Responsible Branch:</b>	Governance & Risk
<b>Responsible Officer:</b>	Manager Governance
<b>Document Status:</b>	Draft
<b>Approved By:</b>	Council
<b>Adopted Date:</b>	October 2023
<b>Review Date:</b>	October 2026



## **FRAUD AND CORRUPTION CONTROL POLICY**

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## FRAUD AND CORRUPTION CONTROL POLICY

### 1. INTRODUCTION

#### Purpose

The purpose of this Policy is to provide a framework to ensure the prevention, deterrence, detection and investigation of all forms of fraud and corrupt conduct.

The Council is committed to protecting its reputation and assets from any attempt by a Councillor, Council staff or any external person or parties to gain financial or other benefits by deceit or dishonest conduct.

The Council recognises that fraud and corruption have the potential to cause significant financial and non-financial harm and that the prevention and control of fraud and corruption should feature predominantly within the systems and procedures of Council.

#### Scope

This policy applies to all Councillors, Council staff, volunteers and contractors and any associated external parties of the Council. Procedures have been developed in support of this Policy

This policy does not cover general misconduct involving a Councillor and Council staff. These matters are dealt with in accordance with the Codes of Conduct and associated disciplinary policies and procedures.

#### Definitions and Terminology

Term	Meaning
Fraud <sup>1</sup>	Dishonest activity involving deception that causes actual or potential financial loss. Examples of fraud include: <ul style="list-style-type: none"><li>• theft of money or property</li><li>• falsely claiming to hold qualifications</li><li>• false invoicing for goods or services not delivered, or inflating the value of goods and services</li><li>• theft of intellectual property or confidential information</li><li>• falsifying an entity's financial statements to obtain an improper or financial benefit</li><li>• misuse of position to gain financial advantage.</li><li>• Using a council credit card for personal use</li><li>• Using a council fuel card to fill-up their own vehicle</li></ul>

<sup>1</sup> Meaning of 'Fraud' and 'Corruption' sourced from Victorian Auditor-General's Report on *Fraud and Corruption Control – Local Government*, June 2019.





## FRAUD AND CORRUPTION CONTROL POLICY

Term	Meaning
	<ul style="list-style-type: none"> <li>Seeking reimbursement for items not bought, or not for genuine council business.</li> </ul>
<b>Corruption</b>	<p>Dishonest activity in which employees act against the interests of their employer and abuse their position to achieve personal gain or advantage for themselves or others.</p> <p>Examples of corruption include:</p> <ul style="list-style-type: none"> <li>payment or receipt of bribes</li> <li>a serious conflict of interest that is not managed and may influence a decision</li> <li>nepotism, where a person is appointed to a role because of their existing relationships, rather than merit</li> <li>manipulation of procurement processes to favour one tenderer over others</li> <li>gifts or entertainment intended to achieve a specific outcome in breach of an agency's policies.</li> </ul>
<b>IBAC</b>	Independent Broad-based Anti-corruption Commission

## References

<b>Legislation</b>	<p>Public Interest Disclosures Act 2012</p> <p>Local Government Act 1989</p> <p>Local Government Act 2020</p> <p>Independent Broad-based Anti-corruption Commission Act 2011</p>
<b>Standards &amp; Guidelines</b>	<p>Commonwealth Fraud Control Guidelines – 2011</p> <p>Victorian Auditor-General's Office (VAGO) report 6 June 2012</p> <p>Australian Standards AS 8001-2008</p> <p>Code of Good Governance</p> <p>IBAC Safeguarding Integrity</p> <p>Local Government Best Practice Guideline for the Sale, exchange and Transfer of land 2009</p>
<b>Council Related Policy &amp; Procedures</b>	<p>Fraud &amp; Corruption Control Procedures</p> <p>Protected Disclosure Procedures</p> <p>Privacy Policy</p> <p>Risk Management Policy &amp; Procedures</p> <p>Councillors Code of Conduct</p> <p>Staff Code of Conduct</p> <p>Recruitment and Selection Policy</p> <p>Disciplinary Policy &amp; Procedure</p> <p>Gifts &amp; Benefits Policy</p> <p>Audit and Risk Committee charter</p> <p>Procurement Policy</p>

## FRAUD AND CORRUPTION CONTROL POLICY



	Acceptable computer use policy Corporate Credit Card Policy Corporate Credit Card Procedure
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## 2. POLICY

### Commitment

The Council is committed to developing and maintaining an organisational culture supported by appropriate controls, procedures and strategies, which prevent fraud and corrupt conduct.

The Council's commitment to fraud and corruption control will be managed by ensuring that fraudulent or corrupt activity is prevented, conflicts of interest are avoided, and auditing systems are in place to deter and/or identify corrupt activities.

### Principles

- The Council has a zero tolerance to fraud, theft, corruption, or misconduct.
- The Council will implement effective controls to eliminate or reduce the possibility of fraud occurring, including Fraud & Corruption Control Procedure, fraud Risk Assessments and auditing. The Council will utilise available resources to:
  - Implement effective fraud controls;
  - Conduct any investigations and analysis of fraudulent activities; and,
  - Conduct appropriate awareness training for staff.
- The Council is committed to detecting, investigating, reporting and prosecuting cases of fraud, theft, corruption, or misconduct.
- All Councillors and Council staff have are obliged to assist the Council to:
  - Identify and detect suspected fraudulent or corrupt activities, and
  - Report any potential suspected fraudulent or corrupt activities.
- The Council will provide a fair mechanism to ensure that:
  - Those who have become aware of, or who suspect that fraudulent activity may be occurring, are not victimised or disadvantaged for making allegations in accordance with the Council's Public Interest Disclosure Procedure;
  - There is a fair process in place for staff against whom allegations are made; and,
  - All matters concerning the suspicion of fraud are treated with strictest of confidence.

### Reporting and Investigation

Councillors and staff are obligated to report all suspected incidents of fraudulent or corrupt activities.

- Councillors will report all suspected fraud, theft, corruption, or misconduct to the Chief Executive Officer, or the Manager Governance, except where it relates to a Councillor. If the matter relates to a Councillor, then a Councillor should follow the relevant provisions of the Councillor Code of Conduct, or if protected disclosure matter, report the matter to IBAC.



## FRAUD AND CORRUPTION CONTROL POLICY

- Council staff can report to their supervisor, manager, Director, the Chief Executive Officer, Public Interest Disclosure Coordinator, Public Interest Disclosure Officers or IBAC.

Subject to the requirements of the *Public Interest Disclosures Act 2012* and *Independent Broad-based Anti-Corruption Commission Act 2011*, all reports of fraud, theft, corruption, and misconduct, will be assessed and, if appropriate, investigated, in accordance with the Fraud & Corruption Control Procedure.

The Chief Executive Officer will report:

- Any suspected corrupt conduct to IBAC (mandatory reporting) occurring
  - in the Council; and
  - in other organisations where it is connected with the Chief Executive Officer's duties, functions and exercise of powers.
- Confirmed incidences of fraud, theft, corruption, or misconduct to the Audit and Risk Committee (that are not protected disclosures).
  - Where a suspected fraud or corrupt behaviour is reported or detected and is deemed likely to have a material impact on Council's reputation or operations, in the opinion of the CEO. They will inform the Chair of the Audit and Risk Committee of the incident subject to the limitations on disclosure that may be imposed by external integrity bodies.

Appropriate disciplinary actions will be applied to persons found to be perpetrating fraudulent or corrupt activities or behaviours and include termination of employment.

The Council will report appropriate matters to the police for prosecution. Council will seek financial recovery of losses in all cases and civil proceedings may be initiated.

## 3. GOVERNANCE

### Review

No later than three years after previous review.

### Compliance Responsibility

Body/Persons	Responsibilities
<b>Council</b>	As the body responsible for the good governance of the municipality it is responsible for setting the tone for honesty and integrity in the provision of services to the community and the management of the Council. Ensure that Management has appropriate systems in place to detect and prevent fraud. Councillors must not use their position to gain personal advantage or to confer advantage, or disadvantage, on any other person or body.
<b>Audit and Risk Committee</b>	Monitor and provide advice on fraud prevention systems and controls. This includes: <ul style="list-style-type: none"><li>• Reviewing processes in the prevention and management of fraudulent activity;</li></ul>

## FRAUD AND CORRUPTION CONTROL POLICY



Body/Persons	Responsibilities
	<ul style="list-style-type: none"><li>• Reviewing reports of fraud from management, the status of ongoing investigations and recommendations to improve fraud controls; and</li><li>• Assessing the operational effectiveness of the fraud prevention controls</li></ul>
<b>Chief Executive Officer</b>	Principal responsibility for fraud control and to ensure staff compliance with this Policy and associated Procedures. Ensure that appropriate governance structures are in place. Will report instances where Council investigations have revealed sufficient evidence of fraudulent or corrupt activity to the appropriate external authority.
<b>Executive Management Team (EMT)</b>	Responsible for the co-ordination, monitoring, ongoing review and communication of the Policy.
<b>Council Staff</b>	Responsible for acting with propriety in all council activities. Must not use their position with the Council to gain personal advantage or to confer advantage, or disadvantage, on any other person.



WARRNAMBOOL  
CITY COUNCIL

## **Fraud and Corruption Control Policy 2023**

## FRAUD AND CORRUPTION CONTROL POLICY

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### DOCUMENT CONTROL

<b>Document Title:</b>	Fraud and Corruption Control Policy
<b>Policy Type:</b>	Council
<b>Responsible Branch:</b>	Governance & Risk
<b>Responsible Officer:</b>	Manager Governance
<b>Document Status:</b>	Draft
<b>Approved By:</b>	Council
<b>Adopted Date:</b>	October 2023
<b>Review Date:</b>	October 2026



## **FRAUD AND CORRUPTION CONTROL POLICY**

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## FRAUD AND CORRUPTION CONTROL POLICY



### 1. INTRODUCTION

#### Purpose

The purpose of this Policy is to provide a framework to ensure the prevention, deterrence, detection and investigation of all forms of fraud and corrupt conduct.

The Council is committed to protecting its reputation and assets from any attempt by a Councillor, Council staff or any external person or parties to gain financial or other benefits by deceit or dishonest conduct.

The Council recognises that fraud and corruption have the potential to cause significant financial and non-financial harm and that the prevention and control of fraud and corruption should feature predominantly within the systems and procedures of Council.

#### Scope

This policy applies to all Councillors, Council staff, volunteers and contractors and any associated external parties of the Council. Procedures have been developed in support of this Policy

This policy does not cover general misconduct involving a Councillor and Council staff. These matters are dealt with in accordance with the Codes of Conduct and associated disciplinary policies and procedures.

#### Definitions and Terminology

Term	Meaning
Fraud <sup>1</sup>	Dishonest activity involving deception that causes actual or potential financial loss. Examples of fraud include: <ul style="list-style-type: none"><li>• theft of money or property</li><li>• falsely claiming to hold qualifications</li><li>• false invoicing for goods or services not delivered, or inflating the value of goods and services</li><li>• theft of intellectual property or confidential information</li><li>• falsifying an entity's financial statements to obtain an improper or financial benefit</li><li>• misuse of position to gain financial advantage.</li><li>• Using a council credit card for personal use</li><li>• Using a council fuel card to fill-up their own vehicle</li></ul>

<sup>1</sup> Meaning of 'Fraud' and 'Corruption' sourced from Victorian Auditor-General's Report on *Fraud and Corruption Control – Local Government*, June 2019.

## FRAUD AND CORRUPTION CONTROL POLICY



Term	Meaning
	<ul style="list-style-type: none"> <li>Seeking reimbursement for items not bought, or not for genuine council business.</li> </ul>
<b>Corruption</b>	<p>Dishonest activity in which employees act against the interests of their employer and abuse their position to achieve personal gain or advantage for themselves or others.</p> <p>Examples of corruption include:</p> <ul style="list-style-type: none"> <li>payment or receipt of bribes</li> <li>a serious conflict of interest that is not managed and may influence a decision</li> <li>nepotism, where a person is appointed to a role because of their existing relationships, rather than merit</li> <li>manipulation of procurement processes to favour one tenderer over others</li> <li>gifts or entertainment intended to achieve a specific outcome in breach of an agency's policies.</li> </ul>
<b>IBAC</b>	Independent Broad-based Anti-corruption Commission

## References

<b>Legislation</b>	<p>Public Interest Disclosures Act 2012</p> <p>Local Government Act 1989</p> <p>Local Government Act 2020</p> <p>Independent Broad-based Anti-corruption Commission Act 2011</p>
<b>Standards &amp; Guidelines</b>	<p>Commonwealth Fraud Control Guidelines – 2011</p> <p>Victorian Auditor-General's Office (VAGO) report 6 June 2012</p> <p>Australian Standards AS 8001-2008</p> <p>Code of Good Governance</p> <p>IBAC Safeguarding Integrity</p> <p>Local Government Best Practice Guideline for the Sale, exchange and Transfer of land 2009</p>
<b>Council Related Policy &amp; Procedures</b>	<p>Fraud &amp; Corruption Control Procedures</p> <p>Protected Disclosure Procedures</p> <p>Privacy Policy</p> <p>Risk Management Policy &amp; Procedures</p> <p>Councillors Code of Conduct</p> <p>Staff Code of Conduct</p> <p>Recruitment and Selection Policy</p> <p>Disciplinary Policy &amp; Procedure</p> <p>Gifts &amp; Benefits Policy</p> <p>Audit and Risk Committee charter</p> <p>Procurement Policy</p>

## FRAUD AND CORRUPTION CONTROL POLICY



	Acceptable computer use policy Corporate Credit Card Policy Corporate Credit Card Procedure
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## 2. POLICY

### Commitment

The Council is committed to developing and maintaining an organisational culture supported by appropriate controls, procedures and strategies, which prevent fraud and corrupt conduct.

The Council's commitment to fraud and corruption control will be managed by ensuring that fraudulent or corrupt activity is prevented, conflicts of interest are avoided, and auditing systems are in place to deter and/or identify corrupt activities.

### Principles

- The Council has a zero tolerance to fraud, theft, corruption, or misconduct.
- The Council will implement effective controls to eliminate or reduce the possibility of fraud occurring, including Fraud & Corruption Control Procedure, fraud Risk Assessments and auditing. The Council will utilise available resources to:
  - Implement effective fraud controls;
  - Conduct any investigations and analysis of fraudulent activities; and,
  - Conduct appropriate awareness training for staff.
- The Council is committed to detecting, investigating, reporting and prosecuting cases of fraud, theft, corruption, or misconduct.
- All Councillors and Council staff have are obliged to assist the Council to:
  - Identify and detect suspected fraudulent or corrupt activities, and
  - Report any potential suspected fraudulent or corrupt activities.
- The Council will provide a fair mechanism to ensure that:
  - Those who have become aware of, or who suspect that fraudulent activity may be occurring, are not victimised or disadvantaged for making allegations in accordance with the Council's Public Interest Disclosure Procedure;
  - There is a fair process in place for staff against whom allegations are made; and,
  - All matters concerning the suspicion of fraud are treated with strictest of confidence.

### Reporting and Investigation

Councillors and staff are obligated to report all suspected incidents of fraudulent or corrupt activities.

- Councillors will report all suspected fraud, theft, corruption, or misconduct to the Chief Executive Officer, ~~or the Manager Governancea Director or the Public Interest Disclosure Coordinator~~, except where it relates to a Councillor. If the matter relates to a Councillor, then a Councillor should follow the relevant provisions of the Councillor Code of Conduct, or if protected disclosure matter, report the matter to IBAC.

## FRAUD AND CORRUPTION CONTROL POLICY



- Council staff can report to their supervisor, manager, Director, the Chief Executive Officer, Public Interest Disclosure Coordinator, Public Interest Disclosure Officers or IBAC.

Subject to the requirements of the *Public Interest Disclosures Act 2012* and *Independent Broad-based Anti-Corruption Commission Act 2011*, all reports of fraud, theft, corruption, and misconduct, will be assessed and, if appropriate, investigated, in accordance with the Fraud & Corruption Control Procedure.

The Chief Executive Officer will report:

- Any suspected corrupt conduct to IBAC (mandatory reporting) occurring
  - in the Council; and
  - in other organisations where it is connected with the Chief Executive Officer's duties, functions and exercise of powers.
- Confirmed incidences of fraud, theft, corruption, or misconduct to the Audit and Risk Committee (that are not protected disclosures).
  - Where a suspected fraud or corrupt behaviour is reported or detected and is deemed likely to have a material impact on Council's reputation or operations, in the opinion of the CEO. They will inform the Chair of the Audit and Risk Committee of the incident subject to the limitations on disclosure that may be imposed by external integrity bodies.

Appropriate disciplinary actions will be applied to persons found to be perpetrating fraudulent or corrupt activities or behaviours and include termination of employment.

The Council will report appropriate matters to the police for prosecution. Council will seek financial recovery of losses in all cases and civil proceedings may be initiated.

## 3. GOVERNANCE

### Review

No later than three years after previous review.

### Compliance Responsibility

Body/Persons	Responsibilities
<b>Council</b>	As the body responsible for the good governance of the municipality it is responsible for setting the tone for honesty and integrity in the provision of services to the community and the management of the Council. Ensure that Management has appropriate systems in place to detect and prevent fraud. Councillors must not use their position to gain personal advantage or to confer advantage, or disadvantage, on any other person or body.
<b>Audit and Risk Committee</b>	Monitor and provide advice on fraud prevention systems and controls. This includes: <ul style="list-style-type: none"><li>• Reviewing processes in the prevention and management of fraudulent activity;</li></ul>

## FRAUD AND CORRUPTION CONTROL POLICY



Body/Persons	Responsibilities
	<ul style="list-style-type: none"> <li>Reviewing reports of fraud from management, the status of ongoing investigations and recommendations to improve fraud controls; <del>and</del></li> <li>Assessing the operational effectiveness of the fraud prevention controls; <del>and</del></li> <li><del>Ensuring that the internal audit program assists in identifying any potential fraud risks.</del></li> </ul>
<b>Chief Executive Officer</b>	Principal responsibility for fraud control and to ensure staff compliance with this Policy and associated Procedures. Ensure that appropriate governance structures are in place. Will report instances where Council investigations have revealed sufficient evidence of fraudulent or corrupt activity to the appropriate external authority.
<b>Executive Management Team (EMT)</b>	Responsible for the co-ordination, monitoring, ongoing review and communication of the Policy.
<b>Council Staff</b>	Responsible for acting with propriety in all council activities. Must not use their position with the Council to gain personal advantage or to confer advantage, or disadvantage, on any other person.





# **Fraud and Corruption Control Procedures 2023**

### DOCUMENT CONTROL

<b>Document Title:</b>	Fraud and Corruption Control Procedure
<b>Responsible Branch:</b>	Governance and Risk
<b>Responsible Officer:</b>	Manager Governance
<b>Document Status:</b>	Final
<b>Approved By:</b>	EMT
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## 1. INTRODUCTION

### Purpose

The Council is committed to providing an organisational culture supported by appropriate policies and procedures to prevent fraud and corruption. The desired outcome of this commitment is the minimisation and elimination of actual or perceived fraudulent and corrupt behaviours and acts throughout the Council operations.

This Procedure sets out the framework and approach to the implementation and review of fraud and corruption prevention, detection, monitoring and reporting.

### Scope

This Plan applies to Councillors, staff, contractors, sub-contractors, consultants, persons employed through a third party agency and volunteers of Council.

### Definitions and Terminology

Term	Meaning
<b>Fraud<sup>1</sup></b>	Dishonest activity involving deception that causes actual or potential financial loss. Examples of fraud include: <ul style="list-style-type: none"><li>• theft of money or property</li><li>• falsely claiming to hold qualifications</li><li>• false invoicing for goods or services not delivered, or inflating the value of goods and services</li><li>• theft of intellectual property or confidential information</li><li>• falsifying an entity's financial statements to obtain an improper or financial benefit</li><li>• misuse of position to gain financial advantage.</li></ul>
<b>Corruption</b>	Dishonest activity in which employees act against the interests of their employer and abuse their position to achieve personal gain or advantage for themselves or others. Examples of corruption include: <ul style="list-style-type: none"><li>• payment or receipt of bribes</li><li>• a serious conflict of interest that is not managed and may influence a decision</li><li>• nepotism, where a person is appointed to a role because of their existing relationships, rather than merit</li><li>• manipulation of procurement processes to favour one tenderer over others</li><li>• gifts or entertainment intended to achieve a specific outcome in breach of an agency's policies.</li></ul>
<b>IBAC</b>	Independent Broad-based Anti-corruption Commission

<sup>1</sup> Meaning of 'Fraud' and 'Corruption' sourced from Victorian Auditor-General's Report on *Fraud and Corruption Control – Local Government*, June 2019.

## Examples of Fraud and Corruption

### Fraud

#### General

- Theft of funds, assets, plant, equipment or information
- Unauthorised use of Council equipment or materials for personal benefit
- Causing a loss or avoiding creating a liability by deception
- False invoicing (involving a staff member creating a fictitious invoice claiming payment for goods or services not delivered or exaggerating the value of goods delivered or services provided)
- Accounts receivable fraud (misappropriation or misdirection of remittances received from a debtor)
- Credit card fraud involving the unauthorized use of a credit card or credit card number issued to another person, including use of purchasing card to buy goods or services for personal use
- Providing false or misleading information
- Making false or misleading financial reports
- Release or use of misleading or inaccurate information for the purposes of deceiving or misleading, or to hide wrongdoing
- Misuse of position in order to gain some form of financial advantage
- Theft of intellectual property or other confidential information
- Bribery or kickbacks.

#### Payroll/timesheet fraud

- Time in lieu claimed but not worked
- Overtime claimed but not worked
- Not recording leave taken on timesheet
- Forgery of manager's signature
- Fraudulent medical certificates.

#### Unauthorised use of Council assets

- Unauthorised private use of vehicles
- Taking supplies for private use
- Taking equipment for private use.

#### False claims for reimbursement

- Claiming for non-work related costs
- Claiming for costs not actually incurred.

#### Recruitment fraud

- Fake qualifications
- Fictitious former employers
- Fake references.

### Corruption

Corruption includes Councillors, employees, volunteers and contractors:

- Being targeted by external parties seeking to gain an improper benefit
- Targeting external parties or other internal parties in seeking to gain an improper benefit.
- Payment or receipt of secret commissions (bribes), which may be paid in money or in some other form of value to the receiver (e.g. building projects completed at an employee's private residence)
- Release of confidential information for other than a proper business purpose in exchange for some form of non-financial benefit or advantage accruing to the employee releasing the information
- Solicitation of donations for an improper political purpose

- Senior personnel acting in their own self-interest rather than the interests of Council (e.g. failing to declare a conflict of interest in a decision)
- Serious nepotism and cronyism where the appointee is inadequately qualified to perform the role to which he or she has been appointed
- Manipulation of the procurement process by favouring one tenderer over others or selectively providing information to some tenderers. This may involve allowing tenderers to resubmit a 'non-complying' tender after being provided with the details of other bids
- Gifts or entertainment intended to achieve a specific or generic commercial outcome in the short or long-term – in breach of Council's Gifts and Benefits procedure.

## 2. PLANNING AND RESOURCING

### Fraud and Corruption Control Documents

The Fraud & Corruption Control Policy and Procedure, the Staff Code of Conduct and the Councillor Code of Conduct are important documents for clearly articulating Council's objectives and expected outcomes in managing fraud and corruption.

The Fraud & Corruption Control Policy establishes Council's attitude and approach to fraud control, while the Staff Code of Conduct and Councillors Code of Conduct set out the high standards of ethical behaviour expected and Council's commitment to those standards.

The Fraud and Corruption Control Plan relates to a specific period in time. It outlines the Council's intended actions in implementing and monitoring its fraud and corruption prevention, detection and response initiatives. The key elements for a Fraud and Corruption Control Plan are listed in Appendix 1.

It describes Council's current fraud and corruption risk context, and its current fraud and corruption risks (as identified in a risk assessment). It contains detailed and specific information on fraud and corruption control activities, responsibilities and timelines in response to those risks.

### Internal Audit Activity

Internal audit supports fraud prevention by ensuring employees conform to internal controls, and by deterring potential perpetrators with the increased prospect of being caught. It also provides necessary inputs into the Council's responses to fraud.

The Governance Manager, should ensure that internal audit schedules or plans adequately address Council's fraud risk exposures and adequately test Council's fraud risk controls.

If deemed necessary the Council will utilise the role of the internal auditor in the investigation and reporting of any suspected fraud or corrupt activity.

### Monitoring

The Audit & Risk Committee provides a key role in monitoring the Council's fraud control processes. Any incident of fraud will be reported to the Committee as part of the risk Review report at the quarterly meeting of the Audit and Risk Committee.



The Audit & Risk Committee reviews whole of organisation risk and determines the Annual Internal Audit Plan delivered by the Internal Auditor.

Internal review of controls (systems, processes and procedures) will be undertaken by Council staff as identified in the fraud risk assessment, and/or may be selected by the Audit & Risk Committee for internal audit as part of the Annual Internal Audit Plan.

An internal audit of the Risk Register will be undertaken annually.

Where suspected fraud or corrupt behaviour is reported or detected and it is deemed likely to have a material impact on Council's reputation or operations in the opinion of the CEO, the CEO will inform the Chair of the Audit and Risk Committee within 10 working days of the incident subject to the limitations on disclosure that may be imposed by external integrity bodies.

### **3. FRAUD AND CORRUPTION PREVENTION**

#### **Ethical Culture**

All management and staff are responsible for the development and maintenance of an ethical culture. The Codes of Conduct detail the ethical values and principles that are expected of all staff and of the Council.

Senior Management will not be complacent and will treat fraud and corruption risks as a serious threat to the organisation

EMT and Managers will regularly be briefed on the following:

- Councils current fraud and corruption plan and policy
- Information on the program and robustness of the internal control environment in regard to preventing and detecting fraud
- The types of fraud and corruption common with the sector
- Incidence of fraud and corruption generally in Australia
- Information on the types of fraud and corruption that have been detected at Council over the previous five years
- Information of new or emerging trends in this area.

#### **Fraud and Corruption Policy and Procedure**

The Council will ensure that it has Fraud and Corruption Policy and Procedures in place. Audit and Risk Committee will periodically review the effectiveness of the Fraud and Corruption Policy and Procedure.

Line Managers shall set the example in regard to exercising and demonstrating high levels of integrity in the execution of their roles and functions by regularly reminding employees of the importance of complying with the Code of Conduct, the Fraud and Corruption Control Policy and Fraud and Corruption Plan.

## **Raising Awareness**

Corporate Induction and Fraud Awareness Training is Council's method for ensuring that all employees are aware of their responsibilities for fraud control and of the expectations for ethical behaviour in the workplace.

Fraud Awareness Training will be provided to all managers to ensure that they are aware of the additional responsibility as a manager, with regards to fraud control.

A copy of the Fraud and Corruption policy and procedures will be made available to all Councillors, employees, contractors and volunteers.

The Learning & Development Officer in consultation with the Risk Management Coordinator is responsible for the development and delivery of fraud awareness training, which will be included in the induction program for all new staff, and delivered across the organisation as refresher training, every two years or as deemed necessary.

## **Risk Identification**

The Risk Management Review Panel is responsible for the Council's overall management of risk. The Panel comprises the Chief Executive Officer, Directors, Manager Organisation Development, Manager Governance, the Safety and Risk Management Coordinator, and the Risk Advisor.

The Panel meets quarterly to continually identify, review and manage the Council's risk exposure as recorded in the Risk Register, and reviews the Risk Management Strategy and processes.

Fraud has been identified as a high risk to the Council. In order to ensure that all aspects of fraud risk exposure are clearly understood and to effectively implement control measures, the Panel will make recommendations on further treatments that can be implemented in order to control the risk of fraud. These will be detailed within the Fraud Control Plan and implemented in due course.

The Safety and Risk Management Coordinator is responsible for coordination of fraud risk assessments. However, each Branch Manager is responsible for the identification of potential exposure of fraud and corruption in their work areas and the development, implementation and monitoring of internal controls (systems, processes and procedures) to minimise risks. The risks, treatments and controls identified through the risk assessment process will be recorded and reported through the Risk Register.

Risks identified will be reported in line with the Risk Management Framework.

Levels of accountability are detailed in all staff Position Descriptions. With general guidelines regarding the protection of Council assets detailed in the Staff Code of Conduct.

## **Communication and Awareness of Fraud and Corruption**

It is important that fraud and corruption is identified and reported at an early stage and that staff and Councillors have understanding and confidence in the system.

Staff and Councillors will be provided with information on the Fraud and Corruption Plan and Policy so that they have confidence in knowing how to respond if this type of activity is detected or suspected.

The awareness of Council's risk of fraud and corruption controls will be made available to staff and Councillors through the following:

- Copy of the Staff Code of Conduct and Fraud and Corruption Policy will be included in packs for all new staff
- A dedicated page will be maintained on the Council intranet in regard to fraud and corruption, this will include links to all relevant documents in particular the process for reporting allegations
- Staff will complete Fraud and Corruption Awareness Training every two years
- Any substantive changes in the Code, Plan or Policy will be communicated to all staff
- Councillors will complete relevant training with a focus on statutory requirements and Councillor Code of Conduct as required.

## **Employment Screening**

Employment screening will be undertaken for all new positions. This screening process will reduce the risk of a potential security breach and will provide a high level of assurance as to the integrity, identity and credentials of prospective employees.

The following screening shall be undertaken with the express consent of the individual concerned for all prospective employees:

- Verification of identity requiring at least two forms of identity (passport, birth certificate, drivers licence, rate certificate, at least one must include photo identification)
- Police criminal history check
- Working with children check – relevant identified positions
- Reference checks with two recent employers, including current employer where possible.
- Consideration of any gaps on employment history and the reasons for the gaps
- Verification of formal qualifications claimed.

## **Job Rotation and Excess Annual Leave**

Individual Service Units will regularly consider job rotation for positions where there are multiple officers undertaking the same or similar functions and the position is deemed a high risk from a fraud or corruption perspective, local law enforcement, parking enforcement, planning officers, contract management, for example.

Excess annual leave will be monitored on a quarterly basis to ensure excess leave is managed.

### **Supplier Vetting**

The Council will continue to undertake supplier vetting for new and ongoing suppliers in accordance with existing practices.

Financial and/or Performance assessments will be undertaken where the contract poses a key financial risk to Council or where it is a new supplier that has never been used by Council before and the risk of poor performance or financial collapse is likely to adversely affect Council.

Financial and Performance assessment checks may also be undertaken where Council wishes to understand the financial and previous contract performance of the supplier or if no security is in place.

## **4. FRAUD AND CORRUPTION DETECTION**

### **Detection Program**

The Council's detection program includes the annual internal audit plan, annual financial statement external audit, review of risk strategies and various reporting avenues. Other detection programs may also include:

- Post transactional reviews - a review of transactions after they have been processed. This option may identify or uncover altered documents or missing documentation, falsified or altered authorisations or inadequate documentary support.
- Data mining - the application of sophisticated (and sometimes unsophisticated) software applications and techniques where a series of suspect transactions can be identified and then investigated which can identify anomalies at an early stage.
- Analysis of management accounting reports - using relatively straight forward techniques in analysing management accounting reports, trends can be examined and investigated which may be indicative of fraudulent or corrupt conduct.

### **External Audit**

External audit can detect material misstatements in Council's financial statements due to fraud or error.

The Council's external auditors meet with the Audit & Risk Committee:

- Prior to conducting audits, where they present the audit methodology
- After conducting the audit, where they present a closing report.

The Manager Governance should ensure that the external auditors are briefed about the Council's expectations on external audit to detect fraud, and appropriately supported by Council staff to enable this.

### **Reporting by Internal Parties**

The Council takes fraud and corruption very seriously and does not accept fraudulent or corrupt behaviour. It encourages all personnel to maintain awareness and vigilance in regard to fraud and corruption.

All Councillors and staff are encouraged to assist the Council by:

- identifying suspected or potential fraudulent and corrupt activities; and

- reporting any such activities in order that those activities are investigated.

Internal reporting avenues include notifying:

- the Chief Executive Officer; or
- line Supervisors or Managers or Directors (for staff reporting only); or
- Manager Governance; or
- Public Interest Disclosure Officer or Coordinator.

All reports involving corrupt conduct reported by staff must be forwarded to the Chief Executive Officer.

External reporting avenues include notifying:

- the Local Government Inspectorate on 1800 469 359, or
- the IBAC on 1300 735 135, or
- the Victorian Ombudsman on (03) 9613 6222.

Other reporting avenues include notifying:

- the Internal Auditor; or
- the Audit and Risk Committee Chair

The internal Auditor or Audit & Risk Committee Chair will refer the notification to an authorised external body and/or notify the Chief Executive Officer provided always that any request for non-identification of the discloser will be maintained.

Alleged criminal conduct will be reported to Victoria Police as appropriate, and serious improper conduct to IBAC as required by law.

## Reporting by External Parties

From time to time employees of external parties such as suppliers may become aware, or suspicious, that Council personnel are engaging in fraudulent or corrupt behaviour. Encouraging and enabling reporting of this behaviour is an important part of a fraud and corruption control program.

The Manager Finance should ensure that procurement procedures include:

- making new suppliers aware of Council's fraud and corruption control program;
- encouraging them to report fraudulent or corrupt behaviour, or suspected behaviour; and
- providing them with the contact details of Council's Public Interest Disclosure Coordinator.

## Public Interest Disclosure

Under the *Public Interest Disclosures Act 2012*, persons can make disclosures to the Council and IBAC about improper conduct and detrimental action in relation to the activities and functions of Council. This is encouraged where any person wishes to access the protections afforded by the Act. The Council's Public Interest Disclosure Procedures are available on the Council Web site.

Disclosures about improper conduct or detrimental action by Councillors should be made to the IBAC or to the Ombudsman. If Council receives a misdirected disclosure about a Councillor, such disclosures will be assessed and managed in accordance with Council's Public Interest Disclosure Procedures.

A public interest disclosure can be made to:

- The Council's Public Interest Disclosure Officer or Public Interest Disclosure Coordinator
- IBAC  
Level 1, North Tower  
459 Collins Street  
Melbourne Vic 3000  
Postal address: GPO Box 24234, Melbourne VIC 3001 Telephone: 1300 735 135  
Website: [www.ibac.vic.gov.au](http://www.ibac.vic.gov.au)

## 5. MANDATORY REPORTING

The Chief Executive Officer must notify IBAC of any matter they suspect on reasonable grounds to involve corrupt conduct occurring or having occurred. This obligation cannot be delegated. Where another person is acting as the Chief Executive Officer, the obligation applies to that person.

The Chief Executive Officer must notify IBAC of all instances of suspected corrupt conduct occurring in the Council, and suspected corrupt conduct occurring in other organisations where it is connected with the Chief Executive Officer's duties, functions and exercise of powers.

The notifications must be made as soon as practicable after the Chief Executive Officer has formed a reasonable suspicion that corrupt conduct may have occurred or may be occurring. An assessment as to whether a matter must be notified to IBAC should be made based on the material available to the Chief Executive Officer.

## 6. RESPONDING TO DETECTED FRAUD AND CORRUPTION INCIDENTS

For all matters subject to Mandatory Reporting to IBAC, no action will be taken until IBAC has assessed the matter and informed the Chief Executive Officer of its decision. Exceptions apply where the action is:

- necessary to lessen or prevent a serious threat to the life, health, safety or welfare of an individual or to public health or safety; or
- taken to comply with another legal obligation, such as a duty to report the matter under other legislation; or
- reporting the matter to Victoria Police.

For all other reports detected or suspected fraud or corruption and any matters subsequently referred back by IBAC for Council to consider, the Council will investigate first, and determine a course of action second, depending on the outcomes of the investigation. The Chief Executive Officer will remain impartial to any investigation and not be a member of any Investigation Team

### Investigation

All reported fraudulent or corrupt behaviour, or suspected behaviour, will be investigated by either by the Council, an external investigator or Victoria Police.

The purpose of an investigation is to:

- Determine if in fact fraudulent or corrupt behaviour has been committed;
- Identify the person(s) responsible for the fraudulent or corrupt behaviour;
- Discover the extent of the fraudulent or corrupt behaviour and determine the action to be taken;
- Provide the basis of any insurance claim; and
- Identify how long the fraudulent or corrupt behaviour has been occurring and thereby the extent of the breakdown of internal controls.
- Identify any gaps or weaknesses in the controls and systems associated with the activity that is subject to the investigation

Upon receipt of a report of fraudulent or corrupt behaviour, or suspected behaviour, the Manager Governance will as soon as practicable ensure that an investigation is conducted into the alleged misconduct.

The Chief Executive Officer will be consulted and decide whether the Police or any external assistance will be employed. The Chief Executive Officer is responsible for the selection of the personnel to be involved in the Investigation team. This may include referring the investigation to the Internal Auditor for action.

### External Investigation

The Chief Executive Officer may decide that the investigation should be conducted by an external party or the matter referred directly to Victoria Police.

Triggers:

- Victoria Police

The trigger for direct referral to Victoria police being clear evidence of criminal activity or a suspicion of criminal activity based on reasonable grounds. Any referral direct to Victoria Police will be coordinated by the Manager Governance.

- External Party (auditor) engaged by Council

The trigger for external investigation will be any matter that cannot be adequately resourced internally either by way of complexity or drain on internal resources.

Further, an external investigation will be conducted where the matter potentially involves staff ordinarily in the in the key chain of internal investigation including the CEO, a Director, Manager Governance, Manager Organisational Development, Manager Finance, or where it is suspected to be a system issue.

The Manager Governance, will consider the report from the external investigation and make recommendations to the Chief Executive Officer as to the most appropriate course of action as soon as practicable.

### Internal Investigation

The investigation should be conducted as quickly as practicable, including but not limited to the following steps:

- Develop the terms of reference, identifying:
  - Confirming who should conduct the investigation
  - Who should be interviewed



- What records should be examined
  - Who should be kept informed, on a 'need to know' basis
- Conduct the investigation
  - Collect witness statements
  - Examine records
  - Conduct the interviews, on an innocent until proven guilty basis; persons against whom allegations are made should be made aware of the nature of the allegations and given an opportunity to respond within a reasonable timeframe; they should be allowed a support person in the interviews, but that person may not represent them or provide comment
  - All parties to maintain confidentiality and propriety at all times
- Compile a report
  - Conclusions as to the likely truth or otherwise of the allegations
  - Comment on the breadth and seriousness of the misconduct
  - Report on any detected gaps or weaknesses in the controls and systems associated with the alleged activity.
- Register the report in Records Management system using a highly restricted security classification.

The Manager Governance will consider the report and make recommendations to the Chief Executive Officer as to the most appropriate course of action as soon as practicable.

A Fraud Investigation Checklist is included in Appendix 2.

## Responses to Investigations

The Chief Executive Officer, upon receipt of recommendations from the external or internal investigation, should decide on the most appropriate course of action, and act or delegate actions accordingly, as soon as practicable.

The Council's responses to investigations may include disciplinary action, reporting to Victoria Police, and/or civil action to recover losses.

- **Disciplinary action**  
The Manager Organisational Development will coordinate disciplinary action in accordance with Council's Disciplinary Policy and Procedure.
- **Reporting to Victoria Police**  
The Manager Governance will coordinate the reporting of the investigation outcome to Victoria Police.
- **Civil action to recover losses**  
The Council will pursue recovery of any losses due to fraud or corruption where there is clear evidence of fraud and corruption and where the likely benefits of such recovery will exceed the funds and resources required to be invested in the recovery action.  
The Manager Governance will coordinate any civil action taken by Council to recover losses incurred as a result of the fraud or corruption.

## Review of Internal Controls

Where fraud or corruption is detected, the relevant service unit Manager, in consultation with the Manager Governance and/or the Safety and Risk Management Coordinator, will review the findings and assess the adequacy of the relevant internal control environment and provide a report to the Chief Executive Officer on any recommended improvements identified.

Where internal controls may be practicably improved, the relevant Responsible Officer should ensure as soon as practicable that those improvements are developed, documented and implemented, and understood by those who have roles and responsibilities in them.

### Record Keeping

The Manager Governance will maintain a record of reports of fraudulent and corrupt behaviour, or suspected behaviour, and investigation outcomes.

All investigative documentation will comply with relevant legislative provisions, will remain strictly confidential and will be retained in accordance with the Council's Information Privacy Policy and Records Management system controls.

### Insurance Covers

The Council will maintain a fidelity guarantee insurance policy that insures the risk of loss arising from internal fraudulent conduct. The level of the policy will be determined as part of Council's annual insurance renewal program. This will be reported annually to the RMC alongside Council's other insurance policies.

Insurance for external fraud and corruption, in particular the theft of Council property, will also be maintained and reviewed annually by staff in conjunction with the normal annual reassessment of insurance policy cover and limits.

## 7. GOVERNANCE

### Review

To be reviewed every three years unless required earlier by changes to legislation or systems.

### Responsibilities and Accountabilities

Position	Responsibilities/Accountabilities
<b>Council</b>	As the body responsible for the good governance of the municipality, setting the tone for honesty and integrity in the provision of services to the community and the management of the Council's organisation. Ensure that Management has appropriate measures in place to detect and prevent fraud.
<b>Audit &amp; Risk Committee</b>	Monitor and provide advice on fraud prevention systems and controls. This includes: <ul style="list-style-type: none"><li>• Reviewing processes in the prevention and management of fraudulent activity;</li><li>• Reviewing reports of fraud from management, the status of ongoing investigations and recommendations to improve fraud controls;</li><li>• Assessing the operational effectiveness of the fraud prevention controls; and</li></ul>

Position	Responsibilities/Accountabilities
	<ul style="list-style-type: none"> <li>Ensuring that the internal audit program assists in identifying any potential fraud risks</li> </ul>
<b>Chief Executive Officer</b>	<ul style="list-style-type: none"> <li>Principal responsibility for fraud control and to ensure staff compliance with the Fraud &amp; Corruption Control Policy and these Procedures.</li> <li>Decide on appropriate course(s) of action arising from investigations and act where required</li> </ul>
<b>Executive Management Group (EMT)</b>	<ul style="list-style-type: none"> <li>Co-ordination, monitoring, ongoing review and communication of the Fraud &amp; Corruption Control Policy and Procedure.</li> <li>Conform to fraud and corruption control policies and procedures</li> <li>Ensure others that report to them do likewise</li> <li>Maintain awareness of fraud and corruption risks</li> <li>Provide regular communication to the organisation about fraud and corruption</li> <li>Provide information for the risk context statement in the Fraud and Corruption Control Plan</li> </ul>
<b>Director Corporate Strategies</b>	<ul style="list-style-type: none"> <li>Oversee Council's fraud and corruption control program</li> <li>Allocate risk control responsibilities to Responsible Officers where required</li> </ul>
<b>Manager Governance</b>	<ul style="list-style-type: none"> <li>Review the Fraud and Corruption Control Policy and Procedure</li> <li>Ensure internal audit programs adequately address fraud and corruption risk</li> <li>Ensure procurement procedures adequately address fraud and corruption risk</li> <li>Coordinate external investigations and make recommendations for the Chief Executive</li> <li>Coordinate civil action to recover losses</li> <li>Ensure investigations are undertaken</li> <li>Consider investigation reports and make recommendations for the Chief Executive</li> <li>Report serious fraud and corruption to Victoria Police</li> </ul>
<b>Manager Organisation Development</b>	<ul style="list-style-type: none"> <li>Ensure employment procedures adequately address fraud and corruption risk</li> <li>Coordinate disciplinary action for misconduct where required</li> <li>Ensure induction and performance management procedures adequately address fraud and corruption risk</li> <li>Ensure Council maintains appropriate insurance cover</li> </ul>
<b>Manager Financial Services</b>	<ul style="list-style-type: none"> <li>Ensure finance procedures adequately address fraud and corruption risk Co-ordinates access to financial information to audit authorities. Ensure procurement procedures adequately address fraud and corruption risk</li> </ul>
<b>Risk Management Co-ordinator</b>	<ul style="list-style-type: none"> <li>Coordinate fraud and corruption risk assessments</li> <li>Record risks and associated risk treatment plans in the Risk Register</li> </ul>
<b>Managers (Responsible Officers)</b>	<ul style="list-style-type: none"> <li>Ensure procedures and local work instructions regarding activities for which they have operational responsibility adequately address fraud and corruption risk</li> </ul>

Position	Responsibilities/Accountabilities
<b>All councillors, employees, volunteers and contractors</b>	<ul style="list-style-type: none"><li>• Conform to Council's policies and procedures regarding fraud and corruption control, including reporting fraudulent or corrupt behaviour, or suspected behaviour, as soon as practicable</li></ul>

### Administrative Updates

From time to time, circumstances may change leading to the need for minor administrative changes to this policy. Where an update does not materially alter this policy, such a change may be made administratively.

Examples of minor administrative changes include changes to names of the Council departments or a minor amendment to legislation that does not have material impact. Where any change or update may materially change the intent of this policy, it must be considered by Council.

## APPENDIX 1 - FRAUD AND CORRUPTION CONTROL PLAN ELEMENTS

COMMUNICATING INTENT	IDENTIFYING RISKS	LIMITING OPPORTUNITIES	RAISING AWARENESS	MONITORING
<p>Fraud and Corruption Policy</p> <p>Fraud and Corruption Control Plan</p> <p>Employee Code of Conduct</p> <p>Councillor Code of Conduct</p> <p>Workplace Values</p> <p>Procurement Policy</p> <p>Tendering Procedures Manual</p> <p>Supplementary</p> <p>Procurement procedures and tools</p> <p>Public Interest Disclosure Procedures, including mandatory reporting by CEO</p> <p>Petty Cash Procedures</p> <p>Token Gift Policy</p>	<p>Risk Assessments/Risk Register</p> <p>Risk Management Framework</p> <p>Quarterly Procurement Expenditure Data report</p> <p>Recruitment vetting (Police check, referees, qualifications, COI etc.)</p> <p>Supplier/Customer vetting</p> <p>The IBAC/ VAGO/ Ombudsman publications</p>	<p>Internal controls including but not limited to:- system controls (Finance, HR 21, E-Procure, WASP-stores, Secure sign in – procurement/tender, Riskware – risk register)</p> <p>Internal Audit actions</p> <p>Compliance Review actions</p> <p>Recruitment Procedure</p> <p>Delegations, Authorisation procedures, Conflict of Interest declaration and register</p> <p>Delegations, Gift register, IT system access controls</p> <p>Exception reporting i.e. payroll, accounts payable etc.</p> <p>Segregation of duties</p> <p>Vendor Masterfile cleansing</p> <p>Dual authorisation payroll EFT payments</p>	<p>E-learning Fraud and Corruption mandatory training and induction, plus refresher cycle.</p> <p>Participation in the IBAC Local Council Integrity Framework Research Project and Survey 2017.</p> <p>Circulation of the VAGO, IBAC and Ombudsman reports and newsletters.</p> <p>Procurement induction and regular communication updates.</p> <p>Contractor Management training.</p>	<p>Risk Management Committee</p> <p>Compliance Plan reviews</p> <p>Internal Audit Plan and ad hoc audits</p> <p>Annual Procurement internal audit</p> <p>External Audit, VAGO</p> <p>Audit and Risk Committee</p> <p>EMT monitoring i.e. excess staff leave balances</p>

## APPENDIX 2 – FRAUD INVESTIGATION CHECKLIST

### FRAUD INVESTIGATION CHECKLIST

- ☐ A complete description of the allegations or suspected events
- ☐ The name and position of any public official/s alleged to be involved
- ☐ The name/s of the person/s who made the allegation/s
- ☐ The name and role of any other person/s relevant to the matter
- ☐ The dates and/or time frames in which the alleged conduct occurred
- ☐ A brief analysis of why the events in question may be corrupt conduct
- ☐ A brief analysis of the basis for forming a reasonable suspicion about the events in question
- ☐ An indication as to whether the conduct appears to be a one-off event or part of a wider pattern or scheme
- ☐ The date the allegation was made or the date you became aware of the conduct
- ☐ How you became aware of the conduct
- ☐ What your organisation has done about the suspected conduct, including notification to any other agency (e.g. the Police or the Victorian Ombudsman)
- ☐ What further action you propose
- ☐ The approximate amount of money or value of resources (if any) involved
- ☐ Any other indicators of seriousness
- ☐ Any other information deemed relevant to the matter
- ☐ Copies of any relevant documents
- ☐ The name of the relevant contact officer



## **Fraud and Corruption Control Procedures 2023**



**DOCUMENT CONTROL**

<b>Document Title:</b>	Fraud and Corruption Control Procedure
<b>Responsible Branch:</b>	Governance and Risk
<b>Responsible Officer:</b>	Manager Governance
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## 1. INTRODUCTION

### Purpose

The Council is committed to providing an organisational culture supported by appropriate policies and procedures to prevent fraud and corruption. The desired outcome of this commitment is the minimisation and elimination of actual or perceived fraudulent and corrupt behaviours and acts throughout the Council operations.

This Procedure sets out the framework and approach to the implementation and review of fraud and corruption prevention, detection, monitoring and reporting.

### Scope

This Plan applies to Councillors, staff, contractors, sub-contractors, consultants, persons employed through a third party agency and volunteers of Council.

### Definitions and Terminology

Term	Meaning
<b>Fraud<sup>1</sup></b>	Dishonest activity involving deception that causes actual or potential financial loss. Examples of fraud include: <ul style="list-style-type: none"><li>• theft of money or property</li><li>• falsely claiming to hold qualifications</li><li>• false invoicing for goods or services not delivered, or inflating the value of goods and services</li><li>• theft of intellectual property or confidential information</li><li>• falsifying an entity's financial statements to obtain an improper or financial benefit</li><li>• misuse of position to gain financial advantage.</li></ul>
<b>Corruption</b>	Dishonest activity in which employees act against the interests of their employer and abuse their position to achieve personal gain or advantage for themselves or others. Examples of corruption include: <ul style="list-style-type: none"><li>• payment or receipt of bribes</li><li>• a serious conflict of interest that is not managed and may influence a decision</li><li>• nepotism, where a person is appointed to a role because of their existing relationships, rather than merit</li><li>• manipulation of procurement processes to favour one tenderer over others</li><li>• gifts or entertainment intended to achieve a specific outcome in breach of an agency's policies.</li></ul>
<b>IBAC</b>	Independent Broad-based Anti-corruption Commission

<sup>1</sup> Meaning of 'Fraud' and 'Corruption' sourced from Victorian Auditor-General's Report on *Fraud and Corruption Control – Local Government*, June 2019.

## Examples of Fraud and Corruption

### Fraud

#### General

- Theft of funds, assets, plant, equipment or information
- Unauthorised use of Council equipment or materials for personal benefit
- Causing a loss or avoiding creating a liability by deception
- False invoicing (involving a staff member creating a fictitious invoice claiming payment for goods or services not delivered or exaggerating the value of goods delivered or services provided)
- Accounts receivable fraud (misappropriation or misdirection of remittances received from a debtor)
- Credit card fraud involving the unauthorized use of a credit card or credit card number issued to another person, including use of purchasing card to buy goods or services for personal use
- Providing false or misleading information
- Making false or misleading financial reports
- Release or use of misleading or inaccurate information for the purposes of deceiving or misleading, or to hide wrongdoing
- Misuse of position in order to gain some form of financial advantage
- Theft of intellectual property or other confidential information
- Bribery or kickbacks.

#### Payroll/timesheet fraud

- Time in lieu claimed but not worked
- Overtime claimed but not worked
- Not recording leave taken on timesheet
- Forgery of manager's signature
- Fraudulent medical certificates.

#### Unauthorised use of Council assets

- Unauthorised private use of vehicles
- Taking supplies for private use
- Taking equipment for private use.

#### False claims for reimbursement

- Claiming for non-work related costs
- Claiming for costs not actually incurred.

#### Recruitment fraud

- Fake qualifications
- Fictitious former employers
- Fake references.

### Corruption

Corruption includes Councillors, employees, volunteers and contractors:

- Being targeted by external parties seeking to gain an improper benefit
- Targeting external parties or other internal parties in seeking to gain an improper benefit.
- Payment or receipt of secret commissions (bribes), which may be paid in money or in some other form of value to the receiver (e.g. building projects completed at an employee's private residence)
- Release of confidential information for other than a proper business purpose in exchange for some form of non-financial benefit or advantage accruing to the employee releasing the information
- Solicitation of donations for an improper political purpose

- Senior personnel acting in their own self-interest rather than the interests of Council (e.g. failing to declare a conflict of interest in a decision)
- Serious nepotism and cronyism where the appointee is inadequately qualified to perform the role to which he or she has been appointed
- Manipulation of the procurement process by favouring one tenderer over others or selectively providing information to some tenderers. This may involve allowing tenderers to resubmit a 'non-complying' tender after being provided with the details of other bids
- Gifts or entertainment intended to achieve a specific or generic commercial outcome in the short or long-term – in breach of Council's Gifts and Benefits procedure.

## 2. PLANNING AND RESOURCING

### Fraud and Corruption Control Documents

The Fraud & Corruption Control Policy and Procedure, the Staff Code of Conduct and the Councillor Code of Conduct are important documents for clearly articulating Council's objectives and expected outcomes in managing fraud and corruption.

The Fraud & Corruption Control Policy establishes Council's attitude and approach to fraud control, while the Staff Code of Conduct and Councillors Code of Conduct set out the high standards of ethical behaviour expected and Council's commitment to those standards.

The Fraud and Corruption Control Plan relates to a specific period in time. It outlines the Council's intended actions in implementing and monitoring its fraud and corruption prevention, detection and response initiatives. The key elements for a Fraud and Corruption Control Plan are listed in Appendix 1.

It describes Council's current fraud and corruption risk context, and its current fraud and corruption risks (as identified in a risk assessment). It contains detailed and specific information on fraud and corruption control activities, responsibilities and timelines in response to those risks.

### Internal Audit Activity

Internal audit supports fraud prevention by ensuring employees conform to internal controls, and by deterring potential perpetrators with the increased prospect of being caught. It has a key role in detection of fraud and provides necessary inputs into the Council's responses to fraud.

The Governance Manager, ~~in consultation with the Director Corporate Strategies~~, should ensure that internal audit schedules or plans adequately address Council's fraud risk exposures and adequately test Council's fraud risk controls.

If deemed necessary the Council will utilise the role of the internal auditor in the investigation and reporting of any suspected fraud or corrupt activity.

### Monitoring

The Audit & Risk Committee provides a key role in monitoring the Council's fraud control processes. Any incident of fraud will be reported to the Committee as part of the risk Review report at the quarterly meeting of the Audit and Risk Committee.

The Audit & Risk Committee reviews whole of organisation risk and determines the Annual Internal Audit Plan delivered by the Internal Auditor.

Internal review of controls (systems, processes and procedures) will be undertaken by Council staff as identified in the fraud risk assessment, and/or may be selected by the Audit & Risk Committee for internal audit as part of the Annual Internal Audit Plan.

An internal audit of the Risk Register will be undertaken annually.

Where suspected fraud or corrupt behaviour is reported or detected and it is deemed likely to have a material impact on Council's reputation or operations in the opinion of the CEO, the CEO will inform the Chair of the Audit and Risk Committee within 10 working days of the incident subject to the limitations on disclosure that may be imposed by external integrity bodies.

### 3. FRAUD AND CORRUPTION PREVENTION

#### Ethical Culture

All management and staff are responsible for the development and maintenance of an ethical culture. The Codes of Conduct detail the ethical values and principles that are expected of all staff and of the Council.

Senior Management will not be complacent and will treat fraud and corruption risks as a serious threat to the organisation

EMT and Managers will regularly be briefed on the following:

- Councils current fraud and corruption plan and policy
- Information on the program and robustness of the internal control environment in regard to preventing and detecting fraud
- The types of fraud and corruption common with the sector
- Incidence of fraud and corruption generally in Australia
- Information on the types of fraud and corruption that have been detected at Council over the previous five years
- Information of new or emerging trends in this area.

#### Fraud and Corruption Policy and Procedure

The Council will ensure that it has Fraud and Corruption Policy and Procedures in place. Audit and Risk Committee will periodically review the effectiveness of the Fraud and Corruption Policy and Procedure.

Line Managers shall set the example in regard to exercising and demonstrating high levels of integrity in the execution of their roles and functions by regularly reminding employees of the importance of complying with the Code of Conduct, the Fraud and Corruption Control Policy and Fraud and Corruption Plan.

### Raising Awareness

Corporate Induction and Fraud Awareness Training is Council's method for ensuring that all employees are aware of their responsibilities for fraud control and of the expectations for ethical behaviour in the workplace.

Fraud Awareness Training will be provided to all managers to ensure that they are aware of the additional responsibility as a manager, with regards to fraud control.  
A copy of the Fraud and Corruption policy and procedures will be made available to all Councillors, employees, contractors and volunteers.

The Learning & Development Officer in consultation with the Risk Management Coordinator is responsible for the development and delivery of fraud awareness training, which will be included in the induction program for all new staff, and delivered across the organisation as refresher training, every two years or as deemed necessary.

### Risk Identification

The Risk Management Review Panel is responsible for the Council's overall management of risk. The Panel comprises the Chief Executive Officer, Directors, Manager Organisation Development, Manager Governance, ~~Projects and Risk~~ and the Safety and Risk Management Coordinator, and the Risk Advisor.

The Panel meets quarterly to continually identify, review and manage the Council's risk exposure as recorded in the Risk Register, and reviews the Risk Management Strategy and processes.

Fraud has been identified as a high risk to the Council. In order to ensure that all aspects of fraud risk exposure are clearly understood and to effectively implement control measures, the Panel will make recommendations on further treatments that can be implemented in order to control the risk of fraud. These will be detailed within the Fraud Control Plan and implemented in due course.

The Safety and Risk Management Coordinator is responsible for coordination of fraud risk assessments. However, each Branch Manager is responsible for the identification of potential exposure of fraud and corruption in their work areas and the development, implementation and monitoring of internal controls (systems, processes and procedures) to minimise risks. The risks, treatments and controls identified through the risk assessment process will be recorded and reported through the Risk Register.

Risks identified will be reported in line with the Risk Management Framework.

Levels of accountability are detailed in all staff Position Descriptions. With general guidelines regarding the protection of Council assets detailed in the Staff Code of Conduct.



### Communication and Awareness of Fraud and Corruption

It is important that fraud and corruption is identified and reported at an early stage and that staff and Councillors have understanding and confidence in the system.

Staff and Councillors will be provided with information on the Fraud and Corruption Plan and Policy so that they have confidence in knowing how to respond if this type of activity is detected or suspected.

The awareness of Council's risk of fraud and corruption controls will be made available to staff and Councillors through the following:

- Copy of the Staff Code of Conduct and Fraud and Corruption Policy will be included in packs for all new staff
- A dedicated page will be maintained on the Council intranet in regard to fraud and corruption, this will include links to all relevant documents in particular the process for reporting allegations
- Staff will complete Fraud and Corruption Awareness Training every two years
- Any substantive changes in the Code, Plan or Policy will be communicated to all staff
- Councillors will complete relevant training with a focus on statutory requirements and Councillor Code of Conduct as required.

### Employment Screening

Employment screening will be undertaken for all new positions. This screening process will reduce the risk of a potential security breach and will provide a high level of assurance as to the integrity, identity and credentials of prospective employees.

The following screening shall be undertaken with the express consent of the individual concerned for all prospective employees:

- Verification of identity requiring at least two forms of identity (passport, birth certificate, drivers licence, rate certificate, at least one must include photo identification)
- Police criminal history check
- Working with children check – relevant identified positions
- Reference checks with two recent employers, including current employer where possible.
- Consideration of any gaps on employment history and the reasons for the gaps
- Verification of formal qualifications claimed.

### Job Rotation and Excess Annual Leave

Individual Service Units will regularly consider job rotation for positions where there are multiple officers undertaking the same or similar functions and the position is deemed a high risk from a fraud or corruption perspective, local law enforcement, parking enforcement, planning officers, contract management, for example.

Excess annual leave will be monitored on a quarterly basis to ensure excess leave is managed.

### Supplier Vetting

The Council will continue to undertake supplier vetting for new and ongoing suppliers in accordance with existing practices.

Financial and/or Performance assessments will be undertaken where the contract poses a key financial risk to Council or where it is a new supplier that has never been used by Council before and the risk of poor performance or financial collapse is likely to adversely affect Council.

Financial and Performance assessment checks may also be undertaken where Council wishes to understand the financial and previous contract performance of the supplier or if no security is in place.

## 4. FRAUD AND CORRUPTION DETECTION

### Detection Program

The Council's detection program includes the annual internal audit plan, annual financial statement external audit, ~~Audit and Risk Committee oversight~~, review of risk strategies and various reporting avenues. Other detection programs may also include:

- Post transactional reviews - a review of transactions after they have been processed. This option may identify or uncover altered documents or missing documentation, falsified or altered authorisations or inadequate documentary support.
- Data mining - the application of sophisticated (and sometimes unsophisticated) software applications and techniques where a series of suspect transactions can be identified and then investigated which can identify anomalies at an early stage.
- Analysis of management accounting reports - using relatively straight forward techniques in analysing management accounting reports, trends can be examined and investigated which may be indicative of fraudulent or corrupt conduct.

### External Audit

External audit can detect material misstatements in Council's financial statements due to fraud or error.

The Council's external auditors meet with the Audit & Risk Committee:

- Prior to conducting audits, where they present the audit methodology
- After conducting the audit, where they present a closing report.

The ~~Manager Governance~~~~Director Corporate Strategies~~ should ensure that the external auditors are briefed about the Council's expectations on external audit to detect fraud, and appropriately supported by Council staff to enable this.

### Reporting by Internal Parties

The Council takes fraud and corruption very seriously and does not accept fraudulent or corrupt behaviour. It encourages all personnel to maintain awareness and vigilance in regard to fraud and corruption.

All Councillors and staff are encouraged to assist the Council by:

- identifying suspected or potential fraudulent and corrupt activities; and

- reporting any such activities in order that those activities are investigated.

Internal reporting avenues include notifying:

- the Chief Executive Officer; or
- line Supervisors or Managers or Directors (for staff reporting only); or
- Manager, Governance; or
- Public Interest Disclosure Officer or Co-ordinator.

All reports involving corrupt conduct reported by staff must be forwarded to the Chief Executive Officer.

External reporting avenues include notifying:

- the Local Government Inspectorate on 1800 469 359, or
- the IBAC on 1300 735 135, or
- the Victorian Ombudsman on (03) 9613 6222.

Other reporting avenues include notifying:

- the Internal Auditor; or
- the Audit and Risk Committee Chair

The internal Auditor or Audit & Risk Committee Chair will refer the notification to an authorised external body and/or notify the Chief Executive Officer provided always that any request for non-identification of the discloser will be maintained.

Alleged criminal conduct will be reported to Victoria Police as appropriate, and serious improper conduct to IBAC as required by law.

### Reporting by External Parties

From time to time employees of external parties such as suppliers may become aware, or suspicious, that Council personnel are engaging in fraudulent or corrupt behaviour. Encouraging and enabling reporting of this behaviour is an important part of a fraud and corruption control program.

The Manager Finance should ensure that procurement procedures include:

- making new suppliers aware of Council's fraud and corruption control program;
- encouraging them to report fraudulent or corrupt behaviour, or suspected behaviour; and
- providing them with the contact details of Council's Public Interest Disclosure Coordinator.

### Public Interest Disclosure

Under the *Public Interest Disclosures Act 2012*, persons can make disclosures to the Council and IBAC about improper conduct and detrimental action in relation to the activities and functions of Council. This is encouraged where any person wishes to access the protections afforded by the Act. The Council's Public Interest Disclosure Procedures are available on the Council Web site.

Disclosures about improper conduct or detrimental action by Councillors should be made to the IBAC or to the Ombudsman. If Council receives a misdirected disclosure about a Councillor, such disclosures will be assessed and managed in accordance with Council's Public Interest Disclosure Procedures.

A public interest disclosure can be made to:

- The Council's Public Interest Disclosure Officer or Public Interest Disclosure Coordinator
- IBAC  
Level 1, North Tower  
459 Collins Street  
Melbourne Vic 3000  
Postal address: GPO Box 24234, Melbourne VIC 3001 Telephone: 1300 735 135  
Website: [www.ibac.vic.gov.au](http://www.ibac.vic.gov.au)

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## 5. MANDATORY REPORTING

The Chief Executive Officer must notify IBAC of any matter they suspect on reasonable grounds to involve corrupt conduct occurring or having occurred. This obligation cannot be delegated. Where another person is acting as the Chief Executive Officer, the obligation applies to that person.

The Chief Executive Officer must notify IBAC of all instances of suspected corrupt conduct occurring in the Council, and suspected corrupt conduct occurring in other organisations where it is connected with the Chief Executive Officer's duties, functions and exercise of powers.

The notifications must be made as soon as practicable after the Chief Executive Officer has formed a reasonable suspicion that corrupt conduct may have occurred or may be occurring. An assessment as to whether a matter must be notified to IBAC should be made based on the material available to the Chief Executive Officer.

## 6. RESPONDING TO DETECTED FRAUD AND CORRUPTION INCIDENTS

For all matters subject to Mandatory Reporting to IBAC, no action will be taken until IBAC has assessed the matter and informed the Chief Executive Officer of its decision. Exceptions apply where the action is:

- necessary to lessen or prevent a serious threat to the life, health, safety or welfare of an individual or to public health or safety; or
- taken to comply with another legal obligation, such as a duty to report the matter under other legislation; or
- reporting the matter to Victoria Police.

For all other reports detected or suspected fraud or corruption and any matters subsequently referred back by IBAC for Council to consider, the Council will investigate first, and determine a course of action second, depending on the outcomes of the investigation. The Chief Executive Officer will remain impartial to any investigation and not be a member of any Investigation Team

### Investigation

All reported fraudulent or corrupt behaviour, or suspected behaviour, will be investigated by either by the Council, an external investigator or Victoria Police.

The purpose of an investigation is to:

- Determine if in fact fraudulent or corrupt behaviour has been committed;
- Identify the person(s) responsible for the fraudulent or corrupt behaviour;
- Discover the extent of the fraudulent or corrupt behaviour and determine the action to be taken;
- Provide the basis of any insurance claim; and
- Identify how long the fraudulent or corrupt behaviour has been occurring and thereby the extent of the breakdown of internal controls.
- Identify any gaps or weaknesses in the controls and systems associated with the activity that is subject to the investigation

Upon receipt of a report of fraudulent or corrupt behaviour, or suspected behaviour, the ~~Director Corporate Strategies and the~~ Manager Governance will as soon as practicable ensure that an investigation is conducted into the alleged misconduct.

The Chief Executive Officer will be consulted and decide whether the Police or any external assistance will be employed. The Chief Executive Officer is responsible for the selection of the personnel to be involved in the Investigation team. This may include referring the investigation to the Internal Auditor for action.

#### External Investigation

The Chief Executive Officer may decide that the investigation should be conducted by an external party or the matter referred directly to Victoria Police.

Triggers:

- Victoria Police

The trigger for direct referral to Victoria police being clear evidence of criminal activity or a suspicion of criminal activity based on reasonable grounds. Any referral direct to Victoria Police will be coordinated by the ~~Manager Governance~~~~Director Corporate Strategies~~.

- External Party (auditor) engaged by Council

The trigger for external investigation will be any matter that cannot be adequately resourced internally either by way of complexity or drain on internal resources.

Further, an external investigation will be conducted where the matter potentially involves staff ordinarily in the in the key chain of internal investigation including the CEO, a Director, Manager Governance, Manager Organisational Development, Manager Finance, or where it is suspected to be a system issue.

~~The Director Corporate Strategies, in consultation with the~~ Manager Governance, will consider the report from the external investigation and make recommendations to the Chief Executive Officer as to the most appropriate course of action as soon as practicable.

#### Internal Investigation

The investigation should be conducted as quickly as practicable, including but not limited to the following steps:

- Develop the terms of reference, identifying:
  - Confirming who should conduct the investigation
  - Who should be interviewed

- What records should be examined
  - Who should be kept informed, on a 'need to know' basis
- Conduct the investigation
  - Collect witness statements
  - Examine records
  - Conduct the interviews, on an innocent until proven guilty basis; persons against whom allegations are made should be made aware of the nature of the allegations and given an opportunity to respond within a reasonable timeframe; they should be allowed a support person in the interviews, but that person may not represent them or provide comment
  - All parties to maintain confidentiality and propriety at all times
- Compile a report
  - Conclusions as to the likely truth or otherwise of the allegations
  - Comment on the breadth and seriousness of the misconduct
  - Report on any detected gaps or weaknesses in the controls and systems associated with the alleged activity.
- Register the report in Records Management system using a highly restricted security classification.

The ~~Director Corporate Strategies and~~ the Manager Governance will consider the report and make recommendations to the Chief Executive Officer as to the most appropriate course of action as soon as practicable.

A Fraud Investigation Checklist is included in Appendix 2.

### Responses to Investigations

The Chief Executive Officer, upon receipt of recommendations from the external or internal investigation, should decide on the most appropriate course of action, and act or delegate actions accordingly, as soon as practicable.

The Council's responses to investigations may include disciplinary action, reporting to Victoria Police, and/or civil action to recover losses.

- **Disciplinary action**  
The Manager Organisational ~~D~~development will coordinate disciplinary action in accordance with Council's Disciplinary Policy and Procedure.
- **Reporting to Victoria Police**  
The ~~Manager Governance~~~~Director Corporate Strategies~~ will coordinate the reporting of the investigation outcome to Victoria Police.
- **Civil action to recover losses**  
The Council will pursue recovery of any losses due to fraud or corruption where there is clear evidence of fraud and corruption and where the likely benefits of such recovery will exceed the funds and resources required to be invested in the recovery action.  
The ~~Manager Governance~~~~Director Corporate Strategies~~ will coordinate any civil action taken by Council to recover losses incurred as a result of the fraud or corruption.

### Review of Internal Controls

Where fraud or corruption is detected, the relevant service unit Manager, in consultation with the Manager Governance and/or the ~~Safety and~~ Risk Management Co-ordinator, will review the findings and assess the adequacy of the relevant internal control environment and provide a report to the ~~Chief Executive Officer~~~~Director Corporate Strategies~~ on any recommended improvements identified.

Where internal controls may be practicably improved, the relevant Responsible Officer should ensure as soon as practicable that those improvements are developed, documented and implemented, and understood by those who have roles and responsibilities in them.

### Record Keeping

The Manager Governance will maintain a record of reports of fraudulent and corrupt behaviour, or suspected behaviour, and investigation outcomes.

All investigative documentation will comply with relevant legislative provisions, will remain strictly confidential and will be retained in accordance with the Council's Information Privacy Policy and Records Management system controls.

### Insurance Covers

The Council will maintain a fidelity guarantee insurance policy that insures the risk of loss arising from internal fraudulent conduct. The level of the policy will be determined as part of Council's annual insurance renewal program. This will be reported annually to the RMC alongside Council's other insurance policies.

Insurance for external fraud and corruption, in particular the theft of Council property, will also be maintained and reviewed annually by staff in conjunction with the normal annual reassessment of insurance policy cover and limits.

## 7. GOVERNANCE

### Review

To be reviewed every three years unless required earlier by changes to legislation or systems.

### Responsibilities and Accountabilities

Position	Responsibilities/Accountabilities
<b>Council</b>	As the body responsible for the good governance of the municipality, setting the tone for honesty and integrity in the provision of services to the community and the management of the Council's organisation. Ensure that Management has appropriate measures in place to detect and prevent fraud.
<b>Audit &amp; Risk Committee</b>	Monitor and provide advice on fraud prevention systems and controls. This includes: <ul style="list-style-type: none"><li>• Reviewing processes in the prevention and management of fraudulent activity;</li><li>• Reviewing reports of fraud from management, the status of ongoing investigations and recommendations to improve fraud controls;</li><li>• Assessing the operational effectiveness of the fraud prevention controls; and</li></ul>



Position	Responsibilities/Accountabilities
	<ul style="list-style-type: none"> <li>Ensuring that the internal audit program assists in identifying any potential fraud risks</li> </ul>
<b>Chief Executive Officer</b>	<ul style="list-style-type: none"> <li>Principal responsibility for fraud control and to ensure staff compliance with the Fraud &amp; Corruption Control Policy and these Procedures.</li> <li>Decide on appropriate course(s) of action arising from investigations and act where required</li> </ul>
<b>Executive Management Group (EMT)</b>	<ul style="list-style-type: none"> <li>Co-ordination, monitoring, ongoing review and communication of the Fraud &amp; Corruption Control Policy and Procedure.</li> <li>Conform to fraud and corruption control policies and procedures</li> <li>Ensure others that report to them do likewise</li> <li>Maintain awareness of fraud and corruption risks</li> <li>Provide regular communication to the organisation about fraud and corruption</li> <li>Provide information for the risk context statement in the Fraud and Corruption Control Plan</li> </ul>
<b>Director Corporate Strategies</b>	<ul style="list-style-type: none"> <li>Oversee Council's fraud and corruption control program</li> <li>Allocate risk control responsibilities to Responsible Officers where required</li> <li>Ensure investigations are undertaken</li> </ul>
<b>Manager Governance</b>	<ul style="list-style-type: none"> <li>Review the Fraud and Corruption Control Policy and Procedure</li> <li>Ensure internal audit programs adequately address fraud and corruption risk</li> <li>Ensure procurement procedures adequately address fraud and corruption risk</li> <li>Coordinate external investigations and make recommendations for the Chief Executive</li> <li>Coordinate civil action to recover losses</li> <li>Ensure investigations are undertaken</li> <li>Consider investigation reports and make recommendations for the Chief Executive</li> <li>Report serious fraud and corruption to Victoria Police</li> <li>Ensure Council maintains appropriate insurance cover</li> </ul>
<b>Manager Organisation Development</b>	<ul style="list-style-type: none"> <li>Ensure employment procedures adequately address fraud and corruption risk</li> <li>Coordinate disciplinary action for misconduct where required</li> <li>Ensure induction and performance management procedures adequately address fraud and corruption risk</li> <li>Ensure Council maintains appropriate insurance cover</li> </ul>
<b>Manager Financial Services</b>	<ul style="list-style-type: none"> <li>Ensure finance procedures adequately address fraud and corruption risk</li> <li>Co-ordinates access to financial information to audit authorities. Ensure procurement procedures adequately address fraud and corruption risk</li> </ul>
<b>Risk Management Co-ordinator</b>	<ul style="list-style-type: none"> <li>Coordinate fraud and corruption risk assessments</li> <li>Record risks and associated risk treatment plans in the Risk Register</li> </ul>
<b>Managers (Responsible Officers)</b>	<ul style="list-style-type: none"> <li>Ensure procedures and local work instructions regarding activities for which they have operational responsibility adequately address fraud and corruption risk</li> </ul>

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Position	Responsibilities/Accountabilities
All councillors, employees, volunteers and contractors	<ul style="list-style-type: none"><li>Conform to Council's policies and procedures regarding fraud and corruption control, including reporting fraudulent or corrupt behaviour, or suspected behaviour, as soon as practicable</li></ul>

Administrative Updates

From time to time, circumstances may change leading to the need for minor administrative changes to this policy. Where an update does not materially alter this policy, such a change may be made administratively.

Examples of minor administrative changes include changes to names of the Council departments or a minor amendment to legislation that does not have material impact. Where any change or update may materially change the intent of this policy, it must be considered by Council.

## APPENDIX 1 - FRAUD AND CORRUPTION CONTROL PLAN ELEMENTS

COMMUNICATING INTENT	IDENTIFYING RISKS	LIMITING OPPORTUNITIES	RAISING AWARENESS	MONITORING
Fraud and Corruption Policy Fraud and Corruption Control Plan	Risk Assessments/Risk Register	Internal controls including but not limited to:- system controls (Finance, HR 21, E- Procure, WASP-stores, Secure sign in – procurement/tender, Riskware – risk register)	E-learning Fraud and Corruption mandatory training and induction, plus refresher cycle.	Risk Management Committee
Employee Code of Conduct	Risk Management Framework			Compliance Plan reviews
Councillor Code of Conduct	Quarterly Procurement Expenditure Data report	Internal Audit actions Compliance Review actions	Participation in the IBAC Local Council Integrity Framework Research Project and Survey 2017.	Internal Audit Plan and ad hoc audits
Workplace Values	Recruitment vetting (Police check, referees, qualifications, COI etc.)	Recruitment Procedure	Circulation of the VAGO, IBAC and Ombudsman reports and newsletters.	Annual Procurement internal audit
Procurement Policy	Supplier/Customer vetting	Delegations, Authorisation procedures, Conflict of Interest declaration and register	Procurement induction and regular communication updates.	External Audit, VAGO
Tendering Procedures Manual	The IBAC/ VAGO/ Ombudsman publications	Delegations, Gift register, IT system access controls	Contractor Management training.	Audit and Risk Committee
Supplementary		Exception reporting i.e. payroll, accounts payable etc.		EMT monitoring i.e. excess staff leave balances
Procurement procedures and tools		Segregation of duties		
Public Interest Disclosure Procedures, including mandatory reporting by CEO		Vendor Masterfile cleansing		
Petty Cash Procedures		Dual authorisation payroll EFT payments		
Token Gift Policy				

## APPENDIX 2 – FRAUD INVESTIGATION CHECKLIST

### FRAUD INVESTIGATION CHECKLIST

- ☐ A complete description of the allegations or suspected events
- ☐ The name and position of any public official/s alleged to be involved
- ☐ The name/s of the person/s who made the allegation/s
- ☐ The name and role of any other person/s relevant to the matter
- ☐ The dates and/or time frames in which the alleged conduct occurred
- ☐ A brief analysis of why the events in question may be corrupt conduct
- ☐ A brief analysis of the basis for forming a reasonable suspicion about the events in question
- ☐ An indication as to whether the conduct appears to be a one-off event or part of a wider pattern or scheme
- ☐ The date the allegation was made or the date you became aware of the conduct
- ☐ How you became aware of the conduct
- ☐ What your organisation has done about the suspected conduct, including notification to any other agency (e.g. the Police or the Victorian Ombudsman)
- ☐ What further action you propose
- ☐ The approximate amount of money or value of resources (if any) involved
- ☐ Any other indicators of seriousness
- ☐ Any other information deemed relevant to the matter
- ☐ Copies of any relevant documents
- ☐ The name of the relevant contact officer

## **7.5. DP2022-0007 - PROPOSED DEVELOPMENT PLAN FOR 191-201 MORRISS ROAD**

**DIRECTORATE : City Growth**

### **PURPOSE:**

***This report considers the Development Plan submitted for 191-201 Morriss Road, Warrnambool and recommends that Council approve the development plan as submitted***

### **EXECUTIVE SUMMARY**

- Council has received a Development Plan (DP) prepared by Inception Planning on behalf of Elmstone Property Group for land at 191-201 Morris Road, Warrnambool (part of LOT 1 TP961748).
- The plan describes the future intent of the land for residential development, which is anticipated under the zone, and under the development plan overlay designed for 'residential development'. Land under the same overlay to the immediate south has been developed, where the subject site is the last remaining vacant parcel.
- The land in question is approximately 1.24 hectares, devoid of any significant vegetation, relatively flat, and well positioned to existing amenities and services. The plan proposes a layout for 50 individually-titled lots, where most lot sizes range from 149m<sup>2</sup> to 187m<sup>2</sup>. Four larger lots (405m<sup>2</sup> to 444m<sup>2</sup>) are situated with frontage onto Morriss Road. A loop road is proposed as common property, meaning most internal services will be privately controlled via an owner's corporation.
- An earlier iteration of the Development Plan was subject to internal and external referrals as required, and was placed on exhibition from 29 April 2023 for a non-statutory period of two (2) weeks where no submissions have been received. An amended plan has been submitted, but as density has decreased without any other substantive changes, this plan was not re-advertised.
- The Development Plan meets the requirements of the Development Plan overlay and relevant provisions of the Warrnambool Planning Scheme.

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**MOVED: CR RICHARD ZIEGELER**

**SECONDED: CR MAX TAYLOR**

**That having considered all the matters normally required under Section 60 of the Act for planning applications, Council approve the development plan under the relevant provisions of the Warrnambool Planning Scheme in respect of the land described as Part of Lot 1 on TP 961748, known as 191-201 Morriss Road, WARRNAMBOOL VIC 3280, which seeks to facilitate future residential development on site.**

**CARRIED – 6:0**

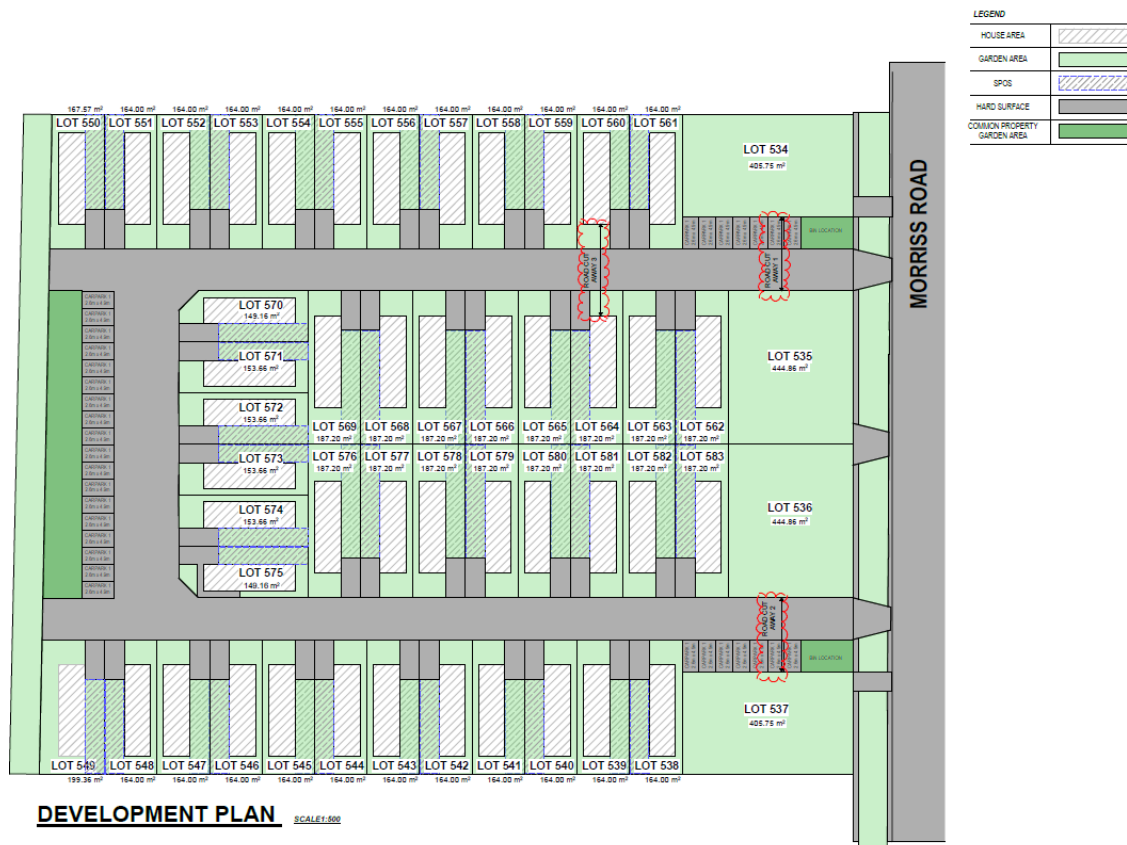
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### **PROPOSAL**

The proposal seeks approval for a Development Plan which would facilitate the future development of the site via a residential subdivision. The plan shows intended subdivision into 50 lots plus common property. The lots are separated into two main types: four lots ranging from 405m<sup>2</sup> to 444m<sup>2</sup> front onto and would be accessed via single crossovers onto Morriss Road; the remaining 46 lots range from 149m<sup>2</sup> to 187m<sup>2</sup> and are internally accessed via a common driveway.

The overlay requires that a development plan be approved prior to subdivision of the land into more than two lots, where the application shows a layout including 50 individually-titled lots, plus a common area for the accessway. The proposal also puts forth an indicative development concept using visual evidence of three different dwelling typologies, and an associated indicative building envelope plan. Where lot sizes are generally less than 200m<sup>2</sup>, buildings envelopes are intentionally a consistent 4m x 14m rectangle to accommodate the design typologies as presented.

**Figure 1: Proposed development plan (source: applicant submission)**



The following reports and appendices were also submitted in support of the application:

- Cultural Heritage Management Plan (Benchmark Heritage Management, October 2022)
- Engineering Services Report (Sitec Consulting Engineers, June 2023)
- Traffic Impact Assessment (Red Square Traffic, June 2023)
- Waste Management Plan (SANB, April 2023)
- Site Feature Survey (Sitec Consulting Engineers)

Common property is provided in a 'u-shape' accessway which incorporates parking spaces, a small landscaping buffer, a road, and areas for bin storage. The associated waste management plan indicates that the layout could support either public or private garbage collection, but the proposal confirms an intent for private rubbish collection. Plans for individual lots show that one parking space will also be provided per lot. Cross sections submitted with the plan indicate that no footpaths will be provided.

**Figure 2: Indicative floor plans for three typologies (source: applicant submission)**

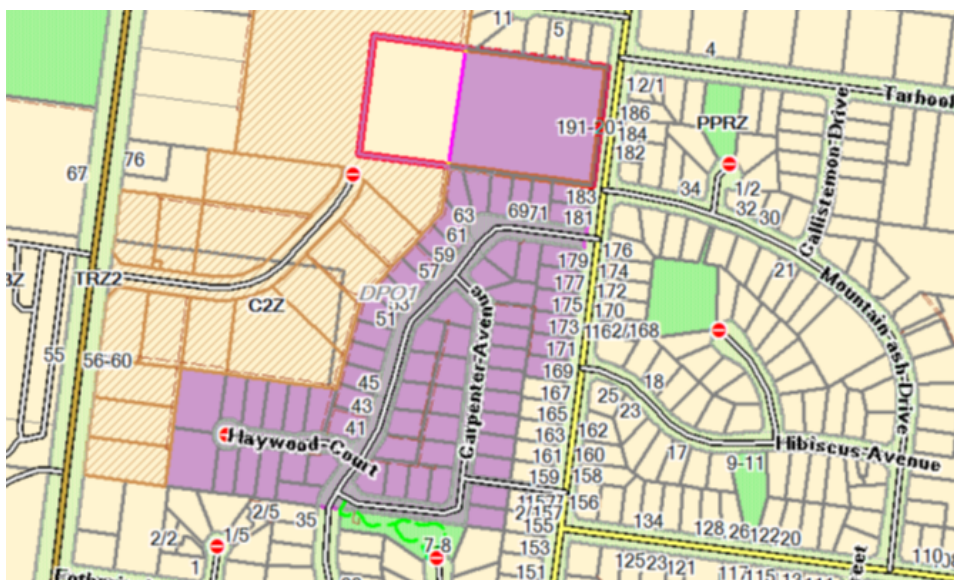


An indicative landscaping plan has been provided which shows a standard cover of street trees and residential landscaping. The land is currently devoid of vegetation, and not subject to any environmental overlays.

## BACKGROUND

The site forms part of the current Lot 1 on Title Plan 961748Q, where the subdivision of this lot is currently approved and waiting certification. The portion of the eventual Lot 530 which forms the basis for this assessment will total 12,368m<sup>2</sup>, and will be bounded by Morriss Road to the east, existing conventional residential developments to the north and south, and an existing sewer easement connecting two existing junction pits to the west.

**Figure 3: Zoning map with overlays indicated in purple (source: Exponare, 2023)**



The broader neighbourhood context shows a developing commercial estate to the immediate west, and the disused Saleyards, Warrnambool Stadium, and a secondary school to the far side of Caramut Road. The areas to the south form part of the overall Development Plan overlay schedule 1 which anticipated residential development, where the subject site is the last remaining vacant parcel.



The topography of the land is reasonably flat in line with its history as a grassy plain, with evidence of two rises in the northeast and southeast corners. Vegetation on the site is limited to introduced grass with no significant plantings. No intermittent waterbodies are noted on site, and the area is not understood to accommodate significant overland flow.

The subject land is approximately 1200m north of Raglan Parade, and 500m west of the Merri River. The far banks of the river currently accommodates Warrnambool's designated growth area 'North of the Merri River'.

## **ISSUES**

Schedule 1 to the Development Plan overlay applies to selected land zoned GRZ within Warrnambool's settlement boundary, including the part of the subject land on which the plan has been lodged, as well as previously developed land immediately to the south. Schedule 1 provides the requirements for a Development Plan, where the plan needs to continue to meet the various requirements. On the basis of most development under this schedule being complete, the schedule is coming to the end of its useful life.

Accordingly, the assessment goes beyond the simple adherence to requirements as set out under the overlay, and extends to whether the nature of proposed development is in keeping with the existing (and potentially emerging) neighbourhood character.

## **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**

Approval of the plan does not carry statutory timeframes. A decision is sought at the next available Council meeting.

## **COMMUNITY IMPACT / CONSULTATION**

All documentation forming part of the plan has been subject to referral and non-statutory public exhibition for a period of two weeks, in accordance with Council's general policy to provide notice of development plans. While not a statutory requirement, exhibition of the amended plan contributes towards Council's decision making process by understanding local concerns. At the time of writing no submissions have been made in relation to the plan.

The plan was referred to the following external authorities

- Wannon Water, Downer, Powercor, Department of Transport and Planning, Department of Energy Environment and Climate Action, Fire Rescue Victoria, Environmental Protection Agency.

Only one response was provided as follows:-

#### Wannon Water

No objection was explicitly stated, but the following comments were provided:

*While the vehicular access to each of the lots is currently shown to be common property, its queried whether this will ever become a council owned road as this may have implications on how water and sewer services are designed, constructed and maintained.*

*If sewer and water services are proposed to be gifted to Wannon Water Region Corporation, the works will be required to be constructed and acceptance tested under the supervision of a consulting engineer in accordance with the plans and specifications approved by Wannon Water.*

Comments were provided to the applicant, who confirmed that the intent was for the road to remain under common property.

The plan was also internally referred to the following departments:

- City Infrastructure, City Strategy, and Council's Environmental Sustainable Development advisor.

Comments and recommendations from all parties were incorporated into the assessment

## **LEGAL RISK / IMPACT**

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

## **OFFICERS' DECLARATION OF INTEREST**

None.

## **COLLABORATIVE PROCUREMENT**

Not applicable.

## **ASSESSMENT SUMMARY**

The Municipal Policy Statement (MPS) and Planning Policy Framework (PPF) broadly seek to promote sustainable growth and development in regional Victoria with a focus for growth and investment in major regional cities, including Warrnambool. The Warrnambool Strategic Framework Plan is contained in clause 02.04, where the subject site is shown within the urban settlement boundary in an otherwise undesignated precinct (ie. not in a designated growth area). Caramut Road is shown as a major connecting road leading from Raglan Parade to the airport, and two identified growth areas (North Dennington and North of the Merri River) are located to the northwest and northeast respectively.

Clause 15.01-3S provides high level guidance for the design of subdivisions, including the desire to create “compact neighbourhoods that have walkable distances between activities” and “a range of lot sizes to suit a variety of dwelling and household types”. In this instance, the land by virtue of its zoning and location is situated within an existing and functioning neighbourhood, with access to a bus stop (500m), informal walking trails along the river (450m), various primary schools, and a small neighbourhood commercial centre (650m). The lot sizes within the proposed subdivision are fairly homogenous, however by virtue of their connection with the larger neighbourhood they are contributing to a variety of dwelling and household types. Specifically, under clause 16.01-1S policy directs to encourage higher density housing development on sites that are well located in relation to jobs, services, and public transport, and to support opportunities for a range of income groups to choose housing in well-serviced locations. In this respect, both larger and conventional lots are being provided in this well-serviced neighbourhood, while there is currently no provision for the sort of offering now being proposed. Additionally, clause 16.01-1L directs to support infill development within established urban areas under the caveat that development “complements the area’s neighbourhood character”. In this respect, it seems clear that there is policy support for appropriate infill development, where the matter rests on whether character is respected.

The pattern of development along Morriss Road is decidedly ‘conventional’, where lot sizes between 500-800m<sup>2</sup> with consistent setbacks prevail. As with many contemporary subdivisions, hipped roofs, single storeys, manicured lawns with limited canopy cover, and orderly rectangular shaped lots are in evidence. The development within the Manuka Estate to the northeast is decidedly different, as controlled by the unique Design and Development overlay. This in its own way in fact contributes to the character of the wider area, in that the conventional/formulaic pattern of surrounding streets is broken away from, contributing to a different pace and rhythm. Arguably, this leads to the ability of the area to accommodate change. The character, in short, while different is not incongruous.

Planning policy also recommends consideration of lot sizes and layouts that provides a diversity of offerings, and allowance in the market for a range of demographic and economic backgrounds. This is confirmed in the *Warrnambool City-Wide Housing Strategy, 2013* (which while not an incorporated document, informed many of the local policies within the Planning Policy Framework). Here, average household size was forecast to decrease over time, the number of people aged 70 and over was predicted to double over 20 years, and lone person households and couples without children were forecast to make up significant parts of the City’s demographics (27% by 2031). Importantly, the study identified that the current stock of housing in Warrnambool was unsuited to this predicted change; in 2001 78% of all dwellings contained three or more bedrooms, where growth over the next decade only reinforced this discrepancy. These two trends are working at odds against each other, in that we continue to build larger homes than our demographics require, and the trend is only getting increasingly disparate.

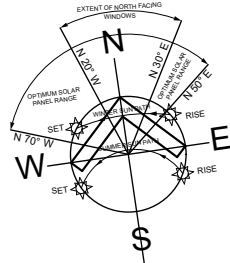
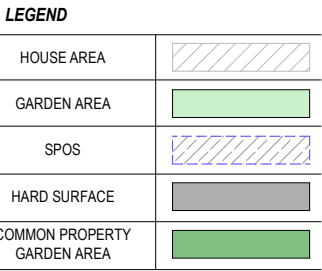
A plan has been provided which shows an entirely residential outcome for a vacant and under-utilised parcel of land in an existing neighbourhood with superior access to amenities. The plan relies on smaller lot sizes and a relatively high density to provide a different type of housing product. The overlay simply requires the plan to include a commensurate level of detail, of which the requirements have been met. Notwithstanding, it is believed that the nature of the offering is suitable in its context, and can contribute positively to housing supply in Warrnambool.

## CONCLUSION

It has been assessed that the development does a reasonable job at integrating with existing neighbourhood character, and can lead to a suitable outcome in the general layout as has been submitted. Accordingly, the development plan as submitted is recommended for approval.

## ATTACHMENTS


1. D P 2022-0007 - development plan - 191 201 Morriss Road [7.5.1 - 2 pages]
2. D P 2022-0007 - delegate report - 191 201 Morris Road [7.5.2 - 22 pages]



DATE	AMENDMENT	STATUS
5/6/23	REWORK COMPLETED - WATER SENSITIVITY ADDED. LANDSCAPING UPDATED	RWK22
6/6/23	REWORK COMPLETED - WATER SENSITIVITY AND LANDSCAPING UPDATED	RWK23
9/9/23	REWORK COMPLETED - ROAD SECTIONS ADDED	RWK24
15/9/23	REWORK COMPLETED - ROAD SECTIONS MODIFIED	RWK25
15/9/23	REWORK COMPLETED - ROAD SECTIONS MODIFIED	RWK26
15/9/23	REWORK COMPLETED - CROSSEOVERS ADDED LOT NUMBERS UPDATED	RWK27

ORIGINAL PAPER SIZE: A3

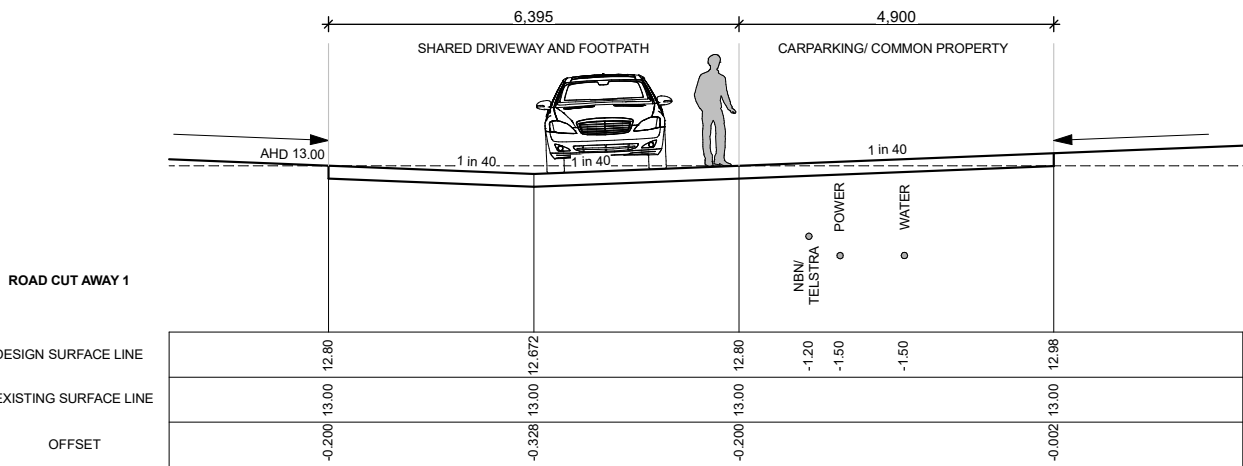
**Joshua**  
PROPERTY GROUP



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[www.joshuapropertygroup.com.au](http://www.joshuapropertygroup.com.au)

<div>PLANNING ISSUE</div>				PROPOSED DEVELOPMENT FOR ELMSTONE PROPERTY GROUP AT No.191-201 MORRIS ROAD, WARRNAMBOOL			
				JOB NUMBER: © - Copyright 2022 Joshua Property Group.		SHEET: 18 of 20	
DRAWN: JD	DATE: 15.9.22	CHECKED: ###	DATE: ####				

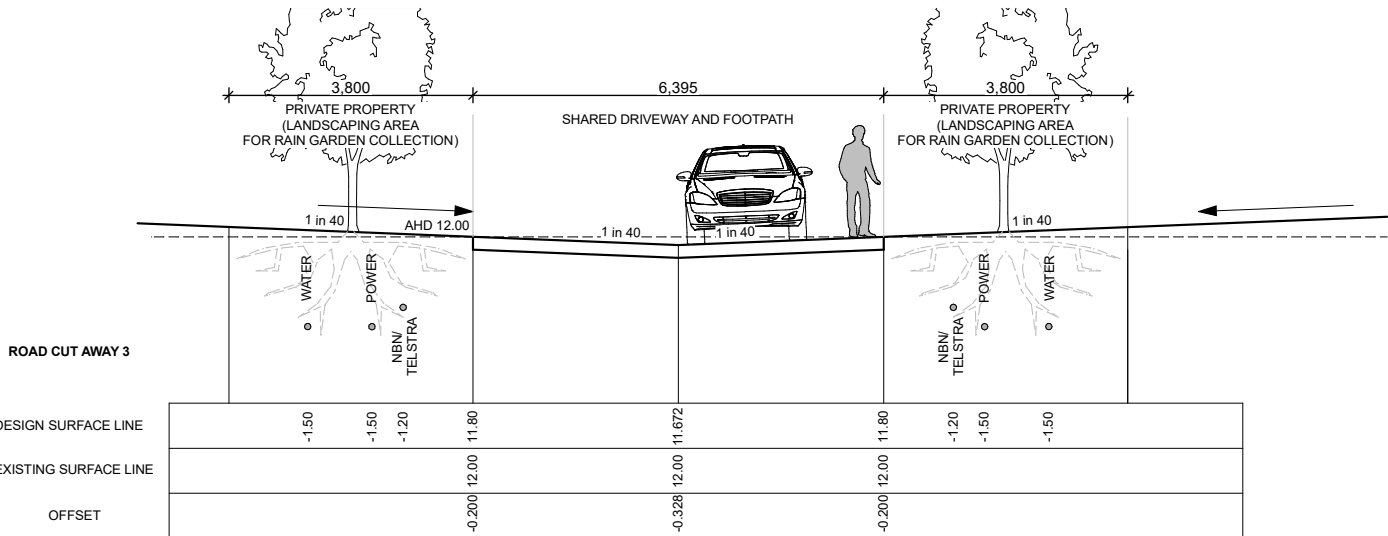
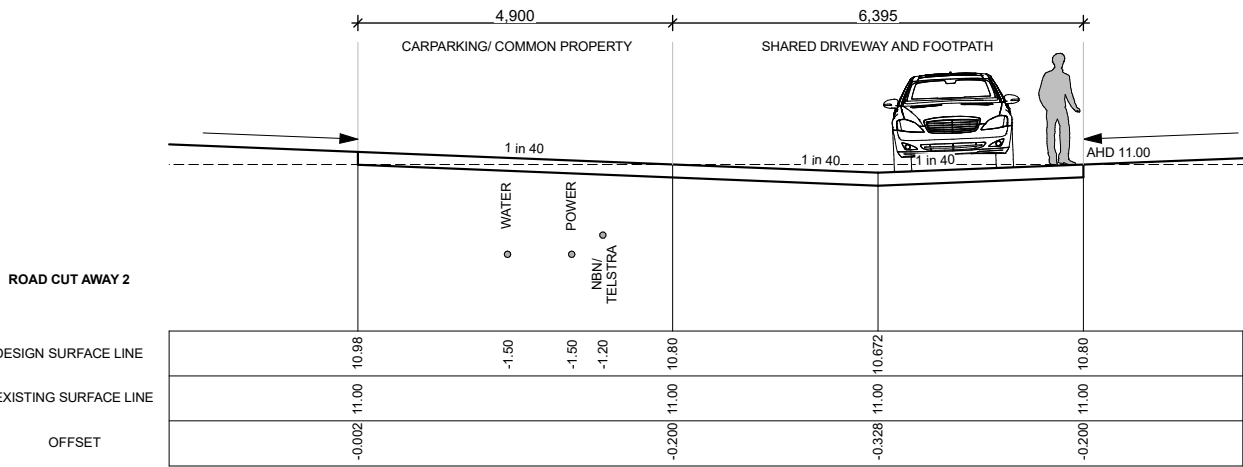
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**LEGEND**

----- EXISTING SURFACE LINE

———— DESIGN SURFACE LINE



**ROAD PROFILE SECTIONS** SCALE1:100

DATE	AMENDMENT	STATUS
5/6/23	REWORK COMPLETED - WATER SENSITIVITY ADDED, LANDSCAPING UPDATED	RWK22
6/6/23	REWORK COMPLETED - WATER SENSITIVITY AND LANDSCAPING UPDATED	RWK23
9/9/23	REWORK COMPLETED - ROAD SECTIONS ADDED	RWK24
15/9/23	REWORK COMPLETED - ROAD SECTIONS MODIFIED	RWK25
15/9/23	REWORK COMPLETED - ROAD SECTIONS MODIFIED	RWK26
15/9/23	REWORK COMPLETED - CROSSOVERS ADDED LOT NUMBERS UPDATED	RWK27

ORIGINAL PAPER SIZE: A3

Joshua

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PLANNING ISSUE			
DRAWN:	DATE:	CHECKED:	DATE:
JD	15.9.22	####	####

PROPOSED DEVELOPMENT FOR ELMSTONE PROPERTY GROUP AT No.191-201 MORRISS ROAD, WARRNAMBOOL	
JOB NUMBER:	SHEET:
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## Delegate Planning Assessment Report

### Application Details:

<b>Application is for:</b>	A Development Plan which seeks to facilitate future residential development.	
<b>Applicant's/Owner's Name:</b>	Inception Planning PO Box 339W BALLARAT WEST, VIC 3350	
	Received: 28 October 2022	Further Info Rec: 9 November 2022, 30 March 2023, 17 July 2023
<b>Statutory Days:</b>	N/A	Notice Period: newspaper ad published 29 April 2023
<b>Application Number:</b>	DP2022-0007	
<b>Land/Address:</b>	Part of Lot 1 on TP 961748, known as 191-201 Morriss Road, WARRNAMBOOL VIC 3280	
<b>Zoning:</b>	General Residential (Schedule 1)	
<b>Overlays:</b>	Development Plan (Schedule 1)	
<b>Under what clause(s) is a permit required?</b>	Pursuant to Clause 43.04-2, a permit must not be granted until a development plan has been prepared to the satisfaction of the Responsible Authority.  Further permits will be required for subdivision and development.	
<b>Restrictive covenants on the title?</b>	None	
<b>Current use and development:</b>	Vacant	

### Proposal

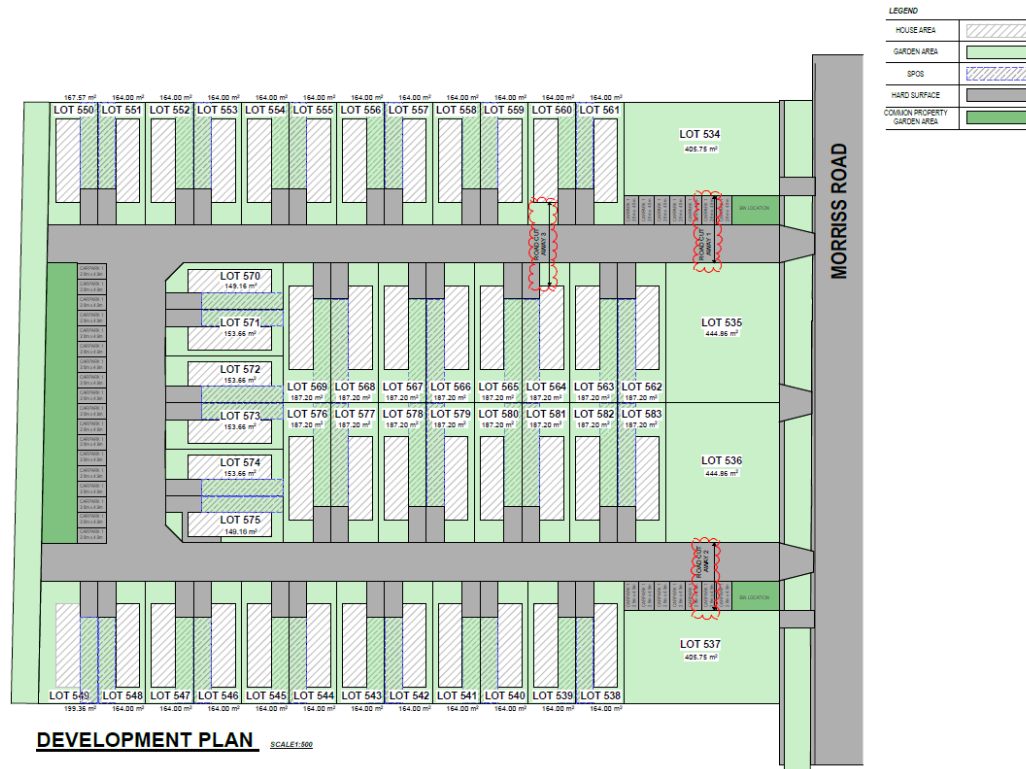
The proposal seeks approval for a Development Plan which would facilitate the future development of the site via a residential subdivision. The plan shows intended subdivision into 50 lots plus common property, where lot sizes range from 149m<sup>2</sup> to 444m<sup>2</sup>.

The overlay and the current title boundaries are incongruous, where the proposal assumes future re-subdivision to align commercially zoned land on the western side with its adjoining titles (already approved under separate planning permit PP2022-0246). The land in question therefore is the intended 'balance lot', which is entirely within the General Residential zone, and affected by the Development Plan overlay schedule 1.

The overlay requires that a development plan be approved prior to subdivision of the land into more than two lots, where the application shows a lot layout including 50 individually-titled lots, plus a common area for the accessway. The lots generally fall into two types, where 46 lots ranging from 149m<sup>2</sup> to 187m<sup>2</sup> show building envelopes, and 4 lots ranging from 405m<sup>2</sup> to 444m<sup>2</sup> front and gain access via a single crossover onto Morriss Road. For the smaller lots, the proposal puts forth an indicative development concept using visual evidence of three different dwelling typologies, and an associated indicative building envelope plan. Where lot

sizes are generally less than 200m<sup>2</sup>, building envelopes are intentionally a consistent 4m x 14m rectangle to accommodate the design typologies as presented.

**Figure 1: Proposed development plan (source: applicant submission)**



The following reports and appendices were also submitted in support of the application:

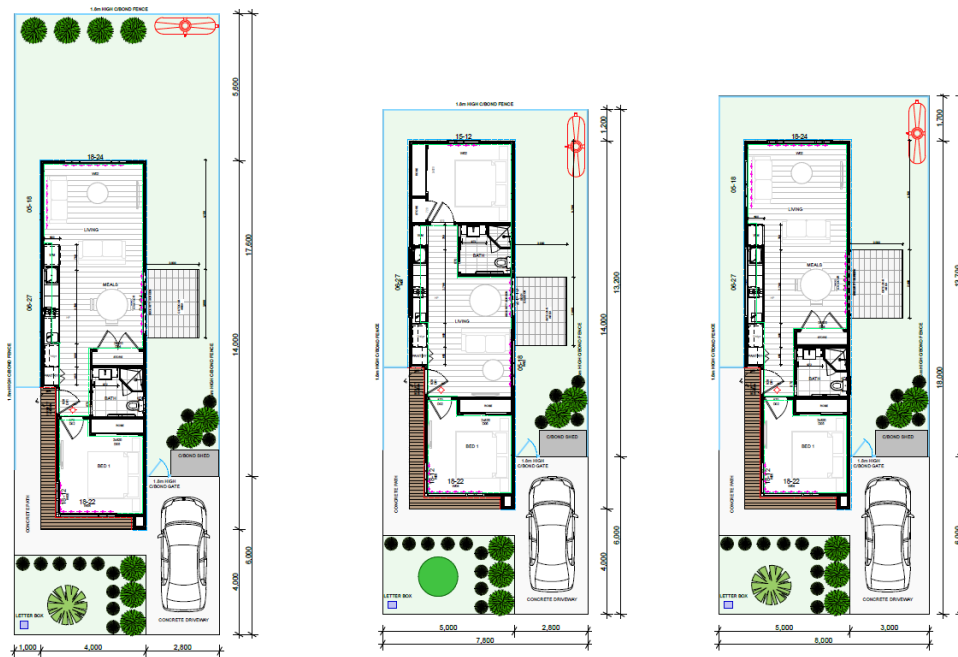
- Cultural Heritage Management Plan (Benchmark Heritage Management, October 2022)
- Engineering Services Report (Sitec Consulting Engineers, June 2023)
- Traffic Impact Assessment (Red Square Traffic, June 2023)
- Waste Management Plan (SANB, April 2023)
- Site Feature Survey (Sitec Consulting Engineers)

Given the balance lot size of approximately 1.24 hectares, (assuming development of single dwellings on the four larger lots), the proposal would result in a density of approximately 40 dwellings per hectare. This level of density far exceeds what would normally be considered in conventional single dwelling arrangements, and is more akin to street-oriented townhouse development.

Common property is provided in a 'u-shape' accessway which incorporates parking spaces, a small landscaped buffer, a road, and areas for bin storage. The associated waste management plan indicates that the layout could support either public or private garbage collection, but the proposal confirms an intent for private rubbish collection. The plan for individual lots shows that one parking space will also be provided per lot.



Figure 3: Indicative floor plans for three typologies (source: applicant submission)

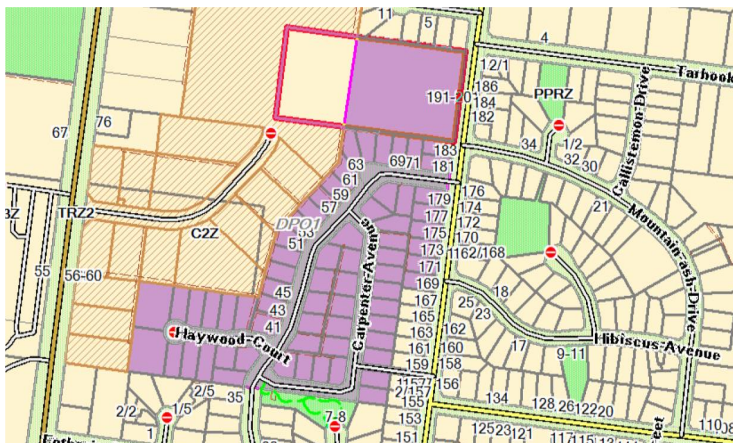


An indicative landscaping plan has been provided which shows a standard cover of street trees and residential landscaping. The land is currently devoid of vegetation, and not subject to any environmental overlays.

## Subject site & locality

As described above, the site forms part of the current Lot 1 on Title Plan 961748Q, where the subdivision of this lot is currently approved and waiting certification. The portion of the eventual Lot 530 which forms the basis for this assessment will total 12,368m<sup>2</sup>, and will be bounded by Morriss Road to the east, existing conventional residential developments to the north and south, and an existing sewer easement connecting two existing junction pits to the west.

Figure 4: Zoning map with overlays indicated in purple (source: Exponare, 2023)



The broader neighbourhood context shows a developing commercial estate to the immediate west, and the disused Saleyards, Warrnambool Stadium, and a secondary school to the far side of Caramut Road. The areas to the south form part of the overall Development Plan overlay schedule 1 which anticipated residential development, where the subject site is the last remaining vacant parcel. The Merri River is evident in the far right hand side of the aerial photograph.

**Figure 5: Aerial photograph showing site context (source: Nearmaps, April 2023)**



Somewhat unusually, to the northeast of the site land is affected by the Design and Development overlay, schedule 1 which has resulted in an enclave of over-sized residential lots (in relation to their General Residential zoning) referred to as Manuka Estate. Here, lot sizes are directed via the overlay to remain as greater than 2000m<sup>2</sup>, with a minimum frontage of 22m. In this regard the neighbourhood character of the wider area is entirely unique. Mortlake Road serves as an important north-south connection with commercial, industrial, and public uses prevailing on both sides. Conventional residential development has largely been completed in areas south and east, and a large lot residential development is maintained along the banks of the river to the north.

The topography of the land is reasonably flat in line with its history as a grassy plain, with evidence of two rises in the northeast and southeast corners. Vegetation on the site is limited to introduced grass with no significant plantings. No intermittent waterbodies are noted on site, and the area is not understood to accommodate significant overland flow.

**Figure 6: Site photographs (source: Officer site visit, August 2023)**



(standing on footpath facing west towards subject site)



(standing on footpath facing across subject site to the southwest)

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## Permit/Site History

### Permit History:

A review of Council's online system indicates that no recent planning permits have been approved in relation to the land as it currently exists. However, as noted above the overall site was the subject of a previous planning permit that enabled the subdivision of the commercially-zoned land to the west. As shown in photographs and aerials above, development relating to that subdivision has commenced, where approved commercial lots will connect to the intended road network in within the commercial park.

### Restrictions on title:

There are no restrictions registered on title.

### Cultural Heritage Sensitivity:

The site is located within an area of Aboriginal Cultural Heritage Sensitivity. The proposal triggers a requirement for a mandatory CHMP.

A CHMP (final approved 28 October 2022) has been submitted in support of the application, where the CHMP covers both the subject site and the commercial land to the west (at the time referred to as 56 Caramut Road). The report confirms no aboriginal cultural heritage places within 200m of the activity area, and that the activity area has been subject to previous ground disturbance in relation to its pastoral/agricultural history. No artefacts were revealed during either standard or complex assessments; the CHMP applies standard conditions regarding maintaining a copy of the CHMP on site, providing a CHMP induction and contingency plans in the event an aboriginal cultural heritage site is discovered.

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## Public Notification

The original application was subject to a non-statutory notification period of two weeks via a newspaper ad, a post on Council's website, and a copy of plans held at Council offices. The newspaper ad was run on 29 April 2023. At the time of writing, no submissions have been received in relation to the proposal.

An amended plan was received by Council (dated 15/09/2023) that accommodated a number of changes as follows:

- Reduction in dwelling number from 58 to 46 dwellings
- Reduction in number of lots from 58 to 50
- Increased parking spaces from 21 to 32 (plus 46 car spaces for each dwelling)

- Decreased access points to Morriss Road from 7 to 5, with lots 536 and 535 being a combined accessway
- Increased green space within the development
- Paired driveways to reduce concrete and increase green space
- Relocated bin area to facilitate collection by private waste company

As the amended plans resulted in a decrease in density and no substantive changes that would lead to any marginal amenity impacts, the amended plans were not subject to re-advertising.

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## Referrals

Non-statutory referrals were also undertaken where the following authorities have been notified:

- Wannon Water
- Downer
- Powercor
- Department of Energy, Environment and Climate Action
- Fire Rescue Victoria
- Department of Transport
- Environmental Protection Agency

Only one response has been received at the time of writing:

The **Wannon Water** response dated 8 May 2023 confirms that the authority has no objection in principle to the plan, where a number of specific comments were provided, and referenced here.

*While the vehicular access to each of the lots is currently shown to be common property, its queried whether this will ever become a council owned road as this may have implications on how water and sewer services are designed, constructed and maintained.*

*If sewer and water services are proposed to be gifted to Wannon Water Region Corporation, the works will be required to be constructed and acceptance tested under the supervision of a consulting engineer in accordance with the plans and specifications approved by Wannon Water.*

Comments were provided to the applicant, who confirmed that the intent was for the road to remain under common property.

### Internal Referrals:

The application was referred internally to the following departments:

- City Strategy
- City Infrastructure
- ESD/Sustainable Subdivisions

Council's City Strategy department provided a response 22 May 2023 with the following comments:

*The proposed lots are very small compared to conventional residential subdivisions in Warrnambool (between 143 m<sup>2</sup> and 202 m<sup>2</sup> < 300 m<sup>2</sup>) and seeks to accommodate 58 dwellings within an approximately 1 ha developable area (58 dwellings per hectare).*

*The layout seeks to accommodate 58 small lots each containing a small building envelop (4\*14=56 m<sup>2</sup>) within an established area where existing lots to the north and east of the subject site vary in size from 600 to 2800 m<sup>2</sup>. The proposal is in line with the state and local planning policy frameworks in that it will result in the more efficient use of residentially zoned land, in an area close to existing infrastructure and services such as Brauer College and open space reserves and sporting facilities. The site is in close proximity to employment areas and industries located on the east side of Caramut Road. Infill development and opportunities for affordable housing are positive aspects of this proposal and should be encouraged, however the pattern of subdivision and its effect on the spacing of buildings creates an individual character for the development that lacks diversity in terms of size and typology of houses and is not consistent with the neighbouring subdivisions and properties and if not treated carefully, can result in a built environment outcome that is not desirable or appropriate.*

*Inconsistencies*

*The subject site shown in figure.6 of the development plan report (p.10) falls within two zones (GRZ1 and C2Z) and only part of the land with an overall developable area of 12,368.84 m<sup>2</sup> is subject to residential development and the report and its associated supporting documents should make this clear in all relevant maps. There is also inconsistency in terms of the number of proposed lots as it is mentioned 52 lots in p.20 of the report but appear to be 58 lots on the proposed maps.*

*No staging of the subdivision is evident in the submitted reports.*

**Urban character and identity**



**Clause 56.03-4 – Standard C5  
Built Environment Objective**

*To create urban places with identity and character*

According to the report (p.29), “the development provides for lots that will be orientated to front Morris Road consistent with the surrounding development, which allows for the majority of development to be located behind these lots therefore preserving the current streetscape character”. The street elevation looking toward Morris road, however, does not provide strong and enough evidences of consistency between the existing elevations and proposed ones. The report considers the Clause 56.03-5 – Standard C6 Neighbourhood Character Objective as not applicable. This might be due to the fact that that these is no strategic or policy direction in the planning scheme regarding the neighbourhood character yet but the issue remains critical to be addressed.

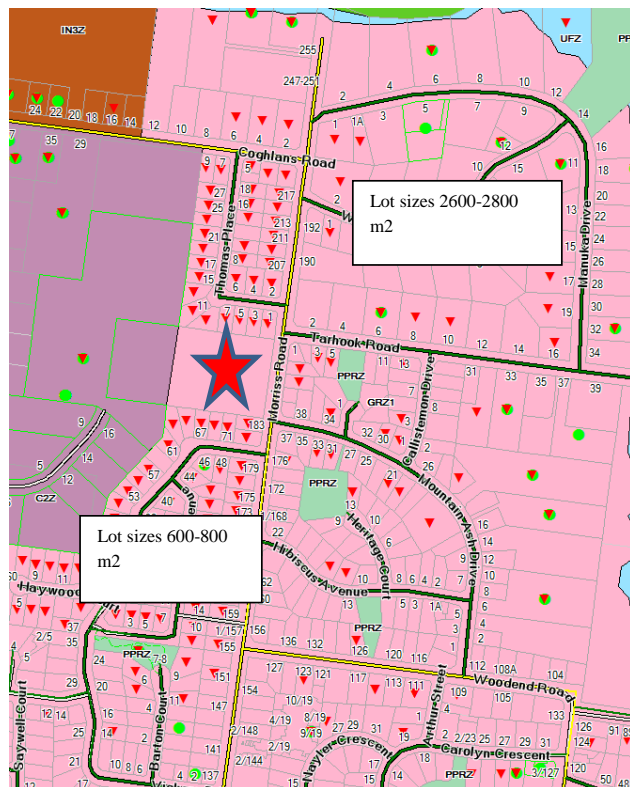


Figure 1 The location of the subject site with lot sizes under 300 M2

**Clause 56.04-1 – Standard C7  
Lot Diversity and Distribution**

**Clause 56.04-2 – Standard C8  
Lot Area and Building Envelopes**

Given the current housing crisis in Victoria, the proposed lot sizes (from 143m<sup>2</sup> to 202m<sup>2</sup>) provide opportunities for more affordable houses (1-2 bedrooms) to prospective house-seekers in Warrnambool and can be considered a pioneer medium density project but lot shapes and proportion of building envelopes could be designed more innovatively with regard to issues such as climate resiliency, neighbourhood character/morphology and social issues. The proposed miniature houses with building envelopes as small as 56 m<sup>2</sup> (4\*14) with north-south orientation are not consistent with abutting residential envelopes to the south and north of the site and resemble some of the tiny housing projects such as The Harris Transportable Housing Project in Footscray. A more diverse size and mix of housings forms (56 to 200 m for example and a mix of semi-detached and detached houses) could provide more choices and reduce the risk of future labelling/stigmatization (can't find the right term) of the project. Such lot sizes are more justifiable in metro areas compared to regional cities where high density development is not a priority for the housing industry.

*Also the development plan lacks a social study chapter analysing the local demand and project feasibility as well as community views about such types of small-housing development that might be a city-wide issue.*



*Figure 2 The Harris Transportable Housing Project for homeless people (37 m<sup>2</sup> homes), Footscray Melbourne*

**Clause 56.04-3 – Standard C9  
Solar Orientation of Lots**

*According to the planning scheme, lots have appropriate solar orientation when the long axis of lots are within the range north 20 degrees west to north 30 degrees east, or east 20 degrees north to east 30 degrees south. Due to the narrow proposed lots and envelop proportion and orientation, the current side setbacks constitutes about %30 of the garden areas of each dwelling. According to the overshadowing analysis of the proposed design by Joshua property group in the development plan report, the side setbacks get affected by overshadowing during the morning and afternoon times (9 am and 3 pm). This could be enhanced via alternative envelop design such as semi-detached houses or buildings with more width that are more climate resilient and consistent with the surrounding residential buildings in terms of size and façade proportion.*

**Movement network  
Clause 56.06-2 – Standard C15**



### **Walking and Cycling Network**

*A more detailed plan with proper scale showing the footpaths, cross overs and tree plantings needs to be associated with the report. The report mentions that a detailed engineering plans will be submitted as a condition of any permit which will provide the detailed design in compliance with Council's design standards but it should be noted that any future footpath design would be affected by the current proposed subdivision and lot patterns and number of garages along the internal driveways so they should be planned simultaneously. Any potential for future connection of pedestrian footpaths to the abutting commercial zone to the west would increase the permeability of the site and this should be encouraged. The connection of the site to Warrnambool's PPN and PBN (STS, 2010-2020) can also be reflected in the final submitted report.*

### **Clause 56.05-1 – Standard C12 Integrated Urban Landscape**

*The U-shape internal driveway might be an efficient functional solution for traffic management inside the site but it may reduce visibility, natural surveillance and safety issues at the backstage of the subdivision from the main roads. The subdivision pattern and housing morphology of the proposed development also does not fit in well with the context considering the lot and envelop sizes. The narrow lot sizes and future multiple cross overs along the internal and external driveways does not leave enough room for landscaping and tree canopy and affects the future street landscape.*

*The subdivision does not propose any open space (p.32) and suggests to use pocket parks in the surrounding neighbourhood, however the open parking lots can be planted by trees to enhance the landscape and reduce impervious surfaces.*

### **Stormwater and drainage**

#### **Clause 56.07-2 - Standard C23 Reused and Recycled Water**

*In response to the above clause, the report claims that Wannon Water do not require recycled water in Warrnambool (p.36) while Wannon Water strongly encourages IWM and recycling schemes in regional Victoria.*

*The supporting Engineering Services Report should provide enough evidence that the existing 1650 mm dia stormwater pipe have the capacity to collect the discharged storm water from the additional 58 lots. The development plan report mentions that this would be provided (p.24) and the Engineering Service Report states that calculations for the construction of the Morris Road Outfall (Contract No 2007034) included the subject site. According to the report, the drainage works were approved by Warrnambool City Council and accepted as servicing the entire DPO area. This part can be conditioned to the satisfaction of responsible authority.*

*An amended landscape plan to the satisfaction of responsible authority must be submitted to and approved by the responsible authority. The plans must be in accordance with the plans submitted and show the planting and landscaping in more details. The incorporation of WSUD requirements including the location of swales and rain gardens in the landscaping plan is also recommended. The landscaping details provide some of these information but as sections not plans. A profile of the major internal driveways and the way stormwater is managed using WSUD solutions is also recommended considering the compact nature of development.*

### **Traffic and public transport**

*The Red-Square report "Transport Impact Assessment" analyses the traffic before the number of lots are finalized so the volume of traffic produced by the residents of the subdivision is not taken into account as reflected in this paragraph "It is currently unknown how many lots will be formed within the residential portion of the development site. Thus, a detailed traffic generation is unable to be undertaken at this stage" (p.22 of the RedSquare report). Also some maps regarding the location of bus stops, PPN and PBN of Warrnambool can be incorporated in the report.*

#### **Cultural Heritage**

*A CHMP (Approved 28 Oct 2022) has been submitted in support of the application and in general, it revealed that the Activity Area is of low potential sensitivity for Aboriginal cultural deposits. The CHMP report entitled "Benchmark Heritage Management" considers a 6.5 ha site as its study area which covers the subject site for residential developments but the commercial zone near the site is mistakenly mentioned as industrial zone.*

#### **Clause 56.09-2 – Standard C28 Electricity, Telecommunications and Gas**

*Arrangements that support the generation or use of renewable energy at a lot or neighbourhood level can be encouraged. EV chargers within the parking lots.*

Council's City Infrastructure department provided a response 30 May 2023 with the following comments:

#### *Sitec Stormwater Management Plan Project No 22-183 3 October 2022- Comments*

<b>Item</b>	<b>Section</b>	<b>Page</b>	<b>Comments</b>
<b>1</b>			<i>No information is provided proposed WSUD Treatments. It is Request further information on be provided with the detail of WSUD Treatments.</i>
<b>2</b>			<i>No information is provided on overland flow paths within the Development</i>

#### *Traffic Management Plan Red Square Traffic J34032/1221 - Comments*

<b>Item</b>	<b>Section</b>	<b>Page</b>	<b>Comments</b>
<b>1</b>			<i>No information is provided on parking demands. All it provides is parking can be provide in the street? Suggest more information on how parking is going to be managed.</i>
<b>2</b>			<i>There is traffic generation volumes provided for the proposed development. As a result no analysis has been provided on the impacts of the existing roads. Request predicted volumes be provided and SIDRA be provided at proposed new intersections.</i>

<b>3</b>			<i>No information provided about rubbish collection and emergency access.</i>
<b>4</b>			<i>Suggests nearest bus stop is 1.3km. No mention of needing to provide for a new bus stop. Suggest more info is required on proposed new bus stop and shelter.</i>

*Development Plan Inception Planning - Comments*

<b>Item</b>	<b>Section</b>	<b>Page</b>	<b>Comments</b>
<b>1</b>			<i>No information is provided re Integrated water management</i>
<b>2</b>			<i>DP could provide a typical Road section showing road widths services and landscaping</i>

Council's Sustainable Subdivisions advisor provided a response 5 May 2023 with the following comments:

*General planning comments:*

- *The intensity of the built form does not fit within the Morris Road and wider neighbourhood and too much built form is being asked of the site and minimal communal space provided and space for landscaping.*
- *The proposal is an over development of the site and does not adequately consider the Municipal Planning Strategy, key elements of the Planning Policy Framework, Clause 56 and elements of clause 65.01 of the Warrnambool Planning Scheme. If deemed appropriate via a common property, a redesign is required to allow for sufficient communal space and provisions for tree canopy coverage, IWM, safe pedestrian and cycling movements internally, landscaping, location of a 4 bin system for each dwelling amongst other considerations.*
- *Although a planning permit is approved for land to the west for an industrial subdivision, if that development does not eventuate the risk of a land locked parcel may occur. Potential solutions should be considered now unless it is considered the risk is acceptable when considering the development plan.*
- *Clause 15.01-2S is a key clause that has not been considered or responded to ensure all dwellings achieve the relevant strategies and objectives including:*
  - *Improve energy performance buildings through.*
    - *Passive design responses that minimise the need for heating, cooling and lighting.*
    - *On-site renewable energy generation and storage technology.*
  - *Encourage water efficiency and the use of rainwater, stormwater and recycled water.*
  - *Minimise stormwater discharge through site layout and landscaping measures that support on-site infiltration and stormwater reuse.*
  - *Ensure development provides landscaping that responds to its site context, enhances the built form, creates safe and attractive spaces and supports cooling and greening of urban areas.*
- *There is insufficient information addressing clause 56 and the services of 58 dwelling lots plus an industrial land component comprising 4 lots.*
- *The proposal for a common property to service the 58 lots does not adequately address the purpose of the GRZ:*

- *To implement the Municipal Planning Strategy and the Planning Policy Framework*
- *Implements selected components of the MPS and PPF to do with the need for infill development but disregards other key elements.*
- *To encourage development that respects the neighbourhood character of the area.*

*Character is subjective but the site can deliver a residential development that incorporates all considerations of Clause 56 as per similar sized developments within the municipality. The current design is going for density and provides no amenity or greening for cooling, safe pedestrian and cycling, water quality measures etc within the proposed development.*

*Under the DPO:*

- *No landscape plan has been provided (what has been submitted is not adequate to be called a landscape plan).*
- *No suitable road or pedestrian linkages have been demonstrated.*
- *No Appropriate Building Areas have been nominated on plan.*

*Concerns with plans and the written submission:*

- *Where is the 6m buffer mentioned on page 12 (why does it state the northern boundary and not the western boundary) and why is it not shown on the proposed Plan of Subdivision to be registered on title.*
- *The landscape plan shows an area of seeded grass but does not include the hard stand areas and impervious roof areas.*
- *Unclear where the 42% garden area is located.*

*Other:*

- *How will the developer deliver on the new NCC requirements for accessibility, energy efficiency etc? [https://livablehousingaustralia.org.au/wp-content/uploads/2021/02/SLLHA\\_GuidelinesJuly2017FINAL4.pdf](https://livablehousingaustralia.org.au/wp-content/uploads/2021/02/SLLHA_GuidelinesJuly2017FINAL4.pdf)*

*RFI considerations:*

- *A redesign of the proposed Development Plan and supporting information is required. The intensity of the built form does not fit within the Morris Road and wider neighbourhood and too much built form is being asked of the site and minimal communal space provided and space for landscaping amongst other requirements of the Warrnambool Planning Scheme including the PPF and Clause 56.*
- *A written response to the purpose and strategies of clause 15.02-1S and should be responded to including.*
  - *The purpose of Clause 56 is to ensure that residential design appropriately responds to:*
  - *Policy implementation.*
  - *Liveable and sustainable communities.*
  - *Residential lot design.*
  - *Urban landscape.*
  - *Access and mobility management.*
  - *Integrated water management.*
  - *Site management.*

- *Utilities.*

*The City's preference is for a development plan demonstrating the use of a standard street network layout. If a common property is proposed, a significant reduction in the number of dwellings proposed is required and to demonstrate space(s) for communal gathering, safe walking and cycling, sufficient space allocated for tree canopy coverage and understory for cooling, Integrated water management measures to deliver BEPM requirements onsite, appropriate level of common property landscaping and front yard landscaping etc.*

*Design guidelines for dwellings or revised dwelling plans detailing the following are required addressing the following:*

- *Encourage no connection to gas and make it an all-electric development.*
- *Combined with solar PV on roof tops great potential for zero carbon or carbon positive development.*
- *External shading to all north, west and east facing windows*
- *Aim for 7.5 star NatHERs rating*
- *Rainwater tanks for IWM and water quality and potable water reduction*
- *Overall landscape plan with canopy trees and location of raingardens if proposed and maintenance plan.*
- *Undercover vehicle spaces*

All internal referral comments were provided to the applicant for consideration, and through consultation the applicant was offered an opportunity to address concerns and/or amend plans. A written response was provided 17 July 2023 including amended plans, a waste management plan, an amended engineering services report, and an amended traffic impact assessment. The concerns of all parties have been investigated and reviewed in the assessment section below.

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## **Assessment**

### **PLANNING POLICY**

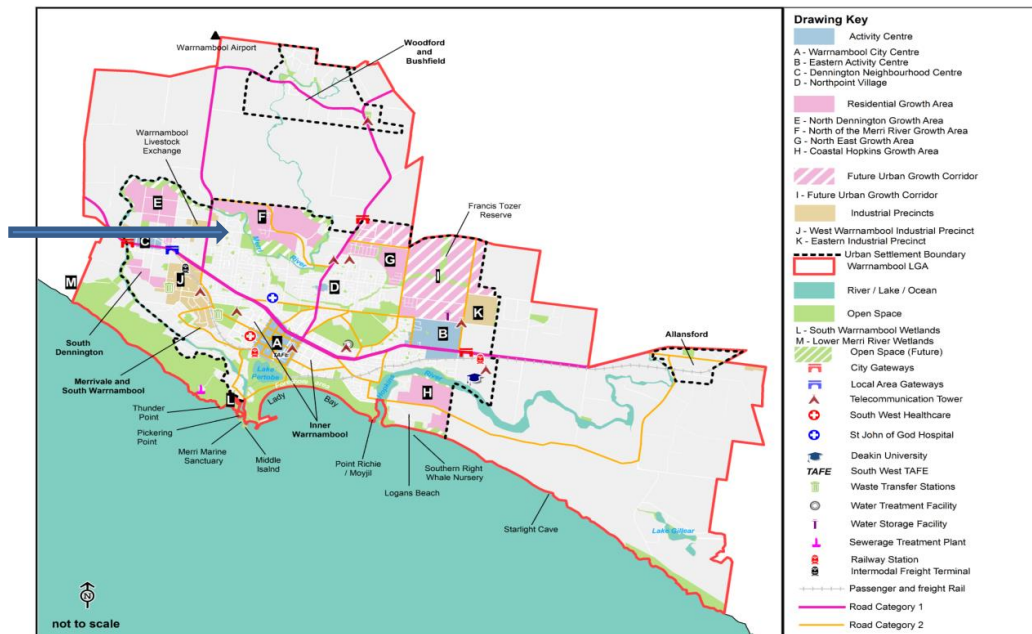
The following policies are particularly relevant to this application:

- Clause 02.03 (Strategic Directions)
- Clause 02.04 (Strategic Framework Plan)
- Clause 11.01-1S (Settlement)
- Clause 11.03-4S (Coastal Settlement)
- Clause 13.03-1L (Merri River and Russell's Creek Floodplains)
- Clause 15.01-3S (Subdivision Design)
- Clause 15.01-4S (Healthy Neighbourhoods)
- Clause 16.01-1L (Housing Supply)
- Clause 16.01-2S (Housing Affordability)
- Clause 19.02-6S (Open Space)
- Clause 19.02-6L (Open Space)
- Clause 19.03-3L (Integrated Water Management)

The Municipal Policy Statement (MPS) and Planning Policy Framework (PPF) broadly seek to promote sustainable growth and development in regional Victoria with a focus for growth and investment in major regional cities, including Warrnambool. The Warrnambool Strategic

Framework Plan is contained in clause 02.04, where the subject site is shown within the urban settlement boundary in an otherwise undesignated precinct (ie. not in a designated growth area). Mortlake Road is shown as a major connecting road leading from Raglan Parade to the airport, and two identified growth areas (North Dennington and North of the Merri River) are located to the northwest and northeast respectively.

**Figure 7: Warrnambool Strategic Framework Plan (source: WPS, clause 02.04)**



The PPF includes policy directives for retaining settlement boundaries and seeking housing growth and diversity in locations with excellent access to service and amenities. Residential development that respects existing or preferred neighbourhood character and minimises impacts on neighbouring properties is also sought. The MPS supports increased residential densities in areas close to transport corridors, activity centres and open space. The proposal will provide increased housing supply in an area identified for urban development and will make a material contribution to housing diversity and affordability in Warrnambool. Whether the siting and layout of the subdivision concept responds to the context of the site and the area's character is a matter discussed at length in later sections, however it can be stated generally here that the use of residentially-zoned land for the purposes of building dwellings is not fundamentally at odds with the policy direction. Given the possibility of appropriate landscaping, the provision of parking, and the general pace of single-storey built form, the proposal appropriately avoids amenity impacts on adjoining properties.

Clause 13.03 seeks to protect life, property and community infrastructure from flood hazards and to maintain the natural flood storage function of floodplains. The proposal does not involve construction in any designated wetlands, and an appropriate stormwater plan can be implemented.

Clause 15.01-3S provides high level guidance for the design of subdivisions, including the desire to create "compact neighbourhoods that have walkable distances between activities" and "a range of lot sizes to suit a variety of dwelling and household types". In this instance, the land by virtue of its zoning and location is situated within an existing and functioning neighbourhood, with access to a bus stop (500m), informal walking trails along the river

(450m), various primary schools, and a small neighbourhood commercial centre (650m). The lot sizes within the proposed subdivision are fairly homogenous, however by virtue of their connection with the larger neighbourhood they are contributing to a variety of dwelling and household types. Specifically, under clause 16.01-1S policy directs to encourage higher density housing development on sites that are well located in relation to jobs, services, and public transport, and to support opportunities for a range of income groups to choose housing in well-serviced locations. In this respect, both larger and conventional lots are being provided in this well-serviced neighbourhood, while there is currently no provision for the sort of offering now being proposed. Additionally, clause 16.01-1L directs to support infill development within established urban areas under the caveat that development "complements the area's neighbourhood character". In this respect, it seems clear that there is policy support for appropriate infill development, where the matter rests on whether character is respected.

Clause 19.02-6S seeks to establish, manage and improve a diverse and integrated network of public open space that meets the needs of the community. The proposal does not include any new areas of open space, however there is adequate provision in surrounding areas, where connection for future residents is assisted via road integration and existing footpaths along Morriss Road.

Accordingly, it can be summarised that the proposed development plan is generally in line with planning policy.

## **ZONE**

The subject site is within the General Residential Zone, Schedule 1.

The Purpose of this zone is:

- *To implement the Municipal Planning Strategy and 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.*

The proposed development plan does not trigger a permit under the zone. Future planning applications will be assessed under the purpose and decision guidelines of the zone; however, the proposed residential use is broadly consistent with the purpose of encouraging a diversity of housing types in appropriate locations that respect neighbourhood character.

## **OVERLAYS**

### Development Plan (Clause 43.04 and Schedule 1)

The subject site is within the Development Plan Overlay Schedule 1 (DPO1) and the application seeks approval for a Development Plan under this overlay.

The purpose of the DPO is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To identify areas which require the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land.*



- *To exempt an application from notice and review if a development plan has been prepared to the satisfaction of the responsible authority.*

Pursuant to Clause 43.04-2, a permit must not be granted to use or subdivide land, or construct a building or carry out works until a development plan has been prepared to the satisfaction of the Responsible Authority.

The proposal is broadly consistent with the objectives and requirements of overlay. An assessment of the development plan against the objectives and requirements of Schedule 10 to Clause 43.04 Development Plan Overlay has been undertaken in the tables below.

Objective	Comment
<ul style="list-style-type: none"> <li>• Include a Site Analysis which shows the topography of the land, and the location of any existing vegetation, drainage lines, existing buildings, sites of conservation, heritage or archaeological significance and other features</li> </ul>	<p><b>Acceptable</b></p> <p>The development plan responds to the site topography.</p> <p>No significant vegetation exists on site.</p> <p>A site feature survey has been provided which outlines how the proposal responds to its context.</p>
<ul style="list-style-type: none"> <li>• Show the proposed subdivision layout including lots, roads, public open space and other features of the subdivision in a manner which is responsive to the features identified in the Site Analysis.</li> </ul>	<p><b>Acceptable</b></p> <p>The relative small size of the allotment and constraints of surrounding development leads to limitations on what can be proposed, but the proposal is generally responsive to the pattern of surrounding development. The future interface with commercially-zoned land to the west can be managed in line with existing interfaces to the north and south. Streetscape character has been shown on indicative elevations, and care has been taken to position and orient lots appropriately to maintain a transition along the Morriss Road frontage, in relation to both built form and the location and occurrence of crossovers. In this respect the internal functioning of the subdivision can rely on the common driveway and still maintain an appropriate relationship with the surrounding neighbourhoods.</p>
<ul style="list-style-type: none"> <li>• Identify the means by which sites of conservation, heritage or archaeological significance will be managed during the construction phase of the subdivision.</li> </ul>	<p><b>Acceptable</b></p> <p>An approved Cultural Heritage Management Plan has been submitted in support of the Development Plan. The activity description in the CHMP notes the site will be developed for residential lots, and the assessment assumes full ground disturbance for the entire area which is consistent with the proposal. The conditions of the CHMP are reasonably standard, and a permit condition should be applied to any subdivision permit issued requiring compliance with the CHMP conditions.</p>
<ul style="list-style-type: none"> <li>• Identify Appropriate Building Areas on the site and within individual lots that are suitable for the construction of dwellings</li> </ul>	<p><b>Acceptable</b></p>

Objective	Comment
<p>or other buildings, which are not affected by constraints such as slope, potential for inundation, or presence of remnant vegetation to the satisfaction of the responsible authority. If there are no constraints affecting the site, all lots should be notated as Appropriate Building Areas.</p>	<p>The site is not particularly strained by topographical or environmental features. The plan subsequently indicates all of the land for residential development as anticipated, in line with the limited constraints as outlined. Indicative building envelopes are shown, but are provided to support the typologies as proposed, and not meant to be restrictive.</p>
<ul style="list-style-type: none"> <li>• Include a Landscaping Plan showing the location of existing vegetation to be retained and proposed vegetation.</li> </ul>	<p><b>Acceptable</b></p> <p>A Landscaping plan has been submitted. No significant vegetation exists. The plan proposes street tree planting which consists of indigenous trees with one tree fronting all lots, and space for ancillary planting. Details of planting size and height at maturity are also provided. The plan is broadly appropriate.</p>
<ul style="list-style-type: none"> <li>• Show suitable road and pedestrian linkages between the site and adjacent areas.</li> </ul>	<p><b>Acceptable</b></p> <p>A Traffic Report has been submitted in support of the application. The report confirms that Morriss Road is a municipal road with lane markings, a footpath, and kerbside parking permitted. The development would connect to this road via a common driveway with two access points. The internal loop road is shown as 6.3m wide, and described as a 'shared zone' for vehicles and pedestrians, where no additional footpaths are proposed. Traffic is predicted to be almost entirely relational to Morriss Road and its connection to Raglan Parade, where the report concludes that additional traffic loads will not adversely affect existing capacities. Parking is not assessed in detail as number of bedrooms at this stage is not entirely confirmed, however a broad statement has been included to suggest that 'street kerbside parking can typically accommodate for the visitor parking demands'.</p> <p>The lack of detail has led to a number of questions and concerns from Council officers to the applicant, whereby the applicant has provided road profile sections, and suggests that the appropriate detailed design can occur within future approvals.</p> <p>In relation to parking, each individual lot now shows one parking space, and visitor spaces are also provided. A detailed assessment of Clause 52.06 is not provided with the application nor required at this stage, and it is sufficient to rely on the notion that parking can be accommodated to meet the requirements of the provision.</p>

Objective	Comment
	<p>In relation to the design of the road, although the confirmation of the provision of the loop road under common property might result in the reduced requirement for the applicant to provide detailed design at this stage, it is still incumbent on Council to ensure that any approved development plan could allow for a suitable outcome, which necessarily includes the provision of a road with enough space for required amenities. At subdivision stage, this will require a detailed assessment of Clause 56, including a clear understanding of Standard C21 (lot access) and the design requirements of Table C1 (design of roads and neighbourhood streets). As it currently stands, there is insufficient information provided from either application documents or the traffic assessment to confirm whether this standard can be met; conversely, this is not entirely unusual at development plan stage where the purpose of the development plan is to indicate intent for future development. Approximately 6.3m of common property has been accounted for, and road profile sections have been provided to show that sufficient room has been provided for necessary infrastructure and amenities. The suitability of this design hinges on whether the road is intended as a 'Access Lane' or 'Access Place', and consequently whether it meets the design requirements of Table C1. As this design can be developed and modified over time, it is therefore concluded here that the objective as stated can be met, and that Council can continue to work with the applicant to ensure appropriate design in future stages.</p>
<ul style="list-style-type: none"> <li>Outline arrangements for the provision and funding of physical infrastructure.</li> </ul>	<p><b>Acceptable</b></p> <p>An Engineering Services Report has been submitted in support of the Development Plan. The report confirms that while the creation of the crossovers/access driveways will require further permits, that the intent is for the owner's corporation to install and maintain these driveways. Future permit conditions could control this outcome.</p> <p>The report suggests detailed stormwater management design can occur in future stages, where sufficient evidence has been provided to suggest that a suitable plan can be developed.</p> <p>Reticulated sewer and electricity can be connected.</p>
<ul style="list-style-type: none"> <li>Identify the staging of the subdivision.</li> </ul>	<p><b>Acceptable</b></p>

Objective	Comment
	Staging of the subdivision itself is not inherently proposed, where all phases of the development of the site are understood to be undertaken by the applicant. It is assumed that the four larger vacant lots could be on-sold and therefore developed on their own timeframes.

In summary, the proposal meets the required elements of the overlay.

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## Other Matters

### Neighbourhood Character

In some respects, it is not entirely unsurprising that the proposal meets the requirements of the overlay, given its legacy as Warrnambool's first development plan overlay, and generic context. Indeed, there are many varieties of plans showing a basic residential layout that could meet the threshold requirements. The overarching policy direction, however, consistently refers to ensuring that the development maintain cohesion with existing neighbourhood character.

Planning Practice Note 43 defines neighbourhood character as "the combination of the public and private realms" or "every property, public place or piece of infrastructure", but also suggests that character cannot be broken up into discrete features, and is therefore an assessment of how these features coordinate as a whole. Notwithstanding, a summary of matters that could be considered is provided, and includes:

- The pattern of development where more than one dwelling on a lot is proposed
- The built form, scale and character of surrounding development including front fencing
- Architectural and roof styles
- Any other notable features or characteristics

The pattern of development along Morriss Road is decidedly 'conventional', where lot sizes between 500-800m<sup>2</sup> with consistent setbacks prevail. As with many contemporary subdivisions, hipped roofs, single storeys, manicured lawns with limited canopy cover, and orderly rectangular shaped lots are in evidence. The development within the Manuka Estate is decidedly different, as controlled by the unique Design and Development overlay. This in its own way in fact contributes to the character of the wider area, in that the conventional/formulaic pattern of surrounding streets is broken away from, contributing to a different pace and rhythm. Arguably, this leads to the ability of the area to accommodate change.

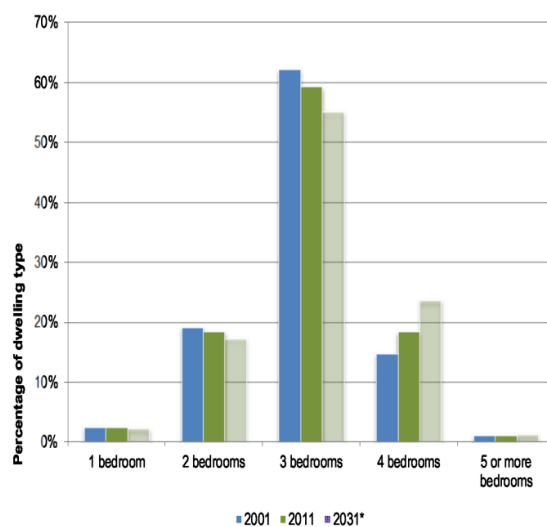
The proposed development (in relation to the built form element) is not in fact being considered at this stage, and typologies and indicative floor plans have been provided at the request of Council officers. Their usefulness in this instance verges on necessity, given the lot sizes and building envelopes in question cannot readily accommodate other forms of development. Typologies as presented show the intended skillion roof forms and spacing of dwellings, where this presentation to the streetscape is not at odds with its surroundings. The character, in short, while different is not incongruous.

### Housing Diversity

Planning policy also recommends consideration of lot sizes and layouts that provides a diversity of offerings, and allowance in the market for a range of demographic and economic backgrounds. This is confirmed in the *Warrnambool City-Wide Housing Strategy, 2013* (which while not an incorporated document, informed many of the local policies within the Planning Policy Framework). Here, average household size was forecast to decrease over time, the number of people aged 70 and over was predicted to double over 20 years, and lone person households and couples without children were forecast to make up significant parts of the City's demographics (27% by 2031).

Importantly, the study identified that the current stock of housing in Warrnambool was unsuited to this predicted change; in 2001 78% of all dwellings contained three or more bedrooms, where growth over the next decade only reinforced this discrepancy.

**Figure 8: Dwelling mix in Warrnambool over time (source: City-Wide Housing Strategy, 2013)**



These two trends are working at odds against each other, in that we continue to build larger homes than our demographics require, and the trend is only getting increasingly disparate.

#### Housing Affordability

There is no underlying assumption that the proposal will necessarily lead to affordability, especially given the lack of specificity at a State level as to how affordability is defined (currently "housing that is appropriate for the needs of very low-, low- and moderate-income households" (source [planning.vic.gov.au](http://planning.vic.gov.au))). It is also not correct to conclude that affordability necessarily comes at the expense of other planning outcomes such as appropriate amenity or sustainable design. Notwithstanding, it is obvious that the application seeks to deliver a housing model that is statistically under-supplied in Warrnambool, where it would be logical to make the connection that an affordable outcome is desired. While this is not an objective or requirement of the overlay in relation to a development plan, it is relevant to the rationale of why a non-conventional residential proposal should be considered in a well-served area.

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## Summary

The subject site is within the General Residential zone which anticipates residential development, and is affected by the Development Plan overlay which requires a development plan to be approved before future subdivision or development. A plan has been provided which shows an entirely residential outcome for a vacant and under-utilised parcel of land in an existing neighbourhood with superior access to amenities. The plan relies on smaller lot sizes and a relatively high density to provide a different type of housing product. The overlay simply requires the plan to include a commensurate level of detail, of which the requirements have been met.

The nature of the eventual development, however, has led to increased scrutiny as to whether the development plan should be supported. Subsequently, a higher level of detail was demanded to understand that the plan could be approved while still allowing for specific design details to emerge and develop at appropriate stages. It has been assessed that the development does a reasonable job at integrating with existing neighbourhood character, and can lead to a suitable outcome in the general layout as has been submitted. As a result of the above, the recommendation below has been reached.

---

## Recommendation

That having considered all the matters normally required under Section 60 of the Act for planning applications, Council should approve the development plan under the relevant provisions of the Warrnambool Planning Scheme in respect of the land described as Part of Lot 1 on TP 961748, known as 191-201 Morriss Road, WARRNAMBOOL VIC 3280, which seeks to facilitate future residential development on site.

## **7.6. WARRNAMBOOL PLANNING SCHEME REVIEW**

### **DIRECTORATE : CITY GROWTH**

#### **PURPOSE:**

***This report provides information on a review of the Warrnambool Planning Scheme, and recommends that the review be adopted and forwarded to the Minister for Planning. The report also recommends that the future strategic works program be endorsed by Council, and set the priorities for Council's future strategic projects.***

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#### **EXECUTIVE SUMMARY**

- Section 12B of the Planning and Environment Act requires Council to undertake a review of the Planning Scheme within 12 months of the Council Plan being adopted.
- Effectively a Planning Scheme review is required every 4 years.
- The Planning scheme review was undertaken with external assistance through the Regional Planning Hub of the Department of Transport and Planning (DTP), and DTP employed the services of Red Ink Planning to undertake the review.
- The Planning Scheme review identifies where there are gaps in planning policy, provides recommendations regarding future strategic planning program and includes a recommended 'planning scheme review' ordinance amendment.

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**MOVED: CR RICHARD ZIEGELER**  
**SECONDED: CR ANGIE PASPALIARIS**

#### **That Council**

1. **Adopt the Warrnambool Planning Scheme Review 2023 (Attachment 1).**
2. **In accordance with Section 12B (5) of the Planning and Environment Act 1987, forward a copy of the adopted Warrnambool Planning Scheme Review 2023 to the Minister for Planning.**
3. **Pursuant to Section 8A of the Planning and Environment Act, request authorisation from the Minister for Planning to prepare a 'planning scheme review' planning scheme amendment (Attachment 2).**
4. **Following the authorisation of the Minister for Planning in accordance with Section 9 of the Act, prepare and exhibit an amendment to the Warrnambool Planning Scheme in accordance with the 'planning scheme review' ordinance amendment (Attachment 2).**

**CARRIED - 6:0**

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#### **BACKGROUND**

Regular reviews of the planning scheme are required under Section 12B of the Planning and Environment Act 1987. Councils should undertake the planning scheme review within 12 months of the Council Plan being adopted.

A link to the Warrnambool Planning Scheme is provided below:

[https://planning-schemes.app.planning.vic.gov.au/Warrnambool/ordinance?\\_ga=2.55184685.745350268.1668045947-636828178.1661384377](https://planning-schemes.app.planning.vic.gov.au/Warrnambool/ordinance?_ga=2.55184685.745350268.1668045947-636828178.1661384377)



The objective of the planning scheme review is to enhance the effectiveness and efficiency of the planning scheme in achieving both the objectives of planning in Victoria and ensuring it makes best use of the Victoria Planning Provisions and the planning framework established by the Act.

The review must evaluate the planning scheme to ensure that it:

- Is consistent in form and content with the directions or guidelines issued by the Minister;
- Sets out effectively the policy objectives for use and development of land; and
- Makes effective use of state provisions and local provisions to give effect to state and local policy objectives.

The last review of the planning scheme was undertaken in 2018.

## ISSUES

The review has found that the Warrnambool Planning Scheme has established a strong settlement framework that operates as a good foundation for land use planning for growth in Warrnambool. However, the planning scheme contains several policy gaps, which hinder its effectiveness in guiding decision making by Warrnambool City Council.

Council has invested significant resources in a suite of studies, strategies and initiatives seeking to create an environmentally sustainable and resilient future for Warrnambool. Currently, the planning scheme lacks clear policy support to facilitate these outcomes when development proposals are assessed against it. There are significant gaps in realising the high level Council vision for the municipality that are leading to inconsistent decision making and lost opportunities for the most efficient use of land, adaptation to climate change and protection of values such as established character, heritage and landscapes for the benefit of the community.

There are several overlays that are redundant, poorly drafted or being used ineffectively, which is impacting the statutory planning workload and Council's ability to achieve high quality planning outcomes.

The review has recommended that the highest priorities for Council are clear:

- Prepare a housing and neighbourhood character strategy for Warrnambool to guide built form and land use outcomes.
- Implement the findings of the Environmental Significance Overlay review by preparing revised and new schedules and mapping for Cause 42.01 Environmental Significance Overlays.
- Undertake a comprehensive review of the Design and Development Overlays and Development Plan Overlays to correct inadequacies and inappropriate drafting.
- Prepare infrastructure contribution frameworks for future growth corridors, which may include funding infrastructure outside growth corridors if there is a clear nexus.
- Prepare a comprehensive car parking strategy to manage car parking demands can be managed throughout the municipality.
- Establish how it intends to promote a more sustainable agenda beyond that included in the Victoria Planning Provisions and identify how this impacts Council's strategic planning priorities given the current level of resources.
- Prepare an agricultural precinct strategy to support agricultural productivity and identify appropriate agri-tourism in rural areas.
- Review the suite of rural local policies seeking to preserve productive farmland from inappropriate development to ensure they are fit-for-purpose.

- Prepare local flood policy and local floodplain development plans to assist in the assessment of development proposals and introduce schedules to flood controls. (Note, amendment C205warr is currently addressing this issue).

The planning scheme review has identified many policy-neutral changes that should be made to the planning scheme to bring it into alignment with the Ministerial Direction: the Form and Content of Planning Schemes. These are purely administrative matters and do not change the policy intent of the scheme.

There are several factual changes that should be made to the Municipal Planning Strategy to bring it up to date with the latest ABS data and the most recent Council Plan.

The planning permit audit and consultation with referral authorities and Council staff identified that some permit triggers can be removed as they are generating unnecessary permit applications that related to matters that Council is not concerned about from a planning perspective. Removal of these permit triggers should reduce the number of planning permits dealt with by Council. This represents a reduction in workload, which will enable resources to be directed to other planning priorities.

An audit of local and regional strategies and policies that have been completed since the last planning scheme review has identified new policy that has the strategic justification to be incorporated into the planning scheme.

These changes are marked up on the supporting Ordinance (refer **Attachment 2**).

It is important to note that the policy direction on affordable housing is considered to be adequately dealt with by the existing objectives and policies at Clause 16.01-2S Housing Affordability, which encourage a significant proportion of new development to be affordable for households on very low to moderate incomes.

The policy also supports the supply of well-located affordable housing by ensuring the redevelopment and renewal of public housing stock better meets community needs, and to facilitate the delivery of social housing by identifying surplus government land suitable for housing.

## **FINANCIAL IMPACT**

The costs associated with the Warrnambool Planning Scheme review have been funded by DTP. Costs to Council are limited to officer time.

## **LEGISLATION / POLICY / COUNCIL PLAN CONTEXT**

### **1 A healthy community**

1.1 Be a welcoming and inclusive city: Warrnambool will be a city that is more welcoming to all and which fosters diversity.

1.3 Health and wellbeing : Council will take action to improve health, wellbeing and safety outcomes for Warrnambool's 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

### **TIMING**

Routine

### **COMMUNITY IMPACT / CONSULTATION**

The review has been informed by consultation with stakeholders, referral agencies, and government departments.

Consultation will be undertaken on the ordinance amendment in accordance with the requirements of the Planning and Environment Act.

### **LEGAL RISK / IMPACT**

Risks are mitigated by ensuring compliance with the relevant Ministerial Directions, Planning Practice Notes, as well as the Planning and Environment Act.

### **OFFICERS' DECLARATION OF INTEREST**

None declared.

### **COLLABORATIVE PROCUREMENT**

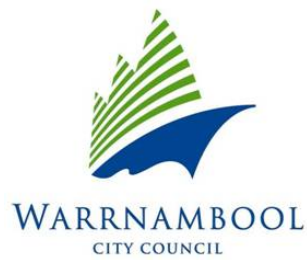
Not applicable

### **CONCLUSION**

The Planning Scheme review is a legislative requirement and also a valuable opportunity to provide a 'health-check' of how the planning scheme is performing. Importantly, recommendations from the review inform Council's future strategic work program and priorities.

### **ATTACHMENTS**

1. Warrnambool Planning Scheme Review FINAL [7.6.1 - 69 pages]
2. Attachment 3 marked up ordinance FINAL (1) [7.6.2 - 193 pages]



# Warrnambool Planning Scheme Review

Version 1.2

March 2, 2023  
Final

Planning and Environment Act 1987

Planning scheme review pursuant to Section 12B of the Act

Warrnambool Planning Scheme

Version	Author	Issue date
1.0 – Draft for Council	CM/EK/MMD	22 December 2022
1.1 – Draft for comment by Council	CR	23 December 2022
1.2 – Revision with Council requested changes	CR/MMD	2 March 2023

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# **1. Executive summary**

## **1.1 Why is the planning scheme being reviewed?**

Council as the planning authority for the Warrnambool Planning Scheme is required to review its planning scheme every four years under Section 12(B) of the Planning and Environment Act 1987. Council last undertook a comprehensive review of the planning scheme in 2018.

Recently the planning scheme was restructured to insert a new Municipal Planning Strategy and local Planning Policies to replace the former Local Policy Planning Framework. This was done via Amendment C208 and was a policy neutral amendment undertaken by the Victorian government.

This review will be forwarded to the Minister for Planning as required under section 12(B) of the act once complete. A planning scheme amendment to implement the findings of the review has been prepared and is attached in the form of marked-up ordinance as Appendix Three of this report.

## **1.2 Health check and findings**

The Warrnambool Planning Scheme has established a strong settlement framework that operates as a good foundation for land use planning for growth in Warrnambool. The planning scheme contains several policy gaps, which hinder its effectiveness in guiding decision making by Warrnambool City Council.

Council has invested significant resources in a suite of studies, strategies and initiatives seeking to create an environmentally sustainable and resilient future for Warrnambool. Currently, the planning scheme lacks clear policy support to facilitate these outcomes when development proposals are assessed against it. There are significant gaps in realising the high level Council vision for the municipality that are leading to inconsistent decision making and lost opportunities for the most efficient use of land, adaptation to climate change and protection of values such as established character, heritage and landscapes for the benefit of the community.

There are several overlays that are redundant, poorly drafted or being used ineffectively, which is impacting the statutory planning workload and Council's ability to achieve high quality planning outcomes.

## **1.3 Top priorities for Council**

The highest priorities for Council are clear:

- Prepare a housing and neighbourhood character strategy for Warrnambool to guide built form and land use outcomes.
- Implement the findings of the Environmental Significance Overlay review by preparing revised and new schedules and mapping for Cause 42.01 Environmental Significance Overlays.
- Undertake a comprehensive review of the Design and Development Overlays and Development Plan Overlays to correct inadequacies and inappropriate drafting.
- Prepare infrastructure contribution frameworks for future growth corridors, which may include funding infrastructure outside growth corridors if there is a clear nexus.
- Prepare a comprehensive car parking strategy to manage car parking demands can be managed throughout the municipality.

- Establish how it intends to promote a more sustainable agenda beyond that included in the Victoria Planning Provisions and identify how this impacts Council's strategic planning priorities given the current level of resources.
- Prepare an agricultural precinct strategy to support agricultural productivity and identify appropriate agri-tourism in rural areas.
- Review the suite of rural local policies seeking to preserve productive farmland from inappropriate development to ensure they are fit-for-purpose.
- Prepare local flood policy and local floodplain development plans to assist in the assessment of development proposals and introduce schedules to flood controls. (Note, amendment C205warr is currently addressing this issue).

## **1.4 Consolidated recommendations**

This section of the report outlines the recommendations and next steps for this planning scheme review. Recommendations are grouped as follows:

- Planning scheme recommendations.
- Further strategic work recommendations.
- Process improvement recommendations.
- Advocacy recommendations.
- Minister for Planning recommendation.

### **1.4.1 Planning scheme amendment**

These recommendations relate to the planning scheme amendment that should be progressed to implement the findings of this review relating to administrative matters or to incorporated Council or State adopted strategic planning work into the scheme.

The planning scheme review has identified many policy-neutral changes that should be made to the planning scheme to bring it into alignment with the Ministerial Direction: the Form and Content of Planning Schemes. These are purely administrative matters and do not change the policy intent of the scheme.

There are several factual changes that should be made to the Municipal Planning Strategy to bring it up to date with the latest ABS data and the Council Plan.

Some of the rural policy that was moved and deleted in the Planning Policy Framework translation is recommended for reintroduction into the ordinance.

The planning permit audit and consultation with referral authorities and Council staff identified that some permit triggers can be removed as they are generating unnecessary permit applications that related to matters that Council is not concerned about from a planning perspective. Removal of these permit triggers should reduce the number of planning permits dealt with by Council. This represents a reduction in workload, which will enable resources to be directed to other planning priorities.

An audit of local and regional strategies and policies that have been completed since the last planning scheme review has identified new policy that has the strategic justification to be incorporated into the planning scheme.

These changes are marked up on the supporting Ordinance (see Appendix Three).

Within the Ordinance, the source of the change is included in orange text in brackets like this: [\[source code\]](#). This source code will take the reader back to the correct page of the parent document or the

correct provision in the planning scheme as appropriate and enable changes to be understood in their original context. If the words **NEW** is at the start of the source code, it means that this is new, strategically justified policy to be included in the scheme and will require a full amendment. In some cases a reason is provided to justify the change. In the ordinance these changes are blue text in brackets like this: **[reason]**

**Recommendation:**

It is recommended that Council:

1. **Prepare a planning scheme amendment or amendments using the marked up ordinance at Appendix Three to:**
  - a) **Amend the MPS, local PPF policies and schedules to include changes identified in the audit of the planning scheme review in Chapter 5.**
  - b) **Include changes requested by referral agencies as part of the planning scheme review engagement.**
  - c) **Include policy in the planning scheme to implement the:**
    - **Warrnambool Council Plan 2021-2025 (Warrnambool City Council, 2021).**
    - **Warrnambool 2040 (Warrnambool City Council, 2018).**
    - **Healthy Warrnambool 2021-25 Plan - Community Health and Wellbeing Plan (Warrnambool City Council, 2021).**
    - **Active Warrnambool Strategy 2019-30 (Warrnambool City Council, 2019).**
    - **Warrnambool Floodplain Management Plan 2018-2023 (Utilis, 2018).**
    - **Merri River Parklands Framework (Warrnambool City Council, 2020).**
    - **South of Merri Open Space Precinct Plan (Utilis, Warrnambool City Council, Blom Design, 2020).**
    - **Domestic Wastewater Management Plan 2020-2025 (Warrnambool City Council, 2020).**
    - **Warrnambool City Council Social Housing Planning Project (Warrnambool City Council, Hornsby & Co, 2020).**
    - **Warrnambool Principal Pedestrian Network (Warrnambool City Council, 2022).**
    - **Green Warrnambool (Warrnambool City Council, 2018).**
  - d) **Move referral requirements to Clause 66.04s rather than being distributed through the ordinance.**
  - e) **Include an updated Clause 74.02 Further strategic work that prioritises the strategic work program based on the findings of this review.**

**1.4.2 Further strategic work**

Appendix Four of this report outlines the strategic planning work that has been identified through this planning scheme review.

Through the review process, the highest priority tasks for Council to undertake over the next four years to improve the planning scheme has been identified and is included in the recommendations below.

Only work that can be completed in the next four years should be included in Clause 72.04 of the planning scheme. A recommended Clause 72.04 is included in the marked-up ordinance at Appendix Three. This should be considered by Council to ensure that the work is reasonable to complete over the next four years and, if not, the priority projects that should be included in Clause 74.02.

**Recommendations:**

It is recommended that Council prioritise the following major pieces of strategic planning work over the next four years:

- 2. Prepare a housing and neighbourhood character strategy to guide built form and land use outcomes.**
- 3. Implement the findings of the Environmental Significance Overlay Review 2020 by preparing revised and new schedules and mapping for Clause 42.01 Environmental Significance Overlays.**
- 4. Undertake a comprehensive review of the Design and Development Overlays, Development Plan Overlays to correct inadequacies and inappropriate drafting.**
- 5. Prepare infrastructure contribution frameworks for future growth corridors, which may include funding infrastructure outside growth corridors if there is a clear nexus.**
- 6. Prepare a comprehensive car parking strategy to manage car parking demands can be managed throughout the municipality.**
- 7. Establish how it intends to promote a more sustainable agenda beyond that included in the Victoria Planning Provisions and identify how this impacts its strategic planning priorities given the current resources.**
- 8. Prepare an agricultural precinct strategy to support agricultural productivity and identify appropriate agri-tourism in rural areas and review rural policies seeking to preserve productive farmland from inappropriate development to ensure they are fit-for-purpose.**
- 9. Prepare local flood policy, in consultation with Glenelg Hopkins Catchment Management Authority, to assist in the assessment of development proposals, and introduce schedules to the Floodway Overlay and Land Subject to Inundation Overlay, and local floodplain development plans.**

The following smaller pieces of strategic planning work relating to the drafting of existing ordinance were identified in the audit of the planning scheme:

- 10. Review Schedules 5, 6, 7 and 12 to Clause 43.02 Design and Development Overlay to clarify the objectives to be achieved and provide more direction to applicants and decision makers.**
- 11. Review Schedule 13 to Clause 43.02 Design and Development Overlay (Younger Street (West)) to identify if any policy from the Design Guidelines for Younger Street (2005) needs to be translated into the control.**
- 12. Review Schedule 14 to Clause 43.02 Design and Development Overlay (Protection of Ocean Views from The Public Realm: Raglan Parade) to identify if any policy from the Protection of Ocean Views from the Public Realm: Raglan Parade needs to be translated into the control.**
- 13. Review Schedule 15 to Clause 43.02 Design and Development Overlay (Foreshore Design Character and Viewsharing: Merri Street East) to identify if any policy from the**

**Protection of Ocean Views from the Merri Street East & Raglan Parade Analysis and Issues Report (Planisphere, 2008) including Merri Street East Design Guidelines and Raglan Parade Design Guidelines needs to be translated into the control.**

- 14. Review Schedules 8, 10, 11, 12 and 13 to Clause 43.04 Development Plan Overlay to clarify the objectives to be achieved and provide more direction to applicants and decision makers.**

#### **1.4.3 Process improvements**

These recommendations are drawn from both the analysis of the planning scheme and consultation with Council staff and referral authorities.

The recommendations relate to improvements that could be made to the processes associated with collection and analysis of data (such as planning permits), processing and referral of applications, and communication. Process improvements may apply to Council, the State government or referral agencies.

##### **Recommendations:**

It is recommended that Council:

- 15. Improve the internal consultation process for planning permit applications, particular for infrastructure, environmental health and biodiversity, drawing on the feedback in Appendix Two.**

#### **1.4.4 Advocacy**

These recommendations are generally beyond the scope of what Council can achieve in its planning scheme under the current Victoria Planning Provisions or scope of the Planning and Environment Act 1987. They are matters that Council may wish to discuss with the State Government to highlight the issue and advocate for change.

##### **Recommendations:**

It is recommended that Council:

- 16. Liaise with Wannon Water for finalise changes to Clause 5.0 to Schedule 2 of Clause 32.04 Mixed Use Zone ('The Mill at Warrnambool' Redevelopment, Harris Street, Warrnambool).**
- 17. Advocate to DECCA and DTP to ensure consideration of climate change and environmentally sustainable development is embedded in all planning schemes.**
- 18. Write to DTP to ask it to introduce better descriptions for the headings in the Schedule to Clause 43.01 Heritage Overlay.**

#### **1.4.5 Minister for Planning**

Warrnambool City Council, with assistance from the Redink Planning, has prepared a planning scheme review as required by section 12B(1) of the *Planning and Environment Act 1987* (the Act).

In accordance with section 12B(3) of the Act this review identifies opportunities, set out in this report, enhances the effectiveness and efficiency of the planning scheme in achieving the objectives of planning in Victoria and the objectives of the planning framework established in the Act.

In accordance with section 12B(4) of the Act, the review evaluates the planning scheme to ensure that it:

- Is consistent with Ministerial Direction: the Form and Content of Planning Schemes.
- Sets out the policy objectives for the use and development of land.
- Makes effective use of state and local provisions to achieve state and local planning policy objectives.

**Recommendation:**

- 19. That Warrnambool City Council accept this Planning Scheme Review and forward to the Minister for Planning as evidence Warrnambool City Council, as the planning authority for Warrnambool Planning Scheme, has met its obligations in accordance with Section 12B of the Planning and Environment Act 1987 to review the planning scheme every four years.**

## 2. Introduction

### 2.1 Purpose

Council as the planning authority for the Warrnambool Planning Scheme (planning scheme) is required to review its planning scheme every four years under Section 12(B) of the Planning and Environment Act 1987 (the Act).

The scope of a planning scheme review is established under Section 12(B) and planning scheme reviews should focus on:

- The **effectiveness and efficiency** of the planning scheme in achieving the objectives of planning and the planning framework in Victoria.
- Aligning the planning scheme with the Ministerial Direction: the Form and Content of Planning Schemes.
- Ensuring the planning scheme contains a clear narrative about the way use and development of land will be managed to achieve the planning vision or objectives of the area.

Planning scheme reviews also provide the opportunity to:

- Align Council's policy position with the planning scheme.
- Update out of date or redundant information.
- Educate and inform stakeholders about how the planning scheme works and the process by which to improve it.

Council last undertook a comprehensive review of the planning scheme in December 2018.

Recently the planning scheme was restructured to insert a new Municipal Planning Strategy and local Planning Policies to replace the former Local Policy Planning Framework. This was done via Amendment C208warr and was a policy neutral amendment undertaken by the Victorian government.

This review will be forwarded to the Minister for Planning as required under section 12(B) of the Act once complete. A planning scheme amendment to implement the findings of the review has been prepared and is attached in the form of marked up ordinance as Appendix Three to this report.

### 2.2 Methodology

A six-stage methodology has been developed by Redink Planning to undertake planning scheme reviews as shown in Figure 1.

The methodology is supported by the 'Good Practice Guide to Planning Scheme Reviews' and templates that have been developed to assist with each stage of the process.

Redink Planning has been engaged to conduct stages 1 – 4 for Warrnambool City Council.



Figure 1: Planning scheme review methodology



The timing for the project is:

Stage	Timing
Initiate	September 2022
Analyse	September / October 2022
Engage	October / November 2022
Report	December 2022
Consult	Council's discretion
Implement	Council's discretion

This planning scheme review has been prepared in consideration to the following directions and guidance provided by DTP.

**Ministerial directions:**

- Ministerial Direction: the Form and Content of Planning Schemes.
- Ministerial Direction No. 11 Strategic Assessment of Amendments.

**Planning practice notes and advice:**

- A Practitioner's Guide to Victorian Planning Schemes.
- PPN – 46 Strategic Assessment Guidelines.
- PPN32 – Review of planning schemes.

## **3. What's driving change**

### **3.1 Population, growth and economy**

The City of Warrnambool's population grew from 33,655 persons in 2016 (ABS, 2016), to 35,406 in 2021 (ABS, 2021) and is forecast to reach to 39,931 persons in 2036 (VIF, 2019). In 2021, the City of Warrnambool had an estimated 15,963 private dwellings (ABS, 2021) and this is forecast to increase to 18,351 dwellings in 2036 (VIF, 2019).

Warrnambool is Victoria's largest coastal regional city and is the fastest growing economy and population centre in Southwest Victoria. Most existing population is located within the settlements of Warrnambool, Dennington, Allansford, Bushfield and Woodford, and additional urban growth and development is specifically supported within the municipality's defined growth areas:

- North of Merri Growth Area.
- Coastal Hopkins Growth Area.
- North Dennington Growth Area.
- North-East Growth Area.

Further urban growth and development is not currently supported in Bushfield, Woodford and Allansford, pending resolution of drainage, sewerage and effluent disposal issues.

Warrnambool supports 16,653 jobs and has an annual economic output of \$4.809 billion (Remplan 2022). The municipality is a major centre for food manufacturing with an emphasis on dairy products, sheep and beef processing. The Warrnambool region produces 25% of Australia's milk and 30% of Victoria's beef and lamb. Warrnambool's other employment strengths are in health and community services, education, government, retail and tourism. Warrnambool is also the Great South Coast Region's main service centre for retail, business services, health and education.

### **3.2 Climate change and other environmental risks**

Warrnambool City Council formally declared a Climate Emergency on 7 October 2019.

The Warrnambool Planning Scheme highlights that climate change presents a threat to the City's natural and built coastal environment, to the community and to economic activity. The results of climate change, such as storm surge, inundation through sea level rise and temperature increase pose some of the most significant threats to Warrnambool's coastline.

Various parts of the municipality are subject to flooding, inundation and landslip risk.

### **3.3 Victorian government amendments and advice**

The Victoria Planning Provisions are constantly being reviewed and updated at a state level with numerous VC and GC amendments occurring each year. The State also provides advice to planners in the form of updates to the Practitioner's Guide and new planning practice notes. The full list of Victorian and Regional amendments that have been gazetted, and practice notes that have been released since the last review can be found in Appendix One.

The way in which the Warrnambool Planning Scheme should respond at a local level to these changes to the Victoria Planning Provisions and how they should be applied has been considered in this review and includes:

### **Managing residential character**

The introduction of more sophisticated schedules to the residential zones (through Amendment VC169), including the ability to include place-based objectives (essentially a preferred neighbourhood character statement), provides an opportunity for Council to introduce controls to manage built form in residential areas more effectively. Planning Practice Notes 90 – Planning for Housing and 91 – Using the Residential Zones provides the advice about how this should be done.

Protecting existing neighbourhood character and questions about the effectiveness of existing planning controls at achieving this were common themes identified in the stakeholder engagement. This opportunity is discussed further in Chapter 10 – Key issues.

## **4. Previous planning scheme review**

### **4.1 Previous planning scheme review**

The Warrnambool Planning Scheme was last reviewed in-house in 2018 and adopted by Council at its meeting on 1 April 2019.

The review found:

- Council undertook a comprehensive program of strategic work in response to the previous (2014) planning scheme review. Many of the recommendations from the 2014 review have, at the time of the 2018 review, been completed or substantially progressed.
- While substantial progress had been made on many necessary strategic projects since the 2014 review several projects remained outstanding, mainly due to budget constraints.
- The Local Planning Policy Framework was substantially revised in 2016 as a result of a comprehensive review of the Planning Scheme carried out in 2015 (Warrnambool Planning Scheme Rewrite Project 2015).
- It was identified that further and substantial work would be required to restructure the Planning Scheme in accordance with the (then) new integrated Planning Policy Framework, and that this work was anticipated to occur in 2019.
- The Review identified that several recently adopted plans and strategies have a direct relevance to matters in the Warrnambool Planning Scheme and recommended that these be reviewed as part of the next Planning Scheme review (the current project).
- The 2018 review identified the following areas in which the performance of the planning scheme, as drafted at that point in time, could potentially be improved:
- Farming zone controls - should be reviewed to address the inconsistency between the 15ha minimum lot size for subdivision in the Farming Zone Schedule with the State and local policy directions to protect agricultural land.
- Infill residential development controls, which should be revised to include policy direction on neighbourhood character and views.
- Policy direction on community facility and service uses such as gyms, dance schools and similar uses which are locating in areas zoned for industrial and commercial uses.
- Biodiversity controls should be strengthened.
- A review of VCAT decisions in the 2018 review identified the following potential policy gaps:
- Farming Zone controls, specifically the 15ha minimum subdivision area in the Schedule.
- Infill residential development (neighbourhood character and views).
- Advertising signs, particularly electronic major promotion signs.
- The 2018 Review identified no significant issues with statutory planning processes. The performance indicators at the time showed that Council was performing well in the

assessment of planning permit applications, indicating planning processes under the Warrnambool Planning Scheme were strategically robust.

- The 2018 review identified that the main types of applications dealt with by Council were extensions or alterations to dwellings and other buildings. Other significant categories included new single dwellings, developments with two or more dwellings (multi dwellings), subdivisions and applications for changes in land use.

## **4.2 Progress since last review**

### **4.2.1 Completed projects**

Council has implemented several the recommendations from the last review through:

- Floodplain management plans for the Merri River and Russells Creek floodplains.
- Implementation of the Warrnambool Eastern Activity Centre Structure Plan 2016.
- Planning Policy Framework implementation.
- Advertising Signage Policy.

### **4.2.2 Projects underway**

Council is currently undertaking several projects that will implement several of the projects identified in the previous review:

- Finalise and implement the Precinct Structure Plan for land east of Aberline Road.
- Complete strategic work to inform and implement the South Dennington Growth Area Structure Plan.
- Implementation of the Allansford Strategic Framework Plan.
- Finalise and implement the Strategic Framework Plan for Bushfield and Woodford.
- Finalise and implement the Foreshore Plan.
- Undertake a review of the Warrnambool Retail Strategy.
- Environmental Significance Overlay Review.
- Flood investigation underway for the Merri River catchment in South Warrnambool.

## **4.3 Outstanding work since last review**

Several issues that were identified in the 2018 review have been identified in the current strategic work program; however, many remain outstanding, as follows:

- Review and implement the Logans Beach Strategic Framework Plan.
- Update local content of the Planning Scheme to comply with Ministerial Direction: the form and content of Planning Schemes as DDO, DPO and ESO schedules do not comply.
- Finalise and implement the Open Space Contributions Policy.
- Implement the Warrnambool Principal Pedestrian Network 2022 in the planning scheme.
- Include the Health and Wellbeing Plan 2017-21 in the planning scheme.

## **4.4 Obsolete recommendations**

Some recommendations from the last review are obsolete because of changes that have been implemented by the Victorian Government, is not considered future strategic work or is operational in nature. These include recommendations relating to:

- Review Clause 21.03-2 Native vegetation as it has been completed through the Planning Policy Framework translation.
- Continuing to maintain a Heritage Advisory Service as this is operational.
- Including the strategic vision and direction of the Warrnambool Council Plan 2017-21 in the planning scheme, as this document has now been superseded.
- Monitoring of commercial and industrial land supply to ensure the municipality maintains 15 years' supply as this is operational.

## 4.5 Findings

Council has introduced some important changes since the last planning scheme review, most notably the restructure of the planning scheme, and the implementation of the Warrnambool Eastern Activity Centre Structure Plan 2016, the Advertising Signage Policy, and the implementation of the North Warrnambool flood amendment.

Council has clearly invested significant resources in a suite of studies, strategies and initiatives seeking to create an environmentally sustainable and resilient future for Warrnambool; however, the planning scheme lacks clear policy support to facilitate these outcomes when development proposals are assessed against it. As a result, there are significant gaps in realising the high level Council vision for the municipality that are leading to inconsistent decision making and lost opportunities for the most efficient use of land, adaptation to climate change and protection of values such as established character, heritage and landscapes for the benefit of the community.

Most notably, there are several overlays that are redundant, poorly drafted or being used ineffectively, which is impacting the statutory planning workload and Council's ability to achieve high quality planning outcomes.

# 5. Audit and assessment of current scheme

## 5.1 Methodology

An audit of each local provision and schedule in the planning scheme has been undertaken. This audit has compared the drafting and application of each provision against the Ministerial Direction: the Form and Content of Planning Schemes, a Practitioner's Guide to Victorian Planning Schemes (Version 1.5, April 2022) and relevant planning practice notes.

Each provision has also been assessed with consideration to the work it is doing in achieving the strategic objectives that are set out in the State, regional and local planning provisions.

The detailed outcomes of the audit have been provided to Council officers for future reference as a separate document to this report.

Findings on improvements that could be made are listed below. Some of these can occur as part of a planning scheme review based on the findings in this report and are included in the marked-up ordinance at Appendix Three. Others require further strategic work to justify the change and are listed as findings.

### Action column meanings:

Complies	This means that policy or schedule is correctly constructed and does not require amending as a result of the audit (recommendations in other parts of this review might indicate a change is required).
----------	---

PSR Policy neutral amendment	This means that a change has been identified to ensure that the policy or schedule complies with the MDFC and good drafting practice. The change is of no policy consequence and can be made through a 20(4) amendment subject to the Minister's authorisation. A 20(4) amendment does not require public notification or review by a Planning Panel.
PSR Full amendment	This means that a change has been identified to ensure that the policy or schedule complies with the MDFC and good drafting practice. The change may or does have policy consequence and should be made through a full planning scheme amendment process that provides for public notification and review by a Planning Panel.
PSR Further strategic work	This means that a change has been identified to ensure that the policy or schedule complies with the MDFC and good drafting practice. It is beyond the scope of what can be achieved through the planning scheme review, as strategic justification is required to make the change, and Council is yet to do this work OR the change is complex and requires a separate piece of work to understand the ramifications on other parts of the scheme.

## 5.2 MPS findings

As well as the assessment outlined above, the Municipal Planning Strategy (MPS) was cross referenced against all the other local provisions in the scheme to ensure that there is a link to all local policies in the MPS.

Clause no. and name	Change	Action
02.01 Context	Make minor amendments to include First Nations recognition, updated economic and population data.	PSR Policy neutral amendment
02.02 Vision	Update to implement and give effect to: <i>Warrnambool Council Plan 2021-2025</i> (Warrnambool City Council, 2021). <i>Green Warrnambool</i> (Warrnambool City Council, 2018). <i>Warrnambool 2040</i> (Warrnambool City Council, 2018).	PSR Full amendment
02.03-8 Transport and infrastructure	Introduce new 'transport' and 'open space' strategic directions to implement and give effect to <i>Healthy Warrnambool 2021-2025 Plan – Community Health and Wellbeing Plan</i> (Warrnambool City Council, 2021).	PSR Full amendment

## 5.3 PPF

All the local Planning Policy Framework policies that are included in the planning scheme are included in the table below, and a notation about whether they comply or require changing because of this review. Changes may be required to align with the Ministerial Direction: the Form and Content of Planning Schemes, or they may be suggested to clarify the policy as identified through the analysis and engage stages of the review.

Clause no. and name	Changes required (if relevant)	Action
11.03-1L-01 Activity centres in Warrnambool	Amend 1 strategy to commence with a PG approved verb.	PSR Policy neutral amendment

Clause no. and name	Changes required (if relevant)	Action
11.03-1L-02 Warrnambool City Centre		Complies
11.03-1L-03 Dennington neighbourhood activity centre	Amend 3 strategies to commence with a PG approved verb.	PSR Policy neutral amendment
11.03-1L-04 Eastern activity centre	Amend 1 strategy to commence with a PG approved verb.	PSR Policy neutral amendment
11.03-2L-01 North of Merri growth area	Amend 11 strategies to commence with a PG approved verb.	PSR Policy neutral amendment
11.03-2L-02 Coastal Hopkins growth area	Amend 2 strategies to commence with a PG approved verb.	PSR Policy neutral amendment
11.03-2L-03 North Dennington growth area	Amend 7 strategies to commence with a PG approved verb.	PSR Policy neutral amendment
11.03-2L-04 Bushfield, Woodford and Allansford	Introduce policy application to clearly define the scope of the policy. Amend 1 strategy to commence with a PG approved verb.	PSR Policy neutral amendment
12.01-1L Warrnambool biodiversity		Complies
12.02-1L Coastal landscapes		Complies
12.03-1L Waterways and wetlands	Amend 1 strategy to commence with a PG approved verb.	PSR Policy neutral amendment
13.03-1L Merri River and Russells Creek floodplains	Amend 1 strategy to commence with a PG approved verb.	PSR Policy neutral amendment
13.04-1L Landslip		Complies
13.07-1L-01 Land use conflict – General	Amend 1 strategy to commence with a PG approved verb.	PSR Policy neutral amendment
13.07-1L-02 Land use conflict – Industrial and residential interface	Amend 1 strategy to commence with a PG approved verb.	PSR Policy neutral amendment
13.07-1L-03 Land use conflict - Waste transfer stations		Complies
13.07-1L-04 Land use conflict - Agriculture		Complies
13.07-1L-05 Non-residential uses in residential zones		Complies
14.01-1L Protection of agricultural land		Complies
14.01-2L Agricultural land		Complies
15.01-1L-01 Urban design	Introduce new strategy to implement and give effect to <i>Green Warrnambool</i> (Warrnambool City Council, 2018).	PSR Full amendment
15.01-1L-02 Signs		Complies
15.01-2L Building design – Warrnambool	Introduce new Clause and strategy to implement and give effect to <i>Green Warrnambool</i> (Warrnambool City Council, 2018).	PSR Full amendment
15.01-2L Industrial development	Amend 2 strategies to commence with a PG approved verb.	PSR Policy neutral amendment



Clause no. and name	Changes required (if relevant)	Action
15.03-1L Heritage conservation	Amend 1 strategy to commence with a PG approved verb.	PSR Policy neutral amendment
16.01-1L Housing supply	Delete 1 strategy which duplicates 16.01-1S.	PSR Policy neutral amendment
16.01-3L Rural living		Complies
17.01-1L Diversified economy		Complies
17.03-1L Industry		Complies
17.03-2L Eastern industrial precinct		Complies
17.04-1L Tourism		Complies
18.01-3L Sustainable personal transport	Introduce new strategy to implement and give effect to <i>Healthy Warrnambool 2021-2025 Plan – Community Health and Wellbeing Plan</i> (Warrnambool City Council, 2021).	PSR Full amendment
18.02-1L Walking – Warrnambool	Introduce new Clause, strategies and policy document to implement and give effect to <i>Warrnambool Principal Pedestrian Network</i> (Warrnambool City Council, 2022)	PSR Full amendment
19.02-1L Health		Complies
19.02-2L Education		Complies
19.02-3L Social and cultural infrastructure		Complies
19.02-6L Open Space	Create as '01' policy due to introduction of additional, separate open space policies. Amend 1 strategy to commence with a PG approved verb.	PSR Policy neutral amendment
	Introduce new strategy to implement and give effect to <i>Healthy Warrnambool 2021-2025 Plan – Community Health and Wellbeing Plan</i> (Warrnambool City Council, 2021).	PSR Full amendment
19.02-6L-02 Open Space – Warrnambool – Merri River Corridor	Introduce new Clause, strategies and policy document to implement and give effect to <i>Merri River Parklands Framework</i> (Warrnambool City Council, 2022)	PSR Full amendment
19.02-6L-03 Open Space – Warrnambool – South of Merri Open Space Precinct	Introduce new Clause, strategies and policy document to implement and give effect to <i>South of Merri Open Space Precinct Plan</i> (Utilis, Warrnambool City Council, Blom Design, 2020)	PSR Full amendment
19.03-2L Infrastructure design and planning		Complies
19.03-3L Integrated. Water management		Complies
19.03-4L Telecommunications		Complies

## 5.4 Zones

All the zone schedules that are included in the planning scheme are included in the table below, and a notation about whether they comply or require changing because of this review. Changes may be

required to align with the Ministerial Direction: the Form and Content of Planning Schemes, or they may be suggested to clarify the policy as identified through the analysis and engage stages of the review.

Clause no. and name	Changes required (if relevant)	Action
32.03s1 Low Density Residential Zone	Include schedule number to schedule name and map to comply with MD	PSR Policy neutral amendment
32.04s1 Mixed Use Zone		Complies
32.04s2 Mixed Use Zone		Complies
32.04s3 Mixed Use Zone		Complies
35.05s1 Township Zone	Include schedule number to schedule name and map to comply with MD	PSR Policy neutral amendment
32.08s1 General Residential Zone		Complies
32.09s1 Neighbourhood Residential Zone		Complies
33.01s Industrial 1 Zone		Complies
33.03s Industrial 3 Zone		Complies
34.01s Commercial 1 Zone		Complies
35.03s1 Rural Living Zone	Create 3 separate schedules for 3 separate subdivision areas to comply with MD	PSR Policy neutral amendment
35.07s Farming Zone	Include schedule number to schedule name and map to comply with MD	PSR Policy neutral amendment
36.01s Public Use Zone		Complies
36.02s Public Park and Recreation Zone		Complies
36.03s Public Conservation and Resource Zone		Complies
37.01s1 Special Use Zone		Complies
37.01s2 Special Use Zone		Complies
37.01s3 Special Use Zone	Amend wording of subdivision exemption from notice and review to comply with MD	PSR Policy neutral amendment
37.03s Urban Floodway Zone		Complies

## 5.5 Overlays

All the overlay schedules that are included in the planning scheme are included in the table below, and a notation about whether they comply or require changing as a result of this review. Changes may be required to align with the Ministerial Direction: the Form and Content of Planning Schemes, or they may be suggested to clarify the policy as identified through the analysis and engage stages of the review.

Clause no. and name	Changes required (if relevant)	Action
42.01s1 Environmental Significance Overlay - Coastal Environs	Schedule contains 7 disparate objectives; MD only allows one.	PSR Further strategic work
	Remove bodies that no longer exist and unincorporated documents from Decision Guidelines.	PSR Policy neutral amendment
42.01s2 Environmental Significance Overlay - Hopkins & Merri River Environs	Schedule contains 7 disparate objectives; MD only allows one.	PSR Further strategic work
	Delete referral requirements, move to 66.04.	PSR Policy neutral amendment
42.01s3 Environmental Significance Overlay - Lake Gilleard	Rationalise 4 objectives into 1.	PSR Policy neutral amendment
42.01s4 Environmental Significance Overlay - South Warrnambool Wetlands	Rationalise 3 objectives into 1. Redraft 6.0 as a decision guideline, include specified document at 72.08	PSR Policy neutral amendment
42.03s1 Significant Landscape Overlay - Coastal Hinterland Landscape Area	Delete second objective (does not inform decision making, only 5 objectives allowed under MD)	PSR Policy neutral amendment
42.03s2 Significant Landscape Overlay - Harrington Road Hills	Rationalise 6 objectives into 5, amend from dot point format.	PSR Policy neutral amendment
43.01s Heritage Overlay	PPF translation highlighted the need to incorporate the Heritage Guidelines (Warrnambool City Council, 2015) into the Schedule to the Heritage Overlay	Complies but this change should be included in the PSR Policy neutral amendment
43.02s1 Design and Development Overlay - Large Lot Residential Area		Complies
43.02s2 Design and Development Overlay - Logans Beach	Rationalise 6 objectives into 5, amend dot point format. Delete first decision guideline (duplication)	PSR Policy neutral amendment
43.02s3 Design and Development Overlay - Premier Speedway Area	Move EPA referral requirement to 66.04	PSR Policy neutral amendment
43.02s5 Design and Development Overlay - South Warrnambool Plains	Schedule contains 9 disparate objectives; MD only allows 5.	PSR Further strategic work
	Move EPA referral requirement to 66.04	PSR Policy neutral amendment
43.02s6 Design and Development Overlay - The Hillside	Schedule contains 10 disparate objectives; MD only allows 5.	PSR Further strategic work
43.02s7 Design and Development Overlay - South Warrnambool River Environs	Schedule contains 10 disparate objectives; MD only allows 5.	PSR Further strategic work
43.02s8 Design and Development Overlay - Pertobe Road (South)	Rationalize 6 objectives into 5.	PSR Policy neutral amendment

Clause no. and name	Changes required (if relevant)	Action
43.02s9 Design and Development Overlay - Pertobe Road (North)		Complies
43.02s10 Design and Development Overlay - Stanley Street (Merri River West)		Complies
43.02s11 Design and Development Overlay - Rodger Place, Bushfield	Amend dot point format to make 3 dot points objectives.	PSR Policy neutral amendment
43.02s12 Design and Development Overlay - Caramut Road Business Park Area and Entrance Precinct	Schedule contains 8 disparate objectives; MD only allows 5.	PSR Further strategic work
43.02s13 Design and Development Overlay - Younger Street (West)	Delete introductory text. Amend design objectives to become buildings and works requirements	PSR Policy neutral amendment
	Delete 7.0 background documents. Identify what (if anything) from the Design Guidelines for Younger Street (2005) needs to be translated into the control.	PSR Further strategic work
43.02s14 Design and Development Overlay - Protection of Ocean Views from The Public Realm: Raglan Parade	Delete 7.0 background documents. Identify what (if anything) from the Merri Street East & Raglan Parade Analysis and Issues Report (Planisphere, 2008) including Merri Street East Design Guidelines and Raglan Parade Design Guidelines needs to be translated into the control.	PSR Further strategic work
43.02s15 Design and Development Overlay - Foreshore Design Character and Viewsharing: Merri Street East	Amend design objectives to become buildings and works requirements	PSR Policy neutral amendment
	Delete 7.0 background documents. Identify what (if anything) from the Merri Street East & Raglan Parade Analysis and Issues Report (Planisphere, 2008) including Merri Street East Design Guidelines and Raglan Parade Design Guidelines needs to be translated into the control.	PSR Further strategic work
43.02s16 Design and Development Overlay - Warrnambool Regional Airport – Building Height Above 7.5 Metres (RL 79.0m AHD)		Complies
43.02s17 Design and Development Overlay - Coastal/Hopkins River Environment Growth Area	Amend design objectives to become buildings and works requirements	PSR Policy neutral amendment
43.02s18 Design and Development Overlay - Eastern Activity Centre - Commercial and Office Built Form		Complies

Clause no. and name	Changes required (if relevant)	Action
43.04s1 Development Plan Overlay - Residential Development Plan	Missing conditions and requirements for permits	PSR Policy neutral amendment
43.04s2 Development Plan Overlay - Low Density Residential Development Plan	Missing conditions and requirements for permits	PSR Policy neutral amendment
43.04s3 Development Plan Overlay - Rural Living Development Plan	Missing conditions and requirements for permits	PSR Policy neutral amendment
43.04s6 Development Plan Overlay - Dennington Rise Development Plan		Complies
43.04s7 Development Plan Overlay - North East Warrnambool Growth Area	Missing conditions and requirements for permits	PSR Policy neutral amendment
43.04s8 Development Plan Overlay - North Dennington Development Plan	Missing conditions and requirements for permits	PSR Policy neutral amendment
	Contains substantially too many objectives (only 5 allowed under MD). All objectives should sit under 3.0 and a new objective should be crafted.	PSR Further strategic work
43.04s9 Development Plan Overlay - Dennington Neighbourhood Activity Centre – Retail Precinct		Complies
43.04s10 Development Plan Overlay - North of The Merri River Development Plan	Contains substantially too many objectives (only 5 allowed under MD). All objectives should sit under 3.0 and a new objective should be crafted.	PSR Further strategic work
43.04s11 Development Plan Overlay - Horne Road Industrial Area Development Plan	Missing conditions and requirements for permits	PSR Policy neutral amendment
	Contains substantially too many objectives (only 5 allowed under MD). All objectives should sit under 3.0 and a new objective should be crafted.	PSR Further strategic work
43.04s12 Development Plan Overlay - South Side of Hopkins Point Road	Contains substantially too many objectives (only 5 allowed under MD). All objectives should sit under 3.0 and a new objective should be crafted.	PSR Further strategic work
43.04s13 Development Plan Overlay - North Side of Hopkins Point Road	Contains substantially too many objectives (only 5 allowed under MD). All objectives should sit under 3.0 and a new objective should be crafted.	PSR Further strategic work
43.04s14 Development Plan Overlay - Eastern Activity Centre Residential South Character Precinct		Complies
44.03s1 Floodway Overlay	Insert schedule name. Insert schedule number and map number.	PSR Further strategic work

Clause no. and name	Changes required (if relevant)	Action
44.04s1 Land Subject to Inundation Overlay	Insert schedule name. Insert schedule number and map number.	PSR Further strategic work
44.06s1 Bushfire Management Overlay - Warrnambool BAL-12.5 Areas		Complies
45.06s1 Development Contributions Plan Overlay - North of The Merri River Development Contributions Plan	Categories of 'facility' do not match those as specified by the MD. No practice note.	Complies
45.06s2 Development Contributions Plan Overlay - North Dennington Development Contributions Plan	Categories of 'facility' do not match those as specified by the MD. No practice note.	Complies
45.12s1 Specific Controls Overlay		Complies

## 5.6 Particular provisions

All the particular provision schedules that are available to be applied in the planning scheme are included in the table below, and a notation about whether they comply or require changing as a result of this review. Changes may be required to align with the Ministerial Direction: the Form and Content of Planning Schemes, or they may be suggested to clarify the policy as identified through the analysis and engage stages of the review.

Clause no. and name	Is it applied? Changes required (if relevant)	Action
51.01s Specific sites and inclusions	Applied No changes required	Complies
52.02s Easements, restrictions and reserves	Applied No changes required	Complies
52.05s Signs	Applied No changes required	Complies
52.16s Native vegetation precinct plan	Applied No changes required	Complies
52.17s Native vegetation	Applied No changes required	Complies
52.27s Licenced premises	Applied No changes required	Complies
52.28s Gaming	Applied No changes required	Complies
52.32s Wind energy facility	Applied No changes required	Complies
52.33 Post boxes and drystone walls	Applied No changes required	Complies
53.01s Public open space	Applied	Complies

Clause no. and name	Is it applied? Changes required (if relevant)	Action
contributions and subdivision	No changes required	
53.06s Live music entertainment venues	Applied No changes required	Complies
53.15s Statement of underlying provisions	Applied No changes required	Complies
59.15s Local VicSmart applications	Applied No changes required	Complies
59.15s Information requirements and decision guidelines for local VicSmart applications	Applied No changes required	Complies

## 5.7 General provisions

There are two general provisions that have a schedule available. They are included in the table below with a notation about whether they comply or require changing as a result of this review. Changes may be required to align with the Ministerial Direction: the Form and Content of Planning Schemes, or they may be suggested to clarify the policy as identified through the analysis and engage stages of the review.

Clause no. and name	Is it applied? Changes required (if relevant)	Action
66.04s Referral of permit applications under local provisions.	Applied Include referral requirements that are current specified in ESO1, ESO2, ESO5, DDO3, DDO5.	PSR Policy neutral amendment
66.06s Notice of permit applications under local provisions	Applied No changes required.	Complies

## 5.8 Operational provisions

All the operational provision schedules that are available to be applied in the planning scheme are included in the table below, and a notation about whether they comply or require changing as a result of this review. Changes may be required to align with the Ministerial Direction: the Form and Content of Planning Schemes, or they may be suggested to clarify the policy as identified through the analysis and engage stages of the review.

Clause no. and name	Changes required (if relevant)	Action
72.01s Responsible authority for this planning scheme	Applied. No changes required.	Complies
72.01s What area is covered by this planning scheme?	Applied. No changes required.	Complies
72.03s What does this planning scheme consist of?	Applied. No changes required.	Complies
72.04s Documents incorporated	Applied.	Complies



into this planning scheme.	No changes required.	
72.05s When did this planning scheme begin?	Applied. No changes required.	Complies
72.08s Background documents	Add: <ul style="list-style-type: none"> <li>Landscape Management Plan for the South Warrnambool Wetlands (Scenic Spectrums Pty Ltd &amp; Ecology Australia Pty Ltd for Warrnambool City Council, 1996).</li> <li>Merri River Parklands Framework (Warrnambool City Council, 3 August 2020).</li> <li>South of Merri Open Space Precinct Plan (Utilis, Warrnambool City Council, Blom Design, 2020)</li> <li>Warrnambool Principal Pedestrian Network (Warrnambool City Council, 2022)</li> </ul>	PSR Full amendment
74.01s Application of zones, overlays and provisions	Applied. No changes required.	Complies
74.02s Further strategic work	Applied. This will require updating as a result of this planning scheme review.	PSR Policy neutral amendment

## 5.9 Findings

The audit of the planning scheme has found that the local provisions are performing well. For the most part, the audit identified only minor compliance issues when assessed against the Ministerial Direction on the Form and Content of Planning Schemes, the Practitioner's Guide to Victorian Planning Schemes and relevant Practice Notes.

The main area for concern arising from the audit relates to the schedules to the Environmental Significance, Design and Development, and Development Plan Overlays. Many of these overlays contain many more objectives that permissible under the Ministerial Direction and lack clarity as to what the control is seeking to achieve.

- A. Amend the MPS, local PPF policies and schedules to include changes identified in the audit of the planning scheme review and shown on the marked up ordinance at Appendix Three.
- B. Undertake further strategic work to address issues identified in the planning scheme audit for the following controls:
  - Prepare revised Schedules to Clause 42.01 Environmental Significance Overlay in accordance with the findings of the Warrnambool Planning Scheme Environmental Significance Overlay Review.
  - Review Schedules 5, 6, 7 and 12 to Clause 43.02 Design and Development Overlay to clarify the objectives to be achieved and provide more direction to applicants and decision makers.
  - Review Schedule 13 to Clause 43.02 Design and Development Overlay (Younger Street (West)) to identify what (if anything) from the Design Guidelines for Younger Street (2005) needs to be translated into the control.
  - Review Schedule 14 to Clause 43.02 Design and Development Overlay (Protection of Ocean Views from The Public Realm: Raglan Parade) to identify what (if anything) from the Protection of Ocean Views from the Public Realm: Raglan Parade needs to be translated into the control.

- Review Schedule 15 to Clause 43.02 Design and Development Overlay (Foreshore Design Character and Viewsharing: Merri Street East) to identify what (if anything) from the Protection of Ocean Views from the Merri Street East & Raglan Parade Analysis and Issues Report (Planisphere, 2008) including Merri Street East Design Guidelines and Raglan Parade Design Guidelines needs to be translated into the control.
- Review Schedules 8, 10, 11, 12 and 13 to Clause 43.04 Development Plan Overlay to clarify the objectives to be achieved and provide more direction to applicants and decision makers.

- C. Prepare Schedules to the Floodway Overlay and Land Subject to Inundation Overlay to introduce exemptions for low risk buildings and works to minimise permit triggers based on the flood risk according to the projected flooding depth.

## 6. Planning scheme performance

This section contains an analysis of planning permit activity that has taken place during the last four years. It draws on both publicly available Planning Permit Activity and Reporting System (PPARs) data and data provided by Council. Council officers have been provided with raw data that has been used for the analysis.

### 6.1 Planning permit activity

#### 6.1.1 Number of permits assessed

##### Evidence

Table 1 shows the number of permit applications received between the 2017/18 financial year and the 2020/21 financial year. The numbers varied, with a low of 261 in 2018/2019 and a high of 398 in the last financial year, with the average permits being processed per year at 297.75. In 2020/21, Council processed significantly more applications than previous years.

Table 1: PPARs report for permits issued between the 2017/2018 financial year and the 2020/2021 financial year

Permits (including refusals)	2017/2018	2018/2019	2019/2020	2020/2021
Received	261	264	268	398
NOD	6	4	13	5
New / Amended Permit	226	236	241	315
Refusal	2	0	2	1

##### Discussion

Permit activity in Warrnambool was largely steady from mid-2017 to mid-2020; however, there has been a 50% increase in planning permit applications received since mid-2020 to mid-2021. This reflects a general trend across the state in increased planning permit activity in regional areas, which has been attributed to the COVID-19 pandemic.

Council officers were unable to identify any other reason that the number of applications has increased so greatly (such as by the introduction of a new planning control).

Ignoring, 2019/2020, the number of Notice of Decisions (NODs) Council has issued has remained relatively steady ranging from 4 to 6 in the past four years. This indicates a steady level of community engagement in planning decisions, as NODs are only issued if objections are received, and Council determines to issue the permit.

Council should monitor the permit activity in the Shire to ensure that adequate resources are allocated to the statutory planning department to process applications, and to identify opportunities for streamlining of planning scheme controls to remove permit applications for low value matters.

### 6.1.2 Nature of permits assessed

#### Evidence

PPAR's data shows that over the last 4 years the category of permits generating the highest activity have consistently been "subdivision of land", "single dwelling", "one or more new buildings", "alterations to a building structure or dwelling" and "extension to an existing dwelling or associated structure".

According to PPAR's data, in combination categories of permits involving extensions or alterations generated the highest permit activity over the past 4 years.

Council supplied data for 2020 and 2021 indicates, over the last 4 years, the sub-categories of permits generating the highest activity have been "One New Dwelling" and "Subdivision of Land". This is not surprising given the fact that many of these applications are for use and development that is triggered by the provisions of the Farming Zone. The controls affect a significant proportion of the Shire's physical area and given the nature of land use and development outcomes sought to be achieved by these controls, it is unsurprising that many applications are triggered by them.

### 6.1.3 Service performance

#### Evidence

Table 4 sets out data against four different indicators for Warrnambool against other comparable councils.

Table 4: Comparison of service performance against comparable councils

Measure description	Council	2017-2018	2018-2019	2019-2020	2020-2021
Time taken to decide planning applications	Warrnambool City	38 days	37 days	35 days	28 days
	Ballarat City	59 days	68 days	69 days	59 days
	Latrobe City	52 days	56 days	52 days	63 days
Planning applications decided within required time frames	Warrnambool City	93.95%	93.20%	91.97%	100.00%
	Ballarat City	71.99%	64.48%	65.48%	79.53%
	Latrobe City	95.45%	95.57%	96.30%	95.04%

Measure description	Council	2017-2018	2018-2019	2019-2020	2020-2021
Cost of statutory planning service per planning application	Warrnambool City	\$2,077.01	\$1,928.14	\$1,806.07	\$1,399.64
	Ballarat City	\$1,738.97	\$2,106.34	\$1,935.48	\$1,876.42
	Latrobe City	\$2,469.20	\$2,477.90	\$2,514.72	\$1,991.09
Council planning decisions upheld at VCAT	Warrnambool City	100.00%	50.00%	NA	50.00%
	Ballarat City	63.64%	71.43%	75.00%	100.00%
	Latrobe City	60.00%	40.00%	40.00%	0.00%

Source: [www.knowyourcouncil.vic.gov.au](http://www.knowyourcouncil.vic.gov.au).

### Discussion

Council processed a record number of applications on the back of strong development demand during the 2020/21 financial year. Growth area applications were anticipated, and assessment templates were developed to assist with streamlining the assessment process.

Council has an enviable record of deciding almost all applications within the statutory timeframes.

Council processed a record number of applications during the 2020/21 financial year (a 25% increase on the prior year) and has been able to increase the time taken to decide an application from previous years.

### 6.1.4 Decision making

#### By Council

Based on Council-supplied data (Table 5), 92.4% of final decisions were made under delegation while 0.8% were made by Council as shown in Table 4.

Table 5: Decision outcome data from 2018 to 2021

No.	Final Outcome	Percentage
44	Not yet determined	3.5%
1,178	Permit issued by Delegate of Resp. Authority	92.4%
10	Permit issued by Responsible Authority	0.8%
43	No Permit issued	3.4%
<b>1,276</b>		<b>100%</b>

Source: Council supplied data

The high proportion of decisions being made under delegation suggests that Council has good systems in place for processing applications, including effective delegations and sound decision making against the planning scheme. However, through consultation Council officers identified that current delegations are problematic, with one objection triggering an application to be considered and determined at a Delegated Committee, and five objections triggering an application to be

considered and determined at a full Council Meeting. It is understood that delegation structures are currently being reviewed, however delegated decisions are not tending to be overturned by Council, as the Council's planning team are held in high regard by Councillors.

Of the 10 final decisions made by Council, 3 ended up before VCAT and related to matters that are understood to have been more controversial and attracted more objections than more run-of-the-mill applications, specifically:

- Construction of a Protein Recovery Plant and Biofilter.
- Use and development of the land for a residential alcohol and drug rehabilitation centre.
- Construction of major electronic promotional sky sign.

Of the 1,276 applications processed by Council during the preceding 4-year period, according to Council-supplied data only 10 (1%) were refused.

#### By VCAT

According to PPAR's data, Warrnambool City Council is not a regular at VCAT, with only 6 matters appealed in the last 4 years. Given that Council received more than 1,200 planning permit applications in the last 4 years, it is positive that less than 0.47% have been challenged at VCAT.

During the 2020/21 financial year, 2 decisions were determined by VCAT with Council being successful in 1 of those cases.

### 6.1.5 Geographic spread of applications

#### Evidence

Table 6 shows that, during the preceding 4 years, almost 90% of all applications processed by Council related to the Warrnambool area. This is not unexpected given the largest proportion of the City's population resides in Warrnambool and the city is Victoria's largest coastal regional city and the fastest growing economy and population centre in South West Victoria. The Great South Coast Regional Growth Plan identifies Warrnambool as a regional city which is to accommodate major growth. Dennington is a nominated urban growth area of Warrnambool, while Allansford is a key district town nominated to accommodate medium growth.

Table 6: Distribution of Applications from 2018 to 2021

Locality	Number of Applications between 2017/2018 and 2020/2021	Percentage (%)
Allansford	52	4.1%
Bushfield	22	1.7%
Dennington	31	2.4%
Illowa	2	0.2%
Warrnambool	1,146	89.8%
Woodford	21	1.6%

Locality	Number of Applications between 2017/2018 and 2020/2021	Percentage (%)
Yangery	2	0.2%

**Source:** Council supplied data

This pattern of permit applications is like other similar councils and not of concern.

## 6.2 Planning Panels Victoria

### 6.2.1 Summary of planning scheme amendments

Council has undertaken 10 planning scheme amendments since the last planning scheme review. These are detailed in Appendix One and listed below.

- **C200warr** - inserted the Specific Controls Overlay (Clause 45.12) and associated schedule, applied the Specific Controls Overlay (SCO1) to part of the Belfast Coastal Reserve and introduced a new Incorporated Document titled 'Racehorse Training on Levys Beach, December 2018' in the Schedules to Clause 45.12 'Specific Controls Overlay' and Clause 72.04 'Documents Incorporated in this Planning Scheme', to enable racehorse training within a defined area of the Belfast Coastal Reserve (Levys Beach) and in accordance with licences and approvals granted, as required, under the Crown Land (Reserves) Act 1978, Land Act 1958 and Marine and Coastal Act 2018.
- **C201warr** - mapped and transferred existing incorporated documents specified in the schedule to 'Specific Sites and Exclusions' (Clause 51.01) into the new Specific Controls Overlay (Clause 45.12).
- **C103warr** – implemented the Warrnambool Eastern Activity Centre Structure Plan 2016 by amending policies within the Municipal Strategic Statement, introducing a new Design and Development Overlay Schedule 18, deleting part of Development Plan Overlay Schedule 1 and introducing Development Plan Overlay Schedule 14.
- **C206warr** - introduced an incorporated document to the land at 69-75 Mortlake Road, Warrnambool for construction of 68 dwellings and associated facilities, use and development of a medical centre, food and drink premises, takeaway food premises, construction of an access to a Road Zone Category 1 and reduction in carparking requirements.
- **C208warr** - replaced the Local Planning Policy Framework of the Warrnambool Planning Scheme with a new Municipal Planning Strategy at Clause 02, local policies within the Planning Policy Framework at Clauses 11 to 19 and a selected number of local schedules to overlays and operational provisions consistent with changes to the Victoria Planning Provisions introduced by Amendment VC148.
- **C202warr** - updated local schedules in zones, overlays, particular provisions and general provisions of the Warrnambool Planning Scheme to remove inconsistencies with the Victoria Planning Provisions as a result of Amendments VC142 and VC148 and the Ministerial Direction: the Form and Content of Planning Schemes.

- **C209warr** - rezoned the eastern-most part of the Deakin University Warrnambool Campus at 10635 Princes Highway, Warrnambool from Farming Zone to Public Use Zone 2 (Education), applied Category 2 signage controls to the Deakin University Warrnambool Campus (excluding the sports oval complex) in the schedule to the Public Use Zone, deleted the Specific Controls Overlay (SCO2) and associated incorporated document reference, and included the entire Deakin University Warrnambool Campus within Warrnambool's urban settlement boundary.
- **C204warr** - implemented the recommendations of the Warrnambool City Council Advertising Signage Policy Background Report (2019) by introducing new local policy into the Warrnambool Planning Scheme to guide the location, scale and type of signage within the municipality.
- **C210warr** - rezoned land at 44-52 Balmoral Road (Kings College school campus) and 1-22 Royal Court, Warrnambool from the Public Use Zone - 2 (Education) to the General Residential Zone Schedule 1 and Public Park and Recreation Zone.
- **C205warr** –implemented the recommendations of the Russell Creek Flood Mitigation as Constructed Flood Modelling (Water Technology Pty Ltd, 2017) and Design of North Warrnambool Floodplain Management Plan Implementation Works (Cardno, 2010) by amending planning controls to improve the performance of the Warrnambool Planning Scheme in responding to issues relevant to flooding.

## 6.2.2 Update to 2007 Retail Strategy

### Evidence

**Amendment C103warr** implemented the Warrnambool Eastern Activity Centre Structure Plan 2016. In its report, the Panel commended Council for preparing and implementing the Eastern Activity Centre Structure Plan but noted that *"its longer term aspirations would benefit from a review of the Warrnambool Retail Strategy (2007) to further clarify and reinforce the role of the Eastern Activity Centre within the broader Warrnambool retail hierarchy and framework, and guide the future application of zones, overlays and policy"*. The Panel encouraged Council to undertake the review of the 2007 Retail Strategy as a strategic planning priority.

### Discussion

Council adopted the Warrnambool Eastern Activity Centre Structure Plan 2016 to guide future development of the structure plan area. Planning controls are amended on an ongoing basis as development proposals occur within the structure plan area. As part of the consideration of this structure plan as part of Amendment C103warr, the Panel recommended that Council review the 2007 Retail Strategy.

### Findings

- D. Review the Warrnambool Retail Strategy (Ratio, 2007) to take into consideration the future development of greenfields areas.**



### 6.2.3 Flood Risk and Further Strategic Work

#### Evidence

**Amendment C205warr** implemented the recommendations of the Russell Creek Flood Mitigation as Constructed Flood Modelling (Water Technology Pty Ltd, 2017) and Design of North Warrnambool Floodplain Management Plan Implementation Works (Cardno, 2010). Based on submissions to the Panel from the Glenelg Hopkins Catchment Management Authority, the Panel recommended that Council include the following tasks as further strategic work at Clause 74.02:

- E. **Prepare Local Floodplain Development Plans to provide a performance-based approach for decision making that reflects local issues and best practice, including flood risk assessment, in floodplain management.**
- F. **Prepare Schedules to the Floodway Overlay and Land Subject to Inundation Overlay to introduce exemptions for low risk buildings and works to minimise permit triggers based on the flood risk according to the projected flooding depth.**

#### Discussion

This issue is addressed further in Chapter 10.

## 6.3 VCAT

### 6.3.1 VCAT cases reviewed

- Ashby v Warrnambool CC [2022] VCAT 770
- Lyndoch Living Limited v Warrnambool CC [2022] VCAT 95
- Transad Australia Pty Ltd v Warrnambool CC [2021] VCAT 677
- Wilcock v Warrnambool CC [2019] VCAT 817
- Myers Planning Group Pty Ltd v Warrnambool CC [2019] VCAT 1153
- Myers Planning Group Pty Ltd v Warrnambool CC [2020] VCAT 424
- Colless v Warrnambool CC [2019] VCAT 543

### 6.3.2 Use and Development of Small Lots within the Farming Zone

#### Evidence

In **Wilcock v Warrnambool CC [2019] VCAT 817**, Council approved a dwelling on a small (1.3ha) FZ lot partly on the basis that, in Council's opinion, the area was a de-facto rural living precinct. The Tribunal overturned Council's decision and in doing so, noted that *"if the responsible authority intended the subject land and other properties in the Farming Zone along McKenzies Road and Barries Road to be zoned Rural Living Zone it would be zoned as such, or otherwise the responsible authority could seek to amend the planning scheme to rezone the land"*.

Conversely, in **Myers Planning Group Pty Ltd v Warrnambool CC [2019] VCAT 1153** Council refused a residential alcohol and drug rehabilitation centre on a 3ha FZ lot in part on the basis it was inconsistent with the FZ and relevant agricultural land use and development policies. The Tribunal disagreed and found that, despite its FZ zoning, it formed part of an area that had been subdivided into relatively small lots where commercial or semi-commercial farming was not the norm. The Tribunal was of the view the area had the character of a rural residential or hobby farm locality, where any agricultural activities are of secondary importance.

In **Colless v Warrnambool CC [2019] VCAT 543**, Council refused an application for two lot subdivision in the Farming Zone to excise an existing dwelling (1.393ha) and create a vacant balance parcel (9.55ha). The Tribunal found the excision had no strategic basis in an area that is not designated for potential future residential use, and that the subdivision would lead to the further fragmentation agricultural land and may lead to conflicts between agricultural and residential use.

### **Discussion**

These cases indicate that the Warrnambool Planning Scheme would benefit from the inclusion of clear guidance regarding the use and development of small lots within the Farming Zone, and/or the rezoning of such areas to either Rural Living Zone or Low Density Residential Zone.

### **Findings**

This issue is addressed further in Chapter 10.

## **7. Stakeholder engagement**

This section contains an overview and analysis of the stakeholder engagement that has informed the planning scheme review. It includes data collected as part of a Council planner survey, responses from key referral authorities and agencies, and external stakeholders as well as feedback provided by planning staff, key internal staff and Councillors through a series of workshops.

The intention of this part of the review is to provide context from those who most use the planning scheme and Councillors, as the community representatives. The findings of this engagement help to refine the key issues that Council needs to address and prioritise the scope of further strategic work that should be undertaken during the next four years.

Refer to Appendix Two for detailed meeting notes and tabulated survey results.

### **7.1 Planners' survey**

Strategic and statutory planners were asked to respond to a survey about the Warrnambool Planning Scheme, prior to any analysis documents or findings being shared. The survey included questions to determine, from an officer perspective, how well the Planning Scheme is performing, the controls that need refining or could be removed, whether planning applications are taking more time than they should and any policy gaps that require further strategic work.

The substantive issues that Council officers raised have been loosely grouped under the following headings, with full responses available in Appendix Two:

- Lack of neighbourhood character guidance for decision making.
- Environmental Significance Overlay (drafting and useability).
- Design and Development Overlay (drafting and useability).
- Development Plan Overlay (drafting and useability).
- Local Flood Policy.
- Small lots in the Farming Zone.
- Climate change.

### **7.2 Planners' workshop**

The feedback from the initial planner survey provided a basis for two workshops with Council planners, held on 12 October and 4 November 2022. The first expanded on the issues raised in the survey and the second, a month later, focused on the broader analysis of the Planning Scheme provided to staff prior to the meeting.

Generally, the matters raised in these discussions echoed the planners' survey results and analysis outcomes; however, other matters raised included:

- Car parking throughout the municipality.
- Environmental Significance Overlay being utilised as a vegetation control.
- Planning for growth in Bushfield and Woodford.
- Suite of rural local policies.

### **7.3 Internal staff**

Council staff identified as having an interaction with the Warrnambool Planning Scheme, either in an internal referral capacity or as an administrator of its policies, were asked to participate in a workshop on 4 November 2022 or to provide written feedback.

Matters raised in this workshop were similar to previous analysis and engagement, and include:

- Inadequate policy to require development to contribute to infrastructure.
- The provision of and the size of car parking spaces is inadequate.
- Land capability and wastewater management is generally considered for the whole development parcel and does not consider individual subdivided lots leading to issues for new landowners building a new or extending an existing dwelling. It also rarely considers the surrounding context or cumulative impacts.
- Lack of clarity regarding what the Environmental Significance Overlay is seeking to protect.
- Growing interest in developing onto 'night-cart' laneways but there is no policy guide any development proposals.

Additional matters raised in written feedback received after the workshop were more specific and included:

- The engineers requested amendments to planning permit conditions to improve built form outcomes. These have all been passed onto the statutory planners for consideration.
- Changes to State planning policy that is outside of the scope of this planning scheme review.
- Introduce a contribution levy for any waivers to the provision of car parking spaces with funds allocated to the realisation of parking solutions.

### **7.4 Councillors and executive team**

Councillors participated in a workshop held on 14 November 2022. The workshop introduced Councillors to the planning scheme review, outlined what the objectives of planning in Victoria are and included a summary of the main findings from the analysis undertaken to date.

The Councillors raised matters that had previously been highlighted during the workshop discussions, including:

- The provision of car parking in the CBD is inadequate and further development is putting further pressure on on-street car parking. The size of car parking spaces is also inadequate.
- Whether existing neighbourhood character and design is considered in the Planning Scheme and how new development responds to it.

- Flood controls and policy should be reviewed to improve the community's resilience to the impacts of flooding.
- Managing growth and whether existing demand for housing influences available supply and its affordability.

## **7.5 Referral agencies**

All agencies and authorities listed in Clauses 66.04 and 66.06 were invited to comment upon current arrangements for the referral of permit applications under local provisions. Agencies and authorities were also invited to comment upon any other aspects of the operation of the Planning Scheme as relevant to their area(s) of responsibility.

The substantive issues that each agency or authority raised are summarised below, with full responses available in Appendix One:

### **Wannon Water**

- Requested the removal of the requirement for a servicing report to the satisfaction of Wannon Water from Clause 5.0 to Schedule 2 of Clause 32.04 Mixed Use Zone ('The Mill at Warrnambool' Redevelopment, Harris Street, Warrnambool). While the basis for this requested change is understood and supported, this change requires strategic justification; Council to discuss this change further with the authority before effecting this change.
- Requested amending the terminology in Clause 4.0 to Schedule 7 of Clause 43.04 Development Plan Overlay (North East Warrnambool Growth Area) from 'third-pipe' to 'roof water harvesting'. This requested change is supported.
- Requested amending Clause 3.0 of Schedule 11 to Clause 43.04 Development Plan Overlay (Horne Road Industrial Area Development Plan) to include a requirement for a planning application that requires EPA approval to be accompanied by an environmental report, which considers the impact of emissions on the nearby Dales Road raw water storage facility and recommends appropriate mitigation measures. While the basis for this requested change is understood and supported, this change requires strategic justification; Council to discuss this change further with the authority before effecting this change.
- Amend Clause 4.0 of Schedule 11 to Clause 43.04 Development Plan Overlay (Horne Road Industrial Area Development Plan) to refer to the adjacent Dales Road raw water storage facility, require subdivision design that also responds to the adjacent raw water storage and require an environmental assessment to determine appropriate locations for uses that might have off-site amenity impacts e.g., dust. While the basis for this requested change is understood and supported, this change requires strategic justification; Council to send Schedule 11 to the Development Plan Overlay to Wannon Water to mark-up and provide strategic justification. Consultation on any changes should also occur with any affected landowners.

### **Environment Protection Agency**

- Requested changes to bullet points 4 and 5 in Application requirements at Clause 2.0 of Schedule 3 to Clause 37.01 Special Use Zone (Warrnambool West Industrial Precinct Transition Area) to:
- Amend bullet point 4, which states 'whether a separation distance between the proposed use and sensitive land uses is recommended within the 'Recommended Separation Distance for Industrial Residual Air Emissions, Publication 1518', to provide information necessary for an assessment. The existing bullet point does not provide for the submission of information necessary for an assessment. While the basis for this requested change is understood and supported, this change requires strategic justification; Council to send Schedule 3 to Clause

37.01 Special Use Zone to the Environment Protection Authority to mark-up and provide strategic justification.

- Amend bullet point 5, which states ‘whether a Works Approval or Waste Discharge License is required from EPA’ to read ‘whether permissions are required from EPA.’ The terms ‘Works Approval’ or ‘Waste Discharge License’ are now obsolete since the introduction of the Environment Protection Act 2017. This requested change is supported.
- Requested including application requirements such as an amenity impact assessment, noise assessment and specific noise protection measures to Clause 5.0 of Schedule 3 to Clause 43.02 Design and Development Overlay (Premier Speedway Area). The overlay seeks to discourage residential development near the Premier Speedway Area, whilst encouraging noise protection measures. The inclusion of these application requirements is supported and identified as further strategic work.
- Requested that relevant Design and Development Overlays be transitioned to the Buffer Area Overlay. This requested change is supported and is identified as further strategic work.

#### **Glenelg Hopkins Catchment Management Authority**

- Advised that changes may be required to Schedule 5 to Clause 43.02 Design and Development Overlay (South Warrnambool Plains) once the South Warrnambool Flood Investigation is complete in 2023 and subsequently implemented to remove the flood objectives. This is noted and is identified as further strategic work.
- Requested the introduction of Schedules to Clause 43.03 Floodway Overlay and Clause 43.04 Land Subject to Inundation Overlay to allow exemptions for planning permit applications for low-risk development. This requested change is supported and is identified as further strategic work.
- Requested the introduction of a Local Floodplain Development Plan at Clause 72.04 Incorporated documents. This requested change is supported and is identified as further strategic work.

#### **Heritage Advisor**

- Requested that the checklist for necessary supporting information be amended from ‘plans showing the layout and details of the proposal’ to ‘plans showing the layout, siting and details of the proposal including information to describe adjacent context’ and ‘a plan of existing conditions including proposed demolition.’ This is a process improvement and will sit as a recommendation.
- Requested changes to the phrase ‘Outbuildings or fences which are not exempt under Clause 43.01-3’ to be clearer. This is a process improvement and will sit as an advocacy matter to be addressed with the Victorian government.

#### **VicTrack**

- Raised for Council’s information that a parcel of land in Warrnambool is inappropriately zoned PCRZ and is surplus to VicTrack’s requirements. Council will be contacted in due course with a house-keeping rezoning request.

#### **Findings**

As a result of engagement with referral agencies, make the following changes to the ordinance as shown in Appendix Three:

- G. Consult with Wannon Water to finalise changes to Clause 5.0 to Schedule 2 of Clause 32.04 Mixed Use Zone (‘The Mill at Warrnambool’ Redevelopment, Harris Street, Warrnambool).**

- H. Consult with the Environment Protection Authority to clarify the strategic justification for changes to Schedule 3 to Clause 37.01 Special Use Zone (Warrnambool West Industrial Precinct Transition Area) and make agreed changes.
- I. Consult with Wannon Water to clarify the strategic justification for changes to Schedule 11 to the Development Plan Overlay (Horne Road Industrial Area Development Plan) and make agreed changes (in consultation with affected landowners).
- J. Amend the terminology in Clause 4.0 to Schedule 7 of Clause 43.04 Development Plan Overlay (Horne Road Industrial Area Development Plan) from 'third-pipe' to 'roof water harvesting'.
- K. Amend bullet point 5 in Application requirements at Clause 2.0 of Schedule 3 to Clause 37.01 Special Use Zone (Premier Speedway Area) from 'whether a Works Approval or Waste Discharge License is required from EPA' to 'whether permissions are required from EPA'.
- L. Introduce the following further strategic work as shown in Appendix Four:
  - Consider including application requirements such as an amenity impact assessment, noise assessment and specific noise protection measures to Clause 5.0 of Schedule 3 to Clause 43.02 Design and Development Overlay (Premier Speedway Area).
  - Transition relevant Design and Development Overlays to the Buffer Area Overlay.
  - Implement the South Warrnambool Flood Investigation.
  - Introduce Schedules to Clause 44.03 Floodway Overlay and Clause 44.04 Land Subject to Inundation Overlay.
  - Introduce a Local Floodplain Development Plan at Clause 72.04 Incorporated documents.
- M. Participate in the following advocacy areas for external process improvements:
  - Consult with DECCA and DTP to ensure consideration of climate change and environmentally sustainable development is embedded in all planning schemes.
  - Consult with DTP to introduce better descriptions for the headings in the Schedule to Clause 43.01 Heritage Overlay.

The Premier Speedway Club Warrnambool was invited to participate in the planning scheme review but did not provide a response.

## **7.6 Registered Aboriginal Parties**

The Victorian Aboriginal Heritage Act (2006) recognises Traditional Owners as the primary guardians, keepers and knowledge holders of Aboriginal cultural heritage. At a local level, Registered Aboriginal Parties are the voice of Aboriginal people in the management and protection of Aboriginal cultural heritage in Victoria.

The Registered Aboriginal Party (Eastern Maar Aboriginal Corporation) was invited to participate in the planning scheme review.

## **7.7 Summary of issues raised through engagement**

Table 2 summarises the planning-related issues that were raised during the Stakeholder Engagement phase of the review, and the recommended actions in relation to each:

Table 2: Engagement phase planning related issues and recommended actions

Issue	Officer survey	Planners	Internal staff	Councillors and Executive	Referral Agencies	Other stakeholders
Neighbourhood Character and Design		✓	✓	✓		
Application and extent of the ESO		✓				
The drafting and usability of local Schedules to the DDOs, DPOs and ESOs		✓	✓			
Consider applying the VPO to remnant native vegetation		✓				
Development and Infrastructure Planning			✓	✓		
Weak rural local policies at safeguarding high quality agricultural land		✓				
Car parking and the size of spaces			✓	✓		
Linkages between Council Vision and Planning Implementation		✓	✓		✓	✓
Lack of Cross-Organisation Coordination	✓		✓			
Small lots in the Farming Zone		✓				
Flooding		✓		✓	✓	✓

## Findings

Undertake the following process improvements internally:

- N. Improve the internal consultation process for planning permit applications, particular for infrastructure, environmental health and biodiversity, drawing on the feedback in Appendix Two.**

## 8. New strategic work

New strategic work that has been adopted by Council and prepared for the Warrnambool Region was reviewed to identify whether any policy should be incorporated into the Planning Scheme.

The intention of this part of the review process is to incorporate policy that may have been developed by another part of Council (for example, Economic Development, Sustainability,



Community Planning, etc.) and that is unlikely to be incorporate into the Planning Scheme through a stand-alone amendment.

The scope of this does not include significant strategic land use planning projects such as structure plans for activity centres or housing strategies, which should go through a separate dedicated planning scheme amendment process.

Regional documents, such as catchment management plans, are also reviewed, to identify if there are any Council specific proposals that should be reflected in the Planning Scheme (for example, the construction of a new wetland).

## **8.1 Council strategies and documents**

Council provided ten documents for consideration that have been developed since the last planning scheme review. Each of these documents are adopted positions of Council and have been through a consultation process. There is strategic justification for the policies outlined in these documents to be included in the Planning Scheme.

Each document was reviewed by Redink Planning. It was found that policy outlined in all ten documents should be bought across to the Planning Scheme as they relate to matters that applicants and decision makers should be considering in order to achieve the objectives set out in those strategies.

### **8.1.1 Documents reviewed**

- Warrnambool Council Plan 2021-2025 (Warrnambool City Council, 2021).
- Warrnambool 2040 (Warrnambool City Council, 2018).
- Healthy Warrnambool 2021-25 Plan - Community Health and Wellbeing Plan (Warrnambool City Council, 2021).
- Active Warrnambool Strategy 2019-30 (Warrnambool City Council, 2019).
- Warrnambool Floodplain Management Plan 2018-2023 (Utilis, 2018).
- Merri River Parklands Framework (Warrnambool City Council, 2020).
- South of Merri Open Space Precinct Plan (Utilis, Warrnambool City Council, Blom Design, 2020).
- Domestic Wastewater Management Plan 2020-2025 (Warrnambool City Council, 2020).
- Warrnambool City Council Social Housing Planning Project (Warrnambool City Council, Hornsby & Co, 2020).
- Warrnambool Principal Pedestrian Network (Warrnambool City Council, 2022).
- Green Warrnambool (Warrnambool City Council, 2018).
- Warrnambool Planning Scheme Environmental Significance Overlay Review (Warrnambool City Council).

### **8.1.2 Recommendations**

All twelve documents had policy implications. A summary of each, and the recommended changes to the Planning Scheme for each follow. Note that, sometimes, recommendations repeat as they appear in more than one strategic document.

#### **Warrnambool Council Plan 2021-2025**

The Warrnambool Council Plan 2021-2025 describes the strategic direction of the Council for the next 5 years and outlines strategic objectives for achieving the strategic direction.

To implement the Warrnambool Council Plan 2021-2025 in the planning scheme:

- O. Include policy in the planning scheme to implement the Council Plan 2021 – 2025 as shown on Appendix Three:**
- P. Amend the vision at Clause (02.02) to reflect the updated vision for the City ("*a thriving city at the heart of coast and country*") and the desired outcomes for the City in 2040.**

### **Warrnambool 2040**

Warrnambool 2040 is a community vision for Warrnambool. Through an extensive community-led process, long term visions and goals for Warrnambool's environment, economy, place and people have been developed and are articulated in the 2040 document.

To implement the Warrnambool 2040 in the planning scheme:

- Q. Include policy in the planning scheme to implement Warrnambool 2040 as shown on Appendix Three:**
- R. Amend the vision at Clause (02.02) to reflect the updated vision for the City and the desired outcomes for the City in 2040.**

### **Green Warrnambool 2018**

Green Warrnambool reflects the community aspirations as set out in the Warrnambool 2040 Community Plan and is a Council roadmap for creating an environmentally sustainable and resilient future.

To implement Green Warrnambool 2018 in the planning scheme:

- S. Include policy in the planning scheme to implement the Green Warrnambool 2018 as shown on Appendix Three:**
  - Amend the vision at Clause (02.02) specified that a desired outcome for the City in 2040 is to be "Australia's most sustainable city".
  - Introduce a new strategy at Clause 15.01-1L (Urban design) to support the development of zero net carbon neighbourhoods.
  - Introduce a new Clause 15.01-2L (Building design) to support zero carbon housing developments.
  - Include the land use and development projects that Green Warrnambool specifies will be undertaken by Council at Clause 74.02 (Further strategic work), specifically:
    - Prepare and implement the Warrnambool Renewable Futures Project, which will investigate large scale renewable energy investment opportunities in consultation with key industry partners.
    - Identify and implement the Principal Pedestrian and Principal Bicycle Networks for the municipality to identify local high-quality walking and cycling routes that provide access to major destinations and facilitate walking and cycling for transport, sport, recreation and fitness.
    - Prepare and implement the Electric Vehicle Infrastructure Strategy, to support the uptake of electric vehicles in the community.
    - Prepare and implement best-practice Sustainable Building Design Policy and Guidelines.

- Prepare and implement a Cultural Landscapes and Heritage Strategy, which integrates and reflects Traditional Owner knowledge and land management practices.
- Prepare and implement a Green-Blue City Plan for Warrnambool, to provide a framework for integrated water management and incorporate Water Sensitive Urban Design into residential and commercial development [GW, p25].
- Prepare and implement strategies for increasing riparian protection activities, reducing agricultural runoff and ensuring coordinated management and design of appropriate infrastructure and uses in the Hopkins and Merri catchments.
- Implement the Merri River Parklands Framework 2020 as a significant future open space corridor.
- Implement the South of Merri Open Space Precinct Plan for public land along the Merri River between Queens Road and Manuka Drive.

### **Healthy Warrnambool 2021–2025**

Healthy Warrnambool 2021-2025 outlines the health and wellbeing priorities for the municipality as dictated by evidence and local needs.

To implement Healthy Warrnambool 2021-2025 in the planning scheme:

- T. Include policy in the planning scheme to implement the Healthy Warrnambool 2021–2025 as shown on Appendix Three:**
- Amend Clause 02.03-8 (Transport and infrastructure) to include new strategic directions to promote access to open space by active transport modes and to increase the activation of open space for physical activity.
  - Introduce a new strategy at Clause 18.01-3L (Sustainable and safe transport) to support increased investment in sustainable and active transport modes.
  - Introduce a new strategy at Clause 19.02-6L (Open Space) to improve the connectivity of active transport modes within green corridors and along waterways.

### **Active Warrnambool Strategy 2019–2030**

Active Warrnambool Strategy 2019-2030 supports and guides Council's planning and provision of sport, active recreation, and physical activity in Warrnambool to 2030.

To implement the Active Warrnambool Strategy 2019-2030 in the planning scheme:

- U. Include policy in the planning scheme to implement the Active Warrnambool Strategy 2019–2030 as shown on Appendix Three:**
- Include the land use and development projects that the Active Warrnambool Strategy 2019-2030 specifies to be undertaken by Council at Clause 74.02 (Further strategic work), specifically:
  - Prepare and implement a public open space contributions plan for the municipality to provide a formal and consistent framework for the requesting and spending of open space contributions.

### **Warrnambool Floodplain Management Plan 2018–2023**

The Warrnambool Floodplain Management Plan 2018-2023 sets out a vision, objectives, and desired outcomes of the management of floodplains within the municipality.

To implement the Warrnambool Floodplain Management Plan 2018-2023 in the planning scheme:

**V. Include policy in the planning scheme to implement the Warrnambool Floodplain Management Plan 2018-2023 as shown on Appendix Three:**

- Include the land use and development projects that the Warrnambool Floodplain Management Plan 2018-2023 specifies will be undertaken by Council at Clause 74.02 (Further strategic work), specifically:
- In consultation with the Department of Environment, Land, Water and Planning, and the Glenelg Hopkins Catchment Management Authority, investigate the application of the Special Building Overlay (SBO) to urban areas subject to stormwater and / or riverine flooding.
- Prepare and implement a coastal flood investigation for Warrnambool.
- Prepare and implement a flood investigation for Woodford.
- Prepare and implement a flood investigation for Allansford.

**Merri River Parklands Framework 2020**

The Merri River Parklands Framework 2020 provides a framework to guide planning and management around the public open space corridor associated with the Merri River.

To implement the Merri River Parklands Framework 2020 in the planning scheme:

**W. Include policy in the planning scheme to implement the Merri River Parklands Framework 2020 as shown on Appendix Three:**

- Include a new policy at Clause 19.02-6L (Open Space – Merri River Corridor) to implement and give effect to the key land use planning and development directions of the Merri River Parklands Framework 2020.

**South of Merri Open Space Precinct Plan 2020**

The South of Merri Open Space Precinct Plan 2020 guides the development of the precinct to create a space with a local theme that reflects the vision of the surrounding community and that of the City.

To implement the South of Merri Open Space Precinct Plan 2020 in the planning scheme:

**X. Include policy in the planning scheme to implement the South of Merri Open Space Precinct Plan 2020 as shown on Appendix Three:**

- Include a new policy at Clause 19.02-6L (Open Space – South of Merri Open Space Precinct) to implement and give effect to the key land use planning and development directions of the South of Merri Open Space Precinct Plan 2020.

**Warrnambool Principal Pedestrian Network 2022**

The Warrnambool Principal Pedestrian Network 2022 delineates a Local Principal Pedestrian Network (PPN) across the Warrnambool City Council, including the townships of Allansford and Woodford.

To implement the Warrnambool Principal Pedestrian Network 2022 in the planning scheme:

**Y. Include policy in the planning scheme to implement the Warrnambool Principal Pedestrian Network 2022 as shown on Appendix Three:**

- Include a new policy at Clause 18.02-1L (Walking - Warrnambool – Principal Pedestrian Network) to implement and give effect to the key land use planning and development directions of the Warrnambool Principal Pedestrian Network 2022.

**Warrnambool Planning Scheme Environmental Significance Overlay Review**

The Warrnambool Planning Scheme Environmental Significance Overlay Review reviewed the efficiency and effectiveness of the ESOs in the context of population growth and evolving policy context.

To implement the Warrnambool Planning Scheme Environmental Significance Overlay Review 2020 in the planning scheme:

**Z. Include policy in the planning scheme to implement the Warrnambool Planning Scheme Environmental Significance Overlay Review as shown on Appendix Three:**

- Delete redundant decision guideline in ESO1.
- Rationalise multiple objectives in ESOs 3 and 4 into 1, to comply with Ministerial Direction: Form and Content of Planning Schemes.
- Amend Clause 66.04 to include referral requirements that are currently specified in the ESO Schedules.
- Include the implementation of all non-administrative and non-policy neutral changes identified in the Warrnambool Planning Scheme Environmental Significance Overlay Review 2020 as further strategic work at Clause 74.02.

## 9. Work underway

### 9.1 Concurrent planning scheme amendments

The following Council (C) amendments are currently underway for the Warrnambool Planning Scheme.

Amendment number	Common name of the amendment What the amendment does	Stage
C201warr	Kings College and Royal Court The Amendment makes zoning corrections to the affected land by removing the redundant Public Use Zone – 2 (Education) and applying the logical underlying and adjoining zone (General Residential Zone).	Gazettal (8 September 2022)
C205warr	North Warrnambool Flood Controls The Amendment proposes to introduce/or revise the application of flood controls within parts of the Merri River and Russells Creek catchments in North Warrnambool as identified as being liable to flooding during a 1 in 100 year storm event (1% Annual Exceedance Probability (AEP)) flood event.	Gazettal (18 November 2022)

Amendment number	Common name of the amendment What the amendment does	Stage
C211warr	Environmentally Sustainable Development Joint Amendment with 24 councils that proposes to introduce a new Particular Provision on Elevated Environmentally Sustainable Development (ESD) targets into the Planning Scheme.	Further Review (authorisation)
	Key Worker Accommodation for Midfield Group at Eccles Street, Warrnambool (SCO with an Incorporated Document)	Proponent has referred the amendment request to DTP's Development Facilitation Team. Currently being assessed by DTP
	Rezoning request for Rural Living Zoned land north side of Hopkins Point Road and combined permit application for 2 lot subdivision at 32 Riverview Terrace (Private sponsored amendment)	Pre-authorisation
	Rezoning request for land at 19 Horne Road from the Farming Zone to Commercial 2 Zone within the Eastern Activity Centre (Private sponsored amendment)	Preliminary assessment (pre-authorisation)
C105warr	Rezoning request for 56 Raglan Parade from the Farming Zone to Commercial 2 Zone within the Eastern Activity Centre	Preliminary assessment (pre-authorisation)

The Gazettal of C205warr provides some local policy guidance for areas susceptible to flooding, to augment the recommendations of this Planning Scheme Review. C211warr may also respond to recommendations of this Planning Scheme Review in relation to strengthening Council's environmentally sustainable vision in local policy.

## 9.2 Strategic planning projects

Council is currently substantially underway with the following strategic planning projects.

Project name	What the project is intended to do	Stage
Residential Land Supply and Demand Assessment	Undertake a residential land supply and demand assessment	Adopted by Council (October 2022)
South Warrnambool Flood Investigation	Revise flood controls for South Warrnambool	Commenced To be completed July 2023
Bushfield Woodford Strategic Framework Plan	Prepare a strategic framework plan for the townships of Bushfield-Woodford	Commenced To be completed March 2023
Allansford Strategic Framework Plan - Implementation	Implement the recommendations of Allansford Strategic Framework Plan	To commence October 2022 To be completed July 2023
Allansford Drainage &	Undertake a drainage and flood investigation for the township of Allansford	Commenced To be completed July 2023

Project name	What the project is intended to do	Stage
Flood Investigation		
East of Aberline PSP	Precinct structure plan for the East of Aberline growth area	Commenced Being delivered by the VPA, which is the Planning Authority Anticipated completion 2024
Warrnambool Foreshore Reserve Vegetation Action Plan 2021	Consider issues and actions relevant to coastal vegetation management	Completed Implementation plan prepared and being considered
ESO Review	Review of the Environmental Significance Overlay schedules and mapping including identification of new sites of significance	Commenced Anticipated completion mid-2023
Warrnambool Futures Blueprint to a Sustainable City	A strategic, long term plan that will guide our major land use, transportation, and infrastructure decisions to 2040 and beyond. The project will provide a City-wide Plan defines key projects and infrastructure to support growth in a sustainable manner.	Not yet commenced Project brief being drafted
Warrnambool Foreshore Precinct Plan	Development of a precinct plan for the Foreshore that balances tourism, environmental values and recreation.	Not yet commenced Project brief being drafted
Warrnambool Commercial-Retail Strategy	Development of a commercial and retail strategy for the municipality, including a review of the 2007 Retail Strategy	Not yet commenced Project brief being drafted

The planning scheme review acknowledges this work is underway; however, as they are not in a position to be endorsed or adopted by Council, it does not address the potential recommendations or findings of any of these strategies.

## 10. Key issues

This section of the report details the key issues that need to be addressed in the strategic planning work program over the next few years. Key issues are generally complex in nature, and have been raised in several ways through the planning scheme review process.

### 10.1 Neighbourhood character

#### 10.1.1 Housing and neighbourhood character strategy

##### Issue

There is a lack of guidance about preferred neighbourhood character in Warrnambool, which makes it difficult for planners to assess what sort of built form and land use outcomes they should be approving. The lack of guidance filters throughout the planning scheme, with controls such as the ESO and DDO doing the heavy lifting in terms of providing what limited direction there is, and none of it particularly tailored to a specific character for an area or specific built form outcomes.

##### Evidence



A review of VCAT decisions in the planning scheme review undertaken in 2018 identified potential policy gaps in relation to infill residential development (neighbourhood character and views).

The review showed that there is no strong guidance for neighbourhood character and appropriate design responses throughout Warrnambool. There is a wide range of tools being used to manage this issue, but not in a consistent way, and not across the whole city (e.g., use of DDOs in some areas and ESOs in others). Councillors, planners and internal staff raised neighbourhood character and design as issues.

### **Discussion**

Whilst the settlement boundaries are well established for Warrnambool, a comprehensive preferred neighbourhood character study has not been done. This would need to assess the character of existing urban areas, and determine appropriate built form outcomes for any future infill and greenfield development.

The study would identify appropriate planning tools to implement the preferred neighbourhood character and appropriate design responses. It would need to consider the new Planning Practice Note 90: Planning for housing and Planning Practice Note 91: Using the residential zones to assess existing / preferred neighbourhood character, and identify appropriate planning tools to achieve this including: the schedules to the residential zones; the application of a Neighbourhood Character Overlay, a Design and Development Overlay or a Development Plan Overlay, etc.

This work would also ensure that any future infill development proposals like those being raised for 'night-cart' laneways would have clear policy guidance.

This work should be done as a priority.

### **Findings**

**AA. Undertake further strategic work to prepare a housing and neighbourhood character strategy for Warrnambool.**

#### **10.1.2 Outdated DDOs, DPOs and ESOs**

##### **Issue**

Inadequacies and inappropriate drafting of various overlays, including the DDOs, DPOs and ESOs, are an issue that has emerged repeatedly through the planning scheme review.

##### **Evidence**

A review of VCAT decisions in the planning scheme review undertaken in 2018 identified potential policy gaps in relation to infill residential development (neighbourhood character and views). This has been raised by the planners as an issue.

Environmental Significance Overlay Review commissioned by Council to review ESO and address issues with both the existing schedules and the mapping, including the investigation of new areas of environmental significance.

##### **Discussion**

A number of older overlays do not comply with Ministerial Direction: the Form and Content of Planning Schemes and must be redrafted.

There is a lack of context and clarity in these older planning controls about what they are trying to achieve or intended to achieve for Warrnambool; strategic documentation and policy often exist in isolation. This has meant that there is insufficient guidance in the Planning Scheme to make informed assessments.

Some of these issues can be addressed, but the amount of work required to fix them is outside the scope of this revw process.

### **Findings**

- BB. Update planning provisions to rectify strategically justified anomalies as shown in Appendix Three.**
- CC. Undertake further strategic work to ensure all schedules to the DDO, DPO and ESO align with the Ministerial Direction: the Form and Content of Planning Schemes.**
- DD. Review Schedule 1 to the DPO and Schedule 3 to the DPO to ensure they remain fit-for-purpose.**

## **10.2 Infrastructure Planning**

### **Issue**

Whilst the settlement boundaries are well established for Warrnambool, there is a lack of planning about future infrastructure provision and requirements in Warrnambool, which makes it difficult for planners to ensure that development proposals contribute to the realisation of this infrastructure.

### **Evidence and discussion**

The review showed that there is little knowledge about the future infrastructure requirements of Warrnambool and, therefore, an inability to ensure future development contributes to the cost of realising it. Councillors and internal staff raised infrastructure planning as issues.

There is a clear need to understand the infrastructure requirements of both existing urban areas to upgrade or retrofit infrastructure to accommodate future growth, but there must be a clear nexus to justify requiring contributions, and proposed greenfield areas. This exercise should include both land acquisition and construction costs.

### **Findings**

- EE. Prepare development contributions plans for future growth corridors, which may include funding infrastructure outside of growth corridors if there is a clear nexus.**

## **10.3 Car Parking**

### **Issue**

There is a perception that the provision of car parking in industrial estates and the Warrnambool CBD is inadequate, and that further development, including proposals where car parking requirements are being waived under Clause 52.06-3 Permit requirement, is putting additional pressure on-street car parking. A Parking Overlay does not exist in the Planning Scheme and there is no ability to collect in-lieu payments for parking waivers with monies received funding projects that would improve car parking provision.

In addition, the size of car parking spaces required by the Planning Scheme, being 5.4m, versus that of the Australian/New Zealand Standard: Parking facilities, being 5.0m, is also considered to be inadequate.

### **Discussion**

Internal staff and the Councillors raised these two issues.

The management and allocation of car parking plays an important role in how urban areas function from a commercial and amenity perspective.

A comprehensive parking strategy is required to manage car parking demands can be managed and enhanced to ensure that Warrnambool continues to provide an accessible, and enjoyable place to live, work and visit.

Any strategy would need to be informed by primary data collection, e.g. online and intercept surveys to understand public attitudes to parking, and to understand parking purpose and destinations; a parking inventory to collect information on the current condition of parking facilities and the existing number of available car parking spaces; and a parking duration and occupancy survey during peak and off-peak times to understand where parking demand is occurring and whether there is sufficient supply to meet this demand.

All of this raw data would then be analysed to identify current and future car parking challenges, articulate Council and the community's vision for car parking, and clearly establish how the current and future management of car parking can be undertaken to address the identified challenges.

The strategy should consider whether the application of the Parking Overlay is required to manage car parking. This could provide for the equitable collection and distribution of financial contributions towards the construction of shared car parking facilities when a reduction in car parking under Clause 52.06-3 is considered appropriate. Amongst other things, a schedule to the Parking Overlay can be used to specify additional design standards or other requirements for the design and management of car parking.

Once complete and implemented in the Planning Scheme, the parking strategy would provide recommendations on how Council can address existing issues on a precinct-by-precinct basis, rather than on an individual basis, supporting the assessment of the car parking impacts that future development proposals may have.

### **Findings**

- FF. Undertake further strategic work to prepare a comprehensive parking strategy for Warrnambool CBD and industrial precincts, as necessary.**

## **10.4 A lack of nexus between Council vision and planning implementation**

### **Issue**

Notwithstanding the identified needs expressed above, Council has invested significant resources in a suite of studies, strategies and initiatives seeking to create an environmentally sustainable and resilient future for Warrnambool. This is admirable but, currently, the Planning Scheme lacks clear policy support to facilitate these outcomes when development proposals are assessed against it.

### **Evidence**

This aspiration is best expressed in Green Warrnambool, which was adopted in 2018, but has not been the subject of a planning scheme amendment to give effect to its findings and recommendations in the Planning Scheme. As a result, the aspirations of this document remain outside of the Planning Scheme and are unable to inform planners' assessments of development proposals.

### **Discussion**

If Council wishes to promote a more sustainable agenda beyond that included in the Victoria Planning Provisions, it will need to undertake an ambitious strategic work program to give effect to these aspirations. This may come at the detriment to the other identified policy gaps in the Planning Scheme.

Currently, stakeholder engagement has identified the need for a housing and neighbourhood character strategy; outdated DDOs, DPOs and ESOs; the need to ensure that future development pays its share of infrastructure planning and upgrade costs; and car parking.

Council will need to determine what its strategic planning priorities are and how best to achieve them given the existing resources. Care should be taken to prioritise the work in areas that will make the most difference to the effectiveness of the Warrnambool Planning Scheme.

### **Findings**

**GG. Adequately assess and resource the proposed strategic work program to enable the delivery of the highest priority strategic planning projects identified in Chapter 11 of this report.**

## **10.5 Lack of cross organisational process**

### **Issue**

Discussions with internal staff and planners indicated that Council would benefit from a more collaborative approach to decision-making. In some instances, planning permits are being issued that are difficult to act upon, particularly in relation to environmental health and vegetation impacts.

### **Evidence**

Internal staff identified this as an issue in the workshop held on 4 November 2022. Examples given were provided to illustrate these concerns and indicated that the matter was not an isolated event.

### **Discussion**

Council officers have identified several improvements that could be made to the planning permit process, referral of applications and conditions to be passed onto the Statutory Planning Team for consideration. (See Appendix Two).

## **10.6 Local Policy in the Farming Zone**

### **Issue**

There is a lack of clarity in the Planning Scheme about what is intended to be achieved on small lots in the Farming Zone. This is combined with a lack of consistency about minimum subdivision sizes, guidance about whether dwelling excisions can be supported or how to protect good agricultural land from inappropriate development.

The suite of local rural policies is seen as being weak at protecting productive agricultural land.

### **Evidence**

A review of VCAT decisions in the planning scheme review undertaken in 2018 identified policy gaps in relation to Farming Zone controls, specifically the 15ha minimum subdivision area in the Schedule to the Farming Zone. Recent VCAT cases since then have shown that this continues to be the case.

These cases indicate that the Warrnambool Planning Scheme would benefit from the inclusion of clear guidance regarding the use and development of small lots within the Farming Zone, and/or the rezoning of such areas to either Rural Living Zone or Low Density Residential Zone.

Consultation with the statutory and strategic planners have also shown a lack of policy guidance in relation to what is appropriate agri-tourism in rural areas.

### **Discussion**

Existing planning scheme provisions pertaining to the City of Warrnambool's rural areas are relied upon frequently in decision making; however, the weakness of policy was identified by Council officers as a significant policy gap.

During the planners' workshops, Council officers highlighted the weakness of the suite of rural policies at safeguarding productive agricultural land.

The statutory and strategic planners argue that the existing rural policies do not provide sufficient guidance and justification to inform the assessment of development proposals that may impact upon productive agricultural land.

### **Findings**

- HH. Prepare an agricultural precinct strategy to support agricultural productivity and identify appropriate agri-tourism in rural areas.**
- II. Review rural policies seeking to preserve productive farmland from inappropriate development to ensure they are fit-for-purpose.**

## **10.7 Climate change – coastal flooding and flood controls**

### **Issue**

Climate change is demonstrably increasing the intensity and frequency of extreme weather events including coastal and riverine flooding, and major rainfall events.

### **Discussion**

Council must continue to ensure that the flood controls on land remain up-to-date and identify land that inundates in a 1% Annual Exceedance Probability. Increasingly, climate change must also be factored into these calculations.

Consultation with the Catchment Management Authority and the Council planners indicated a need to continue undertaking, reviewing and implementing flood investigations, but also to prepare schedules to Clause 44.03 Floodway Overlay and Clause 44.04 Land Subject to Inundation Overlay to introduce planning permit exemptions for low-risk buildings and works to minimise permit triggers based on the flood risk.

The Council planners also highlighted an absence of local policy in the Planning Scheme in relation to flooding.

The Catchment Management Authority also recommended including local floodplain development plans to provide a performance-based approach for decision making that reflects local issues and best practice, including flood risk assessment, in floodplain management.

### **Findings**

- JJ. Implement the South Warrnambool Flood Investigation.**
- KK. Prepare local flood policy to assist in the assessment of development proposals.**
- LL. Introduce Schedules to Clause 44.03 Floodway Overlay and Clause 44.04 Land Subject to Inundation Overlay.**
- MM. Introduce Local Floodplain Development Plans at Clause 72.04 Incorporated documents.**

## **11. Further strategic work**

Appendix Three of this report outlines the strategic planning work that has been identified through this planning scheme review. It is sourced from the current Clause 74.02, the previous planning scheme review, strategies and policies that have been adopted by Council since the last review and the findings of this review. Eighty-eight pieces of further strategic work were initially identified, noting some of them were duplications, before being rationalised to forty.

Through the review process, the highest priority tasks for Council to undertake over the next four years to improve the planning scheme has been identified and is included in the recommendations below. Numerous other recommendations for further strategic work have been identified through this review and are included in Appendix Three. Council should review this list and remove any projects that are no longer required.

The list below represents the further strategic work that the consultants believe will have the most positive impact for the Warrnambool community and the efficient functioning of the planning service.

Only work that can be completed in the next four years should be included in Clause 72.04 of the planning scheme. A recommended Clause 72.04 is included in the marked-up ordinance at Appendix Two. This should be considered by Council to ensure that the work is reasonable to complete over the next four years and, if not, the priority projects that should be included in Clause 74.02 are outlined below.

These are the highest priorities from a planning perspective to deal with over the next four years.

- NN. Prepare a housing and neighbourhood character strategy for Warrnambool to guide built form and land use outcomes.**
- OO. Implement the findings of the Environmental Significance Overlay Review.**
- PP. Undertake a comprehensive review of the Design and Development Overlays and Development Plan Overlays to correct inadequacies and inappropriate drafting.**

- QQ. Prepare infrastructure contribution frameworks for future growth corridors, which may include funding infrastructure outside growth corridors if there is a clear nexus.**
- RR. Prepare a comprehensive car parking strategy to manage car parking demands can be managed throughout the municipality.**
- SS. Establish how Council intends to promote a more sustainable agenda beyond that included in the Victoria Planning Provisions and identify how this impacts the strategic planning priorities given the current resources.**
- TT. Prepare an agricultural precinct strategy to support agricultural productivity and identify appropriate agri-tourism in rural areas.**
- UU. Review rural policies seeking to preserve productive farmland from inappropriate development to ensure they are fit-for-purpose.**
- VV. Prepare local flood policy, in consultation with Glenelg Hopkins Catchment Management Authority, to assist in the assessment of development proposals, and introduce schedules to the Floodway Overlay and Land Subject to Inundation Overlay, and local floodplain development plans.**

## Appendix One

### State and regional planning scheme amendments and planning practice notes issued since last planning scheme review

#### VC (Victorian) and GC (group of council) amendments

Since the last planning scheme review in 2018, several VC and GC amendments have introduced new policy into the Warrnambool Planning Scheme and are directly relevant to this review:

- GC112 - Recognised the Infrastructure Design Manual in Municipal Strategic Statements and introduces the Infrastructure Design Manual as a background document in the Schedule to Clause 72.08.
- GC175 – Updated existing schedules to Clause 53.06 to make them consistent with the Ministerial Direction: the Form and Content of Planning Schemes.
- GC121 - Facilitated the Warrnambool Line Upgrade project in accordance with the Warrnambool Line Upgrade Incorporated Document, December 2019.
- GC138 - Updated the schedule to Clause 43.01 to comply with the Ministerial Direction: the Form and Content of Planning Schemes.
- GC113 - Made administrative, format and technical changes to relevant planning schemes to support the publishing of these planning schemes from the Amendment Tracking System (ATS).
- VC012 - Made changes to the SPPF, LPPF, zones, overlays, particular provisions, definitions and list of incorporated documents based on the general review of residential development provisions and the recommendations of the ResCode Advisory Committee.
- VC150 - Introduced clear land use definitions and risk-based planning controls for animal industries, removes the Piggeries Code of Practice 1992 as an incorporated document, and references the 2018 amendments to the Victorian Code for Broiler Farms 2009, to implement actions outlined in the Victorian Government's Planning for Sustainable Animal Industries report.
- VC221 - Facilitated all-electric developments to support implementation of Victoria's Climate Change Strategy 2021 (Strategy) and Gas Substitution Roadmap 2022 (Roadmap).
- VC216 - Made changes to the Planning Policy Framework in the Victoria Planning Provisions and all planning schemes to support Environmentally Sustainable Development.
- VC205 - Introduced a new Transport Zone to replace the Road Zone and Public Use Zone Schedule 4.
- VC204 - Modified Clause 18 of the Victoria Planning Provisions to implement changes to State planning policy for transport and makes associated changes.
- VC171 - Changed the Victoria Planning Provisions to strengthen coastal hazard planning, implements the Marine and Coastal Policy 2020 and makes minor administrative updates.
- VC169 - Changed the Planning Policy Framework to help direct balanced outcomes for housing growth and built form, while also clarifying and consolidating housing policy.
- VC175 - Improved the way the planning system addresses buffers for amenity, human health and safety impacts by updating the Planning Policy Framework and Clause 53.10.
- VC154 - Implemented of the integrated water management reforms.
- VC166 - Changed the Victoria Planning Provisions by introducing regional coal policy for Gippsland at Clause 14.03-1R Resource exploration and extraction – Gippsland Coal Resource, in the Planning Policy Framework, and inserting this Clause into the Baw Baw, Latrobe, South Gippsland and Wellington Planning Schemes.



- VC147 - Enabled the online publishing of planning schemes through the Department of Environment, Land, Water and Planning's new Amendment Tracking System.
- VC148 - Introduced changes to the Victoria Planning Provisions and all planning schemes arising from the Victorian Government's Smart Planning program.

### **New Planning Practice Notes**

Since the last planning scheme review in 2018, Several Planning Practice Notes (PPNs) have been introduced which may impact on the future development of the Warrnambool Planning Scheme.

- PPN03 Applying the Special Use Zone
- PPN23 Applying the Incorporated Plan and Development Plan Overlays
- PPN24 Shipping Container Storage
- PPN30 Potentially Contaminated Land
- PPN58 Structure Planning for Activity Centres
- PPN59 The Role of Mandatory Provisions in Planning Schemes
- PPN60 Height and Setback Controls for Activity Centres
- PPN61 Licensed Premises – Assessing Cumulative Impact
- PPN63 Applying for a Planning Permit to Farm Chickens
- PPN74 Making Planning Documents Available to the Public
- PPN81 Live Music and Entertainment Noise
- PPN84 Applying the Minimum Garden Area Requirement
- PPN85 Applying the Commercial 3 Zone
- PPN86 Applying for a Planning Permit for a Pig Farm
- PPN87 Preparing a Planning Permit Application for Animal Production
- PPN88 Planning for Domestic Rooftop Solar Energy Systems
- PPN89 Extractive Industry and Resources
- PPN90 Planning for Housing
- PPN91 Using the Residential Zones
- PPN92 Managing Buffers and Land Use Compatibility
- PPN94 Land Use and Transport Integration
- PPN95 Local Heritage Provisions

## Appendix Two

### Engagement outcomes

#### Council and Executive - meetings

Overview of what was discussed	Main issues raised	Preliminary comments/ Discussion
Car Parking Requirements	History of waivers has created a car parking shortage. Design of car parking is not reflective of current vehicle size. New development is causing pressure for on-street car parking	Council would likely benefit from an overall car parking study across the whole city, including a comprehensive look at design standards
Neighbourhood Design and Character	What does this mean for Warrnambool / how does it work in the planning scheme	Analysis has shown that there is no strong guidance for character throughout Warrnambool / opportunities for a range of controls to respond to this
Flood Controls	Not enough local guidance	Agree. Opportunity for local policy and work with CMAs to influence outcomes
Settlement Planning	How to link demand with supply	Settlement framework is sound and known growth areas are being addressed, and this will feed back into the planning scheme. Opportunity to consider matters above in this process

#### Statutory and Strategic Planners – meetings and workshops

##### Survey

Issue	Feedback from planners	Commentary	Has this been raised elsewhere (e.g., Audit of planning scheme, planning permit data)	Action to take
ESOs	ESO and Clause 52.17 Native vegetation provisions are not aligned A review is currently being conducted (including remedying unintentional conflicts) – the	<b>FSW</b>	Yes Audit of planning scheme	Review of the schedules required.

Issue	Feedback from planners	Commentary	Has this been raised elsewhere (e.g., Audit of planning scheme, planning permit data)	Action to take
	resultant planning scheme amendment will redraft schedules and mapping			
DDOs	More precision required regarding what is being protected	<b>FSW</b>	Yes Audit of planning scheme	Review of the schedules required.
DPO and DDO context and clarity	<p>DPOs and DDOs are not currently written to achieve/deliver strategic objectives</p> <p>Lack of context/clarity about what is trying to be achieved/intended for Warrnambool</p> <p>Strategic documentation and policy exist in isolation</p> <p>Overlays do not provide sufficient guidance to make assessments</p> <p>Specifically:</p> <ul style="list-style-type: none"> <li>DPO1 relating to residential development is problematic</li> <li>DPO3 relating to rural living is inappropriate for the current circumstances</li> </ul>	<b>FSW</b>	Yes Audit of planning scheme	Review of the schedules required.
DPO and DDO drafting	Overlays currently having far too many objectives	<b>FSW</b>	Yes Audit of planning scheme	Review of the schedules required.
LSIO	Absence of local policy in relation to flooding	<b>FSW</b>	Yes Wannon Water	
Small lots in FZ	Inconsistent policy regarding minimum subdivision sizes	<b>FSW</b>	Yes Audit of planning scheme	Clear guidance regarding the use and development of small

Issue	Feedback from planners	Commentary	Has this been raised elsewhere (e.g., Audit of planning scheme, planning permit data)	Action to take
	Lack of clarity regarding what is intended to be achieved for small lots in the Farming Zone Nothing to guide dwelling excisions or to protect good agricultural land Need Agricultural Precinct Strategy to support productivity and identify appropriate agri-tourism Classified as a 'big rock'		VCAT Analysis	lots within the Farming Zone, and/or the rezoning of such areas to either Rural Living Zone or Low-Density Residential Zone is required
VPO	There are no VPOs Need to identify what is left and what needs to be protected	<b>FSW</b>	No	
Suite of Rural Local Policies	Policy does not provide sufficient guidance and justification	<b>FSW</b>	No	
Climate change and Environmentally Sustainable Development	The impacts of climate change upon coastal settlements were identified as some of the main long-term challenges facing the municipality The Scheme has not yet been updated to reflect the adopted 'Green Warrnambool' strategy and many other strategic documents There is an absence of effective policy that provides appropriate direction for the growth and development of coastal settlements in the context of known climate change impacts.	<b>FSW</b>	Yes Audit of planning scheme	Will include recommendations for including policy where applicable; however, these strategies do not provide enough justification for tangible objectives – rather they lead to FSW Advocate for State government support

Meetings

Overview of what was discussed	Main issues raised	Draft of recommended changes to the ordinance
Development Contributions Plan	Inadequate DCP policy (particularly relating to Structure Plans and DCP1 Wetlands), to enable infrastructure contributions	There must be a nexus between need and contributions. A review is required to ensure adequate policy to allow for infrastructure contributions
Parking	<p>Parking is an issue, particularly in Industrial Estates and the CBD (insufficient m2 and spaces), that must not be repeated in new estates</p> <p>There are many applications for parking waivers, creating precedents</p> <p>Applicants fail to assess Planning Scheme parking requirements when designing developments</p> <p>Applications fail to provide sufficient information leading to wasted time</p> <p>Consider a Parking Scheme contribution for waivers, quarantined for future parking solutions</p> <p>Council is forced to accept carparks that do not work (Aust Standard says 5.4m, but the Planning Scheme says 5.0m)</p>	A comprehensive car parking strategy is required, which should also address design matters. Perhaps also process improvement considerations
Land capability and subdivision	<p>No consideration is given to the broader context, such as surrounding systems, etc. – giving rise to poor outcomes</p> <p>Developers often provide an overview of the capability of the whole lot, but not separate subdivisions or building envelopes – leading to significant capability and environmental issues</p> <p>Purchasers often buy land ignorant of the wastewater requirements/limitations</p> <p>Extensions also require additional wastewater consideration</p> <p>Planners usually rely on minimum lot sizes, often making wastewater management impossible</p>	Appears to be a process improvement opportunity in first instance (better / more informed referrals and education internally)
Environment - ESOs	<p>Developers avoid offset triggers by removing vegetation in stages</p> <p>Lack of strategic direction and policy to support refusals regarding the removal of significant vegetation</p> <p>Environmental weeds are not defined; therefore, it is difficult to require their removal (Council has few guidelines regarding species, etc.)</p>	<p>Analysis has shown lack of local policy and reliance on ESOs, which may not be appropriate. Better direction of what is the end outcome would clarify what the local policy should seek to address.</p> <p>Prepare draft ordinance to discuss and extrapolate more broadly.</p>

	Lack of clarity regarding what the ESO is trying to protect	
Infill development	<p>Growing interest in developing 'night-cart' laneways (&lt;4.8m wide).</p> <p>Set to become a big issue if a precedent is set (impacting safety, access, character, etc.)</p> <p>Insufficient controls and guidance provided in the Planning Scheme</p>	Inconsistent policy at present. Undertake further strategic work to develop a local policy to provide guidance in relation to development on laneways

#### Internal Referral Officers - meetings, workshops and written feedback

Overview of what was discussed	Main issues raised	Draft of recommended changes to the ordinance
Traffic	Amend planning permit conditions to require provision of swept path analysis diagrams specifying the standard design vehicle used and radius	Review referrals policies
Car parking	<p>Introduce a Parking Scheme contribution for waivers, quarantined for future parking solutions</p> <p>Amend the parking space allowance in the Planning Scheme to align it with Australian Standard requirements</p>	Future strategic work
Crossovers	Advice regarding crossovers should mandate the developer/resident to provide other service utility providers with a plan of the proposed crossover so it can be assessed for utility conflicts so that remedial actions maybe specified to overcome issues before construction	Review referrals policies
Drainage	A condition should be added to the Stormwater Management Plans (SWMP) to require the submission of WSUD MUSIC files to Council for checking purposes	Review referrals policies
Street trees	Amend Planning Permits to require that the tree/plant species for public land shall be to the satisfaction of the Council (specifically the Parks and Gardens team)	Create and adopt a table of approved tree/plant species for specified applications
Water sensitive urban design requirements	Amend the phrasing (strengthen) of Clause 56.07 to align it with the Best Practice Environmental Management Guidelines	Advocate to the Victorian government as this is part of the Victoria Planning Provisions.

Internal referral Officers were invited to provide written feedback, but none was received.

## External Stakeholder feedback

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Table 1: Referral Agents that provided feedback and requested a change:				
Referral Agent	Permit trigger	Changes requested	Strategic justification (or administrative change)	Draft of recommended changes to the ordinance (including cl66.04s and 66.06s inclusions)
<b>Clause 66.04 External Referral Authorities (no clause 66.06 Referral Authorities were identified in I3):</b>				
Wannon Water	Clause 4 of Schedule 11 to Clause 43.04 (DPO)	<p>Amend Clause 4 to:</p> <ul style="list-style-type: none"> <li>make reference to the adjacent Dales Rd raw water storage</li> <li>require subdivision design that also responds to the adjacent raw water storage</li> <li>require 'an environmental assessment to determine appropriate locations for uses that might have off-site amenity impacts e.g., dust'</li> </ul> <p>Consider amending Clause 3 to include a requirement for a planning application that also requires EPA approval to be accompanied by an environmental report that considers the impact of emissions on the nearby water storage and recommends appropriate mitigation measures</p>	<p>Dot point 3 currently refers to 'uses with a potential for off-site amenity impacts toward the Horne Road frontage'. Further, there is a requirement for an 'open space link/ buffer' to the Rural Living Zone (RLZ) land to the east'. The potential for contamination of the raw water storage and associated public health impacts should be acknowledged and be considered in the preparation of any development plan</p>	Council to send Schedule 11 to the Development Plan Overlay (Horne Road Industrial Area Development Plan) to Wannon Water to mark-up changes to Clauses 3.0 and 4.0, and to provide strategic justification. Consultation on any changes should also occur with any affected landowners.
	32.04 MUZ2	Remove the requirement for a 'servicing report to the satisfaction of Wannon	It is understood that this land has now been fully subdivided with little development opportunity remaining.	Council to discuss changes to Clause 5.0 to Schedule 2 of Clause 32.04 Mixed Use Zone ('The Mill at Warrnambool' Redevelopment,

Table 1: Referral Agents that provided feedback and requested a change:				
Referral Agent	Permit trigger	Changes requested	Strategic justification (or administrative change)	Draft of recommended changes to the ordinance (including cl66.04s and 66.06s inclusions)
		Water' from Clause 5.0 to Schedule 2 of Clause 32.04 (MUZ)	The requirement for a 'servicing report to the satisfaction of Wannon Water' is no longer relevant and any requirements of the Water Corporation can be accommodated through the existing referral provisions of Clause 66.06.	Harris Street, Warrnambool) with Wannon Water.
	43.04 DPO7	Amend the terminology in Clause 4.0 from 'third-pipe' to 'roof water harvesting'	The existing terminology is inconsistent within the Planning Scheme	Agree to requested change. Draft ordinance amended to reflect.
EPA	Clause 5.0 of Schedule 3 to Clause 43.02 (DDO)	Consider including application requirements such as an amenity impact assessment, noise assessment and specific noise protection measures.		Support this change but requires further strategic work.
	Clause 5.0 of Schedule 3 to Clause 43.02 (DDO)	Consider using the BAO rather than the DDO for the management of buffers.  Make reference to Planning Practice Note 92: Managing buffers for land use compatibility	The BAO is the fit for purpose planning tool and can be used in certain circumstances to prevent future encroachment and intensification of incompatible use and development within the buffer areas of industry, warehouse, infrastructure or other uses with potential off-site impacts.  PPN92 provides guidance for planning for land use compatibility, including planning provisions relating to the management of buffers. PPN92 considers sensitive land uses to be land uses sensitive to emissions from industry and other uses due to their impact on amenity and human health.	Consider transitioning relevant Design and Development Overlays to the Buffer Area Overlay.



Table 1: Referral Agents that provided feedback and requested a change:				
Referral Agent	Permit trigger	Changes requested	Strategic justification (or administrative change)	Draft of recommended changes to the ordinance (including cl66.04s and 66.06s inclusions)
	Clause 2.0 of Schedule 3 to Clause 37.01 (SUZ)	<p>Recommend changes under Application requirements:</p> <ol style="list-style-type: none"> <li>1. 'Whether a separation distance between the proposed use and sensitive land uses is recommended within the 'Recommended Separation Distance for Industrial Residual Air Emissions, Publication 1518' – change this wording to provide information necessary for an assessment</li> <li>2. 'Whether a Works Approval or Waste Discharge License is required from EPA' – change to 'Whether permissions are required from EPA</li> </ol>	<ol style="list-style-type: none"> <li>1. Statement does not provide for information necessary for an assessment</li> <li>2. The terms 'Works Approval' or 'Waste Discharge License' are obsolete.</li> </ol>	<ol style="list-style-type: none"> <li>1. Council to send Schedule 3 to Clause 37.01 Special Use Zone (Warrnambool West Industrial Precinct Transition Area) to the Environment Protection Authority to mark-up and provide strategic justification.</li> <li>2. Agree to requested change. Draft ordinance amended to reflect.</li> </ol>
Glenelg Hopkins CMA	Clause 6.0 of Schedule 5 to Clause 43.02 (DDO)	<p>Currently no change is requested.</p> <p>GHCMA is supportive of Clause 6 which requires the responsible authority to consider the views of the CMA when development does not meet the design objectives.</p> <p>However, it is likely that this support may change with the revised modelling produced by the South Warrnambool Flood Investigation scheduled for completion late 2023.</p> <p>The GHCMA will require a change to the design objectives of DDO5 if revised modelling produces a higher 1% AEP than existing.</p>	<p>It is the CMA's opinion that the Warrnambool Planning Scheme would benefit from the introduction of a Local Floodplain Development Plan into the Warrnambool Planning Scheme. This would allow multiple clauses to refer to a consistent set of design objectives to be achieved within the 1% AEP floodplain provided there is an appropriate overlay applied. The CMA would also like to see Schedules to the Floodway Overlay and Land Subject to Inundation Overlay introduced to allow exemptions for planning permit applications for low-risk development.</p>	<p>Amend Clause 74.02 (FSW), to include:</p> <ol style="list-style-type: none"> <li>1. Prepare Local Floodplain Development Plans to provide a performance-based approach for decision making that reflects local issues and best practice, including flood risk assessment, in floodplain management.</li> <li>2. Prepare schedules to the Floodway Overlay and Land Subject to Inundation Overlay to introduce exemptions for low-risk buildings and works to minimise permit triggers based on the flood risk</li> </ol>

Table 1: Referral Agents that provided feedback and requested a change:				
Referral Agent	Permit trigger	Changes requested	Strategic justification (or administrative change)	Draft of recommended changes to the ordinance (including cl66.04s and 66.06s inclusions)
				according to the projected flooding depth.
Warrnambool City Council Heritage Advisor	Heritage Overlay	Amend the checklist for necessary supporting information from 'plans showing the layout and details of the proposal' to 'plans showing the layout, siting and details of the proposal including information to describe adjacent context' and 'A plan of existing conditions including proposed demolition'	More detailed and complete information would assist in assessing new buildings within a heritage overlay	Review referrals policies and the checklist for planning permit applications.
		Amend the phrase 'Outbuildings or fences which are not exempt under Clause 43.01-3' to be clearer	The current wording is confusing and should be simplified/clarified	This forms part of the Victoria Planning Provisions and is a State Government matter beyond the scope of this review.

Table 2: Referral Agents that provided feedback, but did not request a change:			
Referral Agent	Permit trigger	Comments made	Response
Referral Agents either provided feedback requesting changes (Table 1), or did not respond (Table 3)			

Table 3: Referral Agents that were invited to provide comment, but did not respond:		
Referral Agent	Permit trigger	Comment
External Referral Authorities		

Table 3: Referral Agents that were invited to provide comment, but did not respond:		
Referral Agent	Permit trigger	Comment
DECCA	Clause 5.0 of Schedule 2 to Clause 42.01 (ESO)	
The organising body of Premier Speedway	Clause 6.0 of Schedule 3 to Clause 43.02 (DDO)	
VicTrack	Clause 2.0 of Schedule 3 to Clause 37.01 (SUZ)	
<b>Registered Aboriginal Parties</b>		
Eastern Maar Aboriginal Corporation	Clause 02.03 Strategic Directions Clause 15.03-2S Land developments within culturally sensitive areas.	
<b>Other stakeholders:</b>		

## **Appendix Three**

### **Marked up ordinance with recommendation changes**

See separate document

## Appendix Four

### Comprehensive list of further strategic work

This is all the outstanding work that has been identified through this planning scheme review. The PSR report recommendations focussed on the highest priority projects for the next four years. The projects in this list are not in priority order.

	Name of project	Source of project
1	Review land uses and zoning within the Northpoint Village Neighbourhood Activity Centre precinct.	Clause 74.02
2	Investigate green wedge style planning controls for the purposes of protecting agricultural uses in urban/rural interface areas.	Clause 74.02
3	Prepare a structure/framework/precinct plan for: <ul style="list-style-type: none"> <li>▪ South Dennington Growth Area</li> <li>▪ East of Aberline Road</li> <li>▪ Logans Beach</li> <li>▪ Bushfield/Woodford</li> </ul>	Clause 74.02
4	Identify and map flora and fauna biodiversity values across the municipality.	Clause 74.02
5	Undertake a study to identify opportunities for sharing of views to the ocean, rivers and surrounding rural areas.	Clause 74.02
6	Undertake a rural land use and rural zone review.	Clause 74.02
7	Undertake neighbourhood character assessments and prepare urban design guidelines for established residential areas.	Clause 74.02
8	Incorporate the Heritage Guidelines (Warrnambool City Council, 2015) into the Schedule to the Heritage Overlay.	Clause 74.02
9	Prepare a Housing Diversity Strategy.	Clause 74.02
10	Undertake a review of the Warrnambool Retail Strategy (Ratio, 2007).	Clause 74.02
11	Prepare a car parking strategy for the Warrnambool City Centre to address changes in the parking provisions in the scheme.	Clause 74.02
12	Review land use zonings across the Warrnambool City Centre, including the Medical Services Precinct to ensure the most appropriate mix of land uses can be achieved.	Clause 74.02
13	Undertake a sewerage and effluent management strategy to establish development capability and infrastructure requirements to guide development in Bushfield and Woodford.	Clause 74.02
14	Review the extent of the Heritage Overlay (HO145) in the Residential South Precinct of the Eastern Activity Centre.	Clause 74.02
15	Review the application of the zones to the Eastern Activity Centre as part of the review of the Warrnambool Retail Strategy (Ratio, 2007).	Clause 74.02
16	Prepare planning controls that respond to and implement the Preferred Character and Design Objectives for the character precincts identified in the Warrnambool Eastern Activity Centre Structure Plan (Mesh Pty Ltd, 2016).	Clause 74.02
17	Develop a position on new Integrated Water Management and Stormwater Requirements for commercial and industrial developments to ensure consistent application of the requirements	Previous 12B
18	Continue to undertake an annual review of residential land uptake across the municipality in accordance with the City Wide Housing Strategy (2013).	Previous 12B
19	Remove reference of land to the north of Wangoom Road as a potential residential growth area from the planning scheme.	Previous 12B
20	Consider the following strategic projects as part of future work program: A biodiversity Plan (this is a recommendation of Green Warrnambool) An assessment /mapping of tree canopy cover in Warrnambool.	Previous 12B

	Name of project	Source of project
	An Environmentally Sustainable Design (ESD) Policy (this is a recommendation of Green Warrnambool.	
21	Undertake monitoring of commercial and industrial land supply to ensure the municipality maintains 15 years supply.	Previous 12B
22	Undertake a review of the Warrnambool Retail Strategy (2007) to further clarify and reinforce the role of the Eastern Activity Centre within the broader Warrnambool retail hierarchy and framework, and guide the future application of zones, overlays and policy.	PPV analysis
23	Prepare Local Floodplain Development Plans to provide a performance-based approach for decision making that reflects local issues and best practice, including flood risk assessment, in floodplain management.	PPV analysis
24	Prepare Schedules to the Floodway Overlay and Land Subject to Inundation Overlay to introduce exemptions for low risk buildings and works to minimise permit triggers based on the flood risk according to the projected flooding depth.	PPV analysis
25	Identify and implement the Principal Pedestrian and Principal Bicycle Networks for the municipality to identify local high-quality walking and cycling routes that provide access to major destinations and facilitate walking and cycling for transport, sport, recreation and fitness.	Green Warrnambool (Warrnambool City Council, 2018, p9)
26	Prepare and implement best-practice Sustainable Building Design Policy and Guidelines.	Green Warrnambool (Warrnambool City Council, 2018, p13)
27	Prepare and implement a Cultural Landscapes and Heritage Strategy, which integrates and reflects Traditional Owner knowledge and land management practices.	Green Warrnambool (Warrnambool City Council, 2018, p13)
28	Prepare and implement policy that recognises the Merri River as a significant future open space corridor. [NEW GW, p25]	Green Warrnambool (Warrnambool City Council, 2018, p25)
29	Prepare and implement a public open space contributions plan for the municipality to provide a formal and consistent framework for the requesting and spending of open space contributions	Active Warrnambool Strategy 2019-30 (Warrnambool City Council, 2019, p5)
30	Prepare and implement a coastal flood investigation for Warrnambool. [NEW WFMP, p5] [to implement adopted Council policy]	Warrnambool Floodplain Management Plan 2018-2023 (Utilis, 2018, p5)
31	Prepare and implement a flood investigation for Woodford.	Warrnambool Floodplain Management Plan 2018-2023 (Utilis, 2018, p5)
32	Prepare and implement a flood investigation for Allansford.	Warrnambool Floodplain Management Plan 2018-2023 (Utilis, 2018, p5)
33	Implement the findings of the Warrnambool Planning Scheme Environmental Significance Overlay Review (Warrnambool City Council) to improve the efficiency and effectiveness of Warrnambool's suite of Environmental Significance Overlays.	Warrnambool Planning Scheme Environmental Significance Overlay Review (Warrnambool City Council, p26, 30, 34, 37, 38, 29, 41, 45, 49, 53)
34	Undertake further strategic work to prepare a neighbourhood character strategy for Warrnambool.	Current review
35	Implement the findings of the Environmental Significance Overlay Review 2020	Current review
36	Undertake further strategic work to ensure all schedules to the DDO and DPO align with the Ministerial Direction: the Form and Content of Planning Schemes.	Current review
37	Prepare development contributions plans for future growth corridors, which may include funding infrastructure outside of growth corridors if there is a clear nexus.	Current review
38	Undertake further strategic work to prepare a comprehensive parking strategy for Warrnambool CBD and industrial precincts, as necessary.	Current review
39	Prepare an agricultural precinct strategy to support agricultural productivity and identify appropriate agri-tourism in rural areas.	Current review
40	Implement the South Warrnambool Flood Investigation.	Current review



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### APPENDIX THREE: RECOMMENDED CHANGES TO PLANNING SCHEME ORDINANCE

#### How to read this document

This document shows all of the changes recommended to the planning scheme as a result of the Planning Scheme Review.

Additions and deletions are shown as ‘track changes’.

Changes generally have a source code to explain where the policy has come from or where it has gone. [\[Source codes look like this\]](#).

Where the policy is new, the source code includes NEW in front of it, like this. [\[NEW Gumnut Council Plan, page 6\]](#)

If a change requires an explanation, it has a reason code against it. [\[Reason codes look like this\]](#)

The list of documents that have been referred to in the ordinance, and the abbreviations used, is in the table below.

Document name	Source code
Warrnambool Council Plan 2021-2025 (Warrnambool City Council, 2021)	WCP
Warrnambool 2040 (Warrnambool City Council, TBC)	W2040
Green Warrnambool (Warrnambool City Council, 2018)	GW
Healthy Warrnambool 021-25 Plan - Community Health and Wellbeing Plan (Warrnambool City Council, 2021)	HW
Active Warrnambool Strategy 2019-30 (Warrnambool City Council, 2019)	AWS
Warrnambool Floodplain Management Plan 2018-2023 (Outils, 2018)	WFMP
Merri River Parklands Framework (Warrnambool City Council, 2020)	MRPF
South of Merri Open Space Precinct Plan (Outils, Warrnambool City Council, Blom Design, 2020)	SMOSPP
Domestic Wastewater Management Plan 2020-2025 (Warrnambool City Council, 2020)	DWMP
Warrnambool City Council Social Housing Planning Project (Warrnambool City Council, Hornsby & Co, 2020)	WCCSHP
Warrnambool Principal Pedestrian Network (Warrnambool City Council, 2022)	WPPN
Glenelg Hopkins Regional Catchment Strategy (Glenelg Hopkins CMA, 2022)	GRCS
Eastern Mar Country Plan (Eastern Maar Aboriginal Corporation, July 2015)	EMCP



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## 02 MUNICIPAL PLANNING STRATEGY

C208warr 22/07/2021

### 02.01 CONTEXT

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Warrnambool is Victoria's largest coastal regional city and is the fastest growing economy and population centre in South West Victoria. ~~First inhabitants and traditional custodians of the area are the Eastern Maar people and there are a number of important cultural heritage areas.~~ [to provide first nations recognition in first para]

The City is bound by Moyne Shire to the north, east and west; and by the Southern Ocean to the south. It is approximately 260 kilometres west of Melbourne and has a land area of 120 square kilometres.

Warrnambool has a steadily growing population of about 35,200-406 in 2019-2021 [ABS Census 2021] [to include most recent demographic data] (ABS) that is expected to increase to 43,000 people by 2031. The majority of the population is in Warrnambool, Dennington, Allansford, Bushfield and Woodford.

Warrnambool is served by the Princes and Hopkins Highways and the Great Ocean Road. There is a passenger and freight rail service to Melbourne and a local and regional bus service. The Warrnambool Airport is 11 kilometres northwest of the City.

Warrnambool has a diversity of land uses including residential, industrial and commercial. Much of the rural area (approximately 60 per cent of the land area) is used for agriculture, particularly dairy farming.

Warrnambool provides support to the region for commerce, governance, social services, health, education, the arts and recreation. There is a clear retail hierarchy with Warrnambool City Centre as the principal retail and commercial centre for South-West Victoria and other retail components including the Eastern Activity Centre (a secondary retail centre), small shopping centres and convenience stores.

~~Warrnambool supports 16,653 jobs and has an annual economic output of \$4.8 billion per annum. The manufacturing industry sector makes the greatest contribution to economic output in the region, whilst the Health Care & Social Assistance industry sector is the largest employer.~~ [REMPAN 2002] [to include most up to date economic data]

Specialist medical services include the Warrnambool Base and St. John of God Hospitals. There are numerous primary and secondary schools and the Deakin University is located on the eastern outskirts of the City.

~~First inhabitants and traditional custodians of the area are the Eastern Maar people and there are a number of important cultural heritage areas.~~ [move to first para]

Warrnambool has a large number of buildings, places, gardens, and trees dating from the nineteenth century that reflect Warrnambool's history as a market, port and place of residence and are of significant heritage value.

Warrnambool is situated on one of the most spectacular sections of the southwest Victorian coastline and is a major tourist hub. The Botanic Gardens, Lake Pertobe and the Warrnambool Foreshore (among others) are key recreational spaces that also offer substantial tourism and environmental benefits.

### 02.02 VISION

C208warr 22/07/2021

The Council Plan (2021-2025) sets out the following vision for Warrnambool:

~~A cosmopolitan city by the sea~~ A thriving city at the heart of coast and country. [NEW WCP, p5] [to implement adopted Council policy]

The Council Plan and community vision for Warrnambool identifies that in 2040, Warrnambool will be four objectives relevant to land use planning:

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- ~~A City where all people thrive.~~ [NEW WCP, p9] [NEW W2040, p2] [to implement adopted Council policy]
- ~~Australia's most resilient and thriving regional economy.~~ [NEW WCP, p9] [NEW W2040, p2] [to implement adopted Council policy]
- ~~Australia's most liveable regional city.~~ [NEW WCP, p9] [NEW W2040, p2] [to implement adopted Council policy]
- ~~Australia's most sustainable city.~~ [NEW WCP, p9] [NEW W2040, p2] [NEW GW, p4] [to implement adopted Council policy]
- ~~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.~~

**02.03 STRATEGIC DIRECTIONS**

C208warr 22/07/2021

**02.03-1 SETTLEMENT**

C208warr 22/07/2021

**Urban growth**

Warrnambool's urban settlement boundaries and growth areas are identified on the *Warrnambool Strategic Framework Plan* at Clause 02.04. Warrnambool is forecast to grow at 1.4 per cent per annum until 2040 requiring about 250 new dwellings per year to meet demand.

Council has around 23 years supply of zoned residential land (2019). There is also sufficient commercial and industrial land available to meet forecast demand within the Warrnambool City Centre, activity centres and the Eastern Industrial Precinct.

**Growth areas**

Warrnambool's growth areas provide for a variety of dwelling types and development densities including:

- **North East Warrnambool Growth Area** will proceed in accordance with approved development plans with a forecast lot yield of 720 lots.
- **Coastal Hopkins Growth Area** contains 115 hectares of land with the potential for 650 lots.
- **North Dennington Growth Area** of 160 hectares accommodating 1250 new residential lots.
- **North of the Merri River Growth Area** of 250 hectares of land with potential for 2200 lots over the next 15-20 years and an additional primary school.
- **East of Aberline Road Future Urban Growth Corridor** consists of 380 hectares of land that could contain a mix of uses, such as residential and industrial.
- **South Dennington Growth Area** consists of 30 hectares of land with potential for residential development.
- **Eastern Activity Centre** containing a mixture of retail, commercial/office, community and residential uses. About 40 hectares has been identified as either conventional residential development or higher density, mixed use residential development.

Council's strategic directions for its growth areas are:

- Directing urban growth to identified growth areas in order to protect productive rural areas and achieve a more compact sustainable urban area.
- Supporting increased residential densities in growth areas close to transport corridors, activity centres and open space.
- Facilitating infrastructure provision of roads, drainage, utilities and community infrastructure through structure planning and development contributions plans.

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**Activity centres**

The *Warrnambool Retail Strategy* (Ratio, 2007) identified an activity centre network hierarchy consisting of:

- **Warrnambool City Centre** (Principal Activity Centre) serving a primary retail role anchored by a department store and discount department stores and the principal location for higher-order professional services, health services, education providers, community services, hospitality, entertainment and tourism.
- **Eastern Activity Centre** (Major Activity Centre) having a secondary retail role to the Warrnambool City Centre. The Centre has a retail core area that encompasses the Gateway Plaza and Environs. It serves a subregional retail role and is also the principal bulky goods precinct, with a regionally-significant cluster of restricted retail stores.
- **Northpoint Village** and **Dennington** Neighbourhood Activity Centres, where the highest-order retail attractor is a supermarket.
- Convenience Centres proposed at **Allansford** and within the **North of the Merri River Growth Area**, where there are no major retail stores (including supermarkets).
- Convenience Nodes of existing isolated convenience stores and future retailing ancillary to tourism developments.

Council's strategic directions for activity centres are:

- Supporting use and development that reinforces the Warrnambool activity centre hierarchy at Clause 11.03-1L-01.
- Directing core retail activities to the Warrnambool City Centre including the majority of major retail stores.
- Locating further regional level retailing, services, facilities and activities in the Warrnambool City Centre as a first preference.
- Ensuring the Eastern Activity Centre is developed as a secondary retail centre supporting the Warrnambool City Centre.

**02.03-2 ENVIRONMENTAL AND LANDSCAPE VALUES**

C208warr 22/07/2021

**Biodiversity**

The Warrnambool coastline supports an impressive range of environmental values. Areas of coastal vegetation provide wildlife habitat and corridors for vulnerable and threatened flora and fauna species. Warrnambool's coastline adjoins a number of ecologically important areas including the Southern Right Whale nursery and the Merri Marine Sanctuary.

The Merri River, Hopkins River and associated wetlands and floodplains form a highly significant coastal wetland system that provides important habitat for listed species of flora and fauna.

The South Warrnambool coastal wetlands are home for wildlife and native vegetation. The wetlands are of regional geological, flora, fauna and recreational significance and are of local Aboriginal, cultural and historic significance. Middle Island, the Lower Merri River Wetlands (Kelly's Swamp, Saltwater Swamp), Lake Gilliear, Francis Tozer Reserve and Starlight Cave, among others, include important biodiversity assets, some of which are protected by international agreements and conventions.

Extensive clearing of native vegetation in the years since European settlement has drastically reduced the extent and quality of habitat for native species. Further urban development and the introduction of pest plants and animals could impact on biodiversity and remnant native vegetation.

Council's strategic directions for biodiversity are:

- Protecting and enhancing sites of biodiversity conservation significance.
- Providing wildlife habitat and corridors for vulnerable and threatened flora and fauna species in coastal reserves.
- Arresting the decline and fragmentation of native vegetation to minimise land and water degradation issues.

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#### **Significant environments and landscapes**

Warrnambool is situated on one of the most spectacular sections of the southwest Victorian coastline. The coast has significant cultural values for both Aboriginal and European heritage and is also valued highly for its environmental, recreational and tourism aspects.

The coastal landscapes include the ancient dune systems of Thunder Point and Pickering Point, the wave dominated Merri and Hopkins River estuaries, brackish wetlands and the sheltered beaches of Lady Bay, forming part of Victoria's 'shipwreck coast'.

The coastal foreshore, Lake Pertobe and the Breakwater Activity Node have significant conservation and coastal recreation functions. The Logans Beach area is recognised internationally for viewing the Southern Right Whale.

The Hopkins estuary is one of only three 'Premier Rivers' for fishing across Victoria. The Merri River is also a significant waterway within the Hopkins Basin. Both rivers are socially and economically valued for the supply of water for agriculture, drinking water, tourism and fishing. Agricultural activities can impact upon river water quality.

The natural landscape is an important asset of the municipality that requires protection from inappropriate use and development. The city's landscape character is framed by the ocean, the Merri River, the Hopkins River, inland hilltops, ridgelines and surrounding rural areas. Norfolk Island Pines lining the Princes Highway median and other streets are also important local landscape features.

Council's strategic directions for significant environments and landscapes are:

- Protecting coastal areas, waterways and sensitive ecosystems from the detrimental impacts of urban and rural development.
- Protecting significant landscapes and landforms from inappropriate development.

#### **02.03-3 ENVIRONMENTAL RISKS AND AMENITY**

C208warr 22/07/2021

##### **Climate change**

Climate change presents a threat to the natural and built coastal environment, to the community and to economic activity. The results of climate change, such as storm surge, inundation through sea level rise and temperature increase pose some of the most significant threats to Warrnambool's coastline.

Council's strategic directions for climate change are:

- Adapting to the impacts of a changing climate.
- Planning for the risks associated with possible sea level rise in areas of known vulnerability.
- Ensuring that the risks of sea level rise are mitigated or avoided where possible.

##### **Soil degradation**

Coastal acid sulfate soils occur in Warrnambool and, if disturbed, can have a detrimental impact including the acidification of water and soil, poor water quality, dissolution of soil, rock and concrete, and corrosion of metals.

Limestone cliffs, steeper earth slopes and coastal dunes along the main rivers and coast are susceptible to erosion as a result of landslip. Further development and vegetation removal on land with a slope that exceeds 20 degrees could compromise land stability.

Warrnambool contains a number of sites that have been previously used for industry or the storage of liquid fuels that may be contaminated.

Council's strategic directions for land degradation are:

- Avoiding disturbance of coastal acid sulfate soils.
- Managing erosion and surface runoff and protecting vegetation in river and estuarine environments.
- Ensuring the ongoing protection of land susceptible to landslip.

##### **Floodplain management**

The Merri River and Russells Creek floodplains affect large expanses of land within urban and rural areas. The management of floodplains protects the natural environment and properties that are at risk of flooding. The filling of flood prone land can significantly alter water flow within the floodplain.

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Council's strategic directions for floodplain management are:

- Protecting floodplains from development that would detrimentally impact their function.
- Protecting life, property and community infrastructure from flood events.

**Land use conflicts**

The historical development of Warrnambool has resulted in some industrial and residential areas being located adjacent to each other such as in the Merrivale area.

The Warrnambool Livestock Exchange, Wannon Water Water Reclamation Plant, Fonterra Milk Processing Plant in Dennington, Midfield Rendering Plant in Swinton Street, the Warrnambool Regional Airport, the Premier Speedway and the Lake Gilleard sporting area are important regional assets that need to be protected from residential encroachment.

The Eastern Industrial Precinct on Horne Road also needs to minimise conflicts between the industrial area and the existing rural residential area to the east.

Council's strategic directions for land use conflicts are:

- Prioritising separation distances to assist in the retention of existing employment generating activities.
- Protecting communities close to established industries from off-site impacts such as dust, odour, noise and air pollution.
- Managing land use conflicts at the urban/rural interface and development pressures at the edge of Warrnambool's settlement boundary.

**Bushfire**

There are a number of settlements that are at significant risk from bushfire, including Woodford and Bushfield, the coastal area of Warrnambool and the grassland interface of Warrnambool. Fires from inadequate separation between vegetation and powerlines also poses a risk.

Council's strategic direction for bushfire is:

- Planning for and managing bushfire risk.

**02.03-4 NATURAL RESOURCE MANAGEMENT**

C20@warr 22/07/2021

**Agricultural land**

The Warrnambool region has opportunities for growth of viticulture, horticulture and alternative agricultural production. The preservation of the maximum amount of the limited supply of agricultural land is necessary to sustain the agricultural economy and to support those industries that rely on agricultural products for processing.

Council's strategic directions for agricultural land are:

- Protecting rural areas to ensure agricultural uses remain viable.
- Ensuring the City's unique rural character is protected from urban development.
- Managing the urban-agricultural interface to protect farming operations.
- Maintaining a greenbelt around Warrnambool's settlement boundary.
- Limiting use or development that will be incompatible with the agricultural use of the land.

**Catchment planning**

The Hopkins River has its headwaters in the Great Dividing Range, reaching the coast at Warrnambool where it is a wide river in a steep valley. Eastern Maar people still use the river for food and water, and it has spiritual and cultural significance.

The Merri River loops around the northern and western parts of the city and has poor water quality, but supports several native species. The river has been adversely impacted by urban activity and requires enhancement and restoration.

Russells Creek is an intermittent creek that has undergone flood mitigation works. The upper reaches are in rural land and the creek has been degraded as a result of stock grazing and access to the creek. Housing estates border the creek corridor in most of the lower reaches.

Council's strategic directions for catchment planning are:

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- Retaining the Hopkins and Merri River environs as natural drainage corridors with vegetated buffer areas.
- Facilitating enhancement of the riparian vegetation, in-stream rehabilitation and improvements in the quality of stormwater entering Russells Creek.
- Minimising the impact of use and development on water resources and waterways.

**02.03-5 BUILT ENVIRONMENT AND HERITAGE**

[C204warr](#) 14/04/2022

**Sustainable development**

A compact urban environment that encourages increased public transport patronage as well as walking and cycling has substantial benefits in reducing reliance on motor vehicles with a consequent reduction in greenhouse gas emissions.

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 is committed to ecologically sustainable development principles in relation to water conservation, the minimisation of greenhouse gas emissions, protection of biodiversity assets and the protection of natural coastal resources.

Council's strategic directions for sustainable development are:

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

**Urban design**

View sharing is an emerging issue within the municipality. Views of the ocean, the Merri and Hopkins Rivers, inland hilltops and ridgelines, and surrounding rural areas are highly valued. The siting and design of development can have a critical impact on sensitive areas, views, liveability, safety and visual appearance.

Signs are an important component of the built environment in the City. A key challenge is to balance supporting business activity and economic development with providing signs that complement or enhance the host building or site on which they are displayed, and contribute to a high standard of visual amenity in the built environment.

Major promotion signs can be visually dominant features in a landscape and therefore their siting and frequency need to be carefully managed.

Distracting and dominating signage can impact on public amenity particularly in areas of heritage significance and along township entrances.

The vision for a liveable city revolves around health and wellbeing and the social and physical attributes that contribute to this. The design of the built environment can also influence the incidence of crime and feelings of safety within the city.

Council's strategic directions for urban design are:

- Protecting and enhancing the quality of the built environment.
- Facilitating the sharing, rather than protection, of views from the public realm and private areas.
- Supporting signage that is effective and improves the public realm, having regard to the host building or site, and the role and interests of the specific area.
- Discouraging Major Promotion Signs at identified gateways and landscaped streetscapes.
- Providing for signs that are in context with the scale of development, the surrounding environment and the surrounding signage patterns.
- Promoting safety and the perception of safety in the design of buildings.
- Designing developments to maximise vehicle and pedestrian access between activity centres and surrounding neighbourhoods.

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- Facilitating sensitive design solutions for Younger Street (west), Logans Beach, areas of South Warrnambool and the Coastal/Hopkins River Growth Area.

**Neighbourhood character**

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.

**Heritage**

Maintaining heritage values and places is a vital part of the community's 'sense of place', cultural identity and wellbeing. This is particularly true for Eastern Maar people, whose heritage creates and maintains links between ancestors, people and the land.

Eastern Maar people live in the Warrnambool district and many significant cultural sites are known to exist, particularly along the coast and river valleys.

Warrnambool has several notable post European heritage precincts including civic and public buildings as well as significant stands of Norfolk Island pines. There are twenty-six heritage precincts where streetscape and character issues are a key consideration.

Signage in heritage places should be discreet and complement the cultural significance of the place.

Council's strategic directions for heritage are:

- Protecting the importance of cultural heritage in the area.
- Conserving, maintaining and enhancing the character of heritage precincts, particularly individual listings and contributory elements.
- Managing signage in the City to maintain and enhance heritage places and precincts.

**02.03-6 HOUSING**

C208warr 22/07/2021

**Housing diversity**

Large sites within established urban areas have the potential to accommodate further residential development. Sites that are no longer needed for their original purpose and that may be suitable for residential redevelopment include the former industrial sites such as the Warrnambool Woollen Mills.

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

The development of growth areas provides an opportunity to develop a variety of dwelling types with varying development densities. Land adjoining the Coastal Hopkins Growth Area (Logans Beach area) is of high environmental and landscape amenity and an important entrance to the city. The area has some capacity for low-density development, provided various constraints are properly managed.

Warrnambool has a range of dwelling sizes. Every five in ten dwellings contain three bedrooms. Two and four bedroom dwellings represent one in six of all dwellings. Over the next two decades, Warrnambool's population is projected to age and household sizes are expected to continue to get smaller. Dwelling sizes however, are anticipated to increase and by 2031, a quarter of the City's dwellings could have four or more bedrooms. More diversity in dwelling sizes is needed.

Council's strategic directions for housing diversity are:

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

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**Housing affordability**

The affordability of housing has significant impacts on the liveability and economic prosperity of the community. A lack of affordable 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.

**02.03-7 ECONOMIC DEVELOPMENT**

C208warr 22/07/2021

**Diversified economy**

Warrnambool is a major centre for food manufacturing with an emphasis on dairy products, sheep and beef processing. The Warrnambool region produces 25 per cent of Australia's milk and 30 per cent of Victoria's beef and lamb. Warrnambool's other employment strengths are in health and community services, education, government, retail and tourism. Warrnambool is the Great South Coast Region's main service centre for retail, business services, health and education.

Council's strategic direction for a diversified economy is:

- Developing value-adding opportunities.

**Agriculture**

Agriculture is an important element of the regional economy especially the dairy industry. Sixteen per cent of the work force is employed within the agriculture, fishing and forestry sector.

Council's strategic directions for agriculture are:

- Protecting the significance of agriculture in the local economy.
- Preserving agricultural land in large areas to support those industries that rely on agricultural products for processing.
- Avoiding development that may compromise the dairy industry and its processing facilities.
- Facilitating opportunities for agricultural diversity.

**Industry**

Warrnambool is the industrial service centre for the South West region. The West Warrnambool Industrial Precinct is one of the City's key employment precincts featuring a wide range of manufacturing, warehousing, transport logistics and service industries.

The development of the West Warrnambool Industrial Precinct has resulted in some industrial and residential uses being located within proximity to each other.

A combination of population increases and growth in industrial sectors such as wind and natural gas energy production, has seen increased demand for land. Future demand for industrial land will be met by the development of the Eastern Industrial Precinct.

Council's strategic directions for industry are:

- Providing an adequate supply of land for industry.
- Managing the industrial/residential interface to ensure any off-site amenity impacts are minimised.
- Ensuring that industrial development meets standards for amenity and urban design that promotes the attractiveness of the municipality.

**Commercial**

Substantial residential growth to 2031 is expected to create the opportunity for the revitalisation of the Warrnambool City Centre, with higher-order retail stores, services and other facilities.

The demand for bulky goods retailing is growing, with this form of retailing being concentrated along the Princes Highway that offers large, level sites with a high degree of exposure.

Council's strategic directions for commercial land are:



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- Ensuring future development reinforces the primacy of the Warrnambool City Centre.
- Consolidating and strengthening the Warrnambool City Centre's retail and service functions, as the principal centre servicing the South West region of Victoria.
- Encouraging the consolidation of restricted and peripheral retailing in the Eastern Activity Centre.

**Tourism**

Tourism is a significant economic driver in the region. Natural and man-made tourism attractions include maritime and built heritage, the coast and beaches, the Great Ocean Road, the Lady Bay area, the Southern Right Whale Nursery at Logans Beach and the Flagstaff Hill area.

Warrnambool is the western gateway to the Great Ocean Road region with capacity for visitor accommodation. Opportunities exist for coastal tourism development to the east of the city taking advantage of the scenic coast while remaining sensitive to its environmental and landscape values. The Lady Bay foreshore area and Lake Pertobe also provide opportunities for tourist oriented developments.

Lifestyle resorts are a rapidly expanding component of the tourism market and provide tourist and ancillary residential accommodation. Cultural heritage tourism is another potential year-round attractor for the area.

A significant entertainment precinct including restaurants, taverns and hotels is evolving at the southern end of Liebig Street, adjacent to the civic buildings.

Council's strategic directions for tourism are:

- Balancing environmental impacts and pressure for development from a large influx of tourists.
- Protecting those assets on which tourism depends.
- Ensuring that linkages between Lake Pertobe and the foreshore are strengthened.

**02.03-8 TRANSPORT AND INFRASTRUCTURE**

C208warr 22/07/2021

**Transport**

Warrnambool residents are currently heavily reliant on personal motor vehicles for transport. The *Sustainable Transport Strategy* (WCC, 2010) seeks to improve walking and cycling infrastructure and to encourage residents and visitors to use these transport modes and public transport more often.

Council's strategic directions for transport are:

- Providing an integrated transport network.
- Facilitating the use of sustainable transport modes.
- Prioritising pedestrian movements in the Warrnambool City Centre.
- [Promote access to open space by active transport modes.](#) [NEW HW, p21] [to implement adopted Council policy]

**Open space**

Warrnambool's open space network is identified on the *Warrnambool Strategic Framework Plan* at Clause 02.04. While overall provision of open space in Warrnambool is good, there are some areas where residents do not have access to open space within walking distance of home.

Council's strategic directions for open space are:

- [Facilitating-Develop](#) high quality open space within walking distance for all residents.
- [Improving-Improve](#) access to waterways to provide important recreational opportunities.
- [Improving-Improve](#) connectivity between open spaces and access to off-road trails.
- [Activate more open space for physical activity.](#) [NEW HW, p21] [to implement adopted Council policy]

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#### **Community Infrastructure**

Warrnambool has an extensive range of education, community and health services that support the lifestyle of local residents and serve the wider region.

Demand for community services is affected by a growing population, the increased use of services by older residents, the specific needs of children and young people, increased demand for early years services, the use of services by people living outside the municipality, and the growing demand for meeting and program spaces.

Planning for community services and infrastructure should focus on the delivery of shared or multi-purpose community hubs in locations that allow shared service delivery.

The presence of health and education institutions provides the city with a strong employment base as well as opportunities for industrial, health and education related research facilities.

Council's strategic directions for community infrastructure are:

- Providing community services and flexible spaces for activities supporting community health and wellbeing.
- Supporting health and education institutions due to the social and economic benefits they provide to the city.

#### **Development infrastructure**

Water and sewerage services are provided by Wannon Water. The City's water treatment and sewerage treatment plants have sufficient capacity to meet the short-term community needs before augmentation is required. The settlements of Bushfield and Woodford are not connected to reticulated sewerage services and their soils have limited capacity to carry much further growth in septic systems. Drainage impediments in Allansford will also have an impact on development.

Warrnambool is at the forefront of integrated water management with the implementation of Wannon Water's 'roof water collection system' within the North-East Warrnambool Growth Area. This initiative together with the development of other groundwater resources, will meet the growth needs of Warrnambool for at least the next 50 years.

The design, management and delivery of infrastructure are key issues for Council. The *Infrastructure Design Manual* (LGIDA, 2020) includes guidelines for the design and construction of infrastructure within the municipality including (among other things) roads, drainage, stormwater, car parking, landscaping, access, earthworks and intersection infrastructure.

The municipality contains a number of telecommunications towers that traditionally have been co-located with other infrastructure such as water towers.

Council's strategic directions for development infrastructure are:

- Minimising stormwater runoff into the catchments by the use of water sensitive urban design and utilising open spaces to act as floodways.
- Providing for the sustainable planning, design and construction of infrastructure.

#### **02.03-9 GAMING**

[C208warr](#) 22/07/2021

Warrnambool has an extensive range of gaming venues and machines. The number of venues and machines can have significant social and economic impacts on the community.

Council's strategic directions for gaming are:

- Minimising the social and economic effects of gaming on the community.
- Discouraging further increases in gaming venues and machines.
- Giving preference to community based organisations rather than commercial premises when considering a replacement of gaming machines.

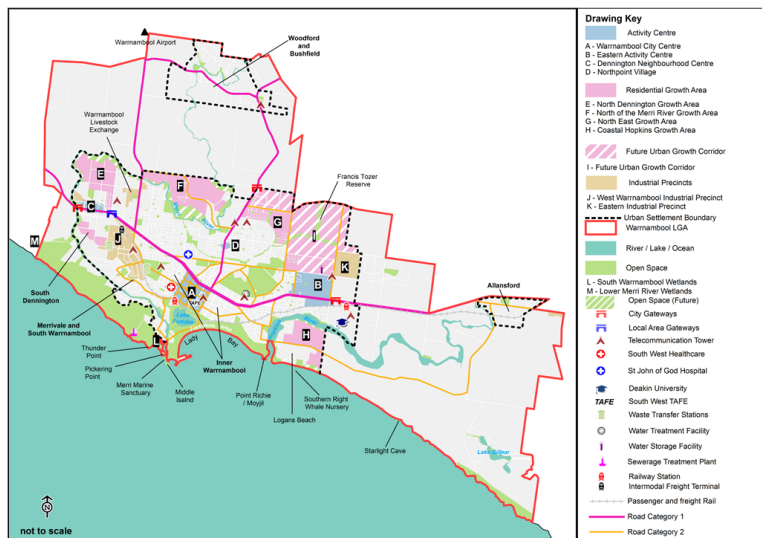
#### **02.04 STRATEGIC FRAMEWORK PLAN**

[C204warr](#) 14/04/2022

The plans contained in Clause 02.04 are to be read in conjunction with the strategic directions in Clause 02.03.

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### Warrnambool Strategic Framework Plan



### 11.03-1L-01 ACTIVITY CENTRES IN WARRNAMBOOL

C208warr 22/07/2021

#### Policy application

This policy applies to the Activity Centre map and the Northpoint Village Neighbourhood Activity Centre map to this clause.

#### Objective

To establish or expand activity centres consistent with the activity centre hierarchy and the designated role of the centre reflecting its function relative to other centres.

#### Strategies

Discourage the expansion of activity centres that would adversely impact upon the vitality, viability and identified role of other established centres.

Maintain the Warrnambool City Centre as the primary retail centre that includes core retail activities and the majority of major retail stores.

Encourage the delivery of an expanded range of complementary services in the Eastern Activity Centre that reinforce its role as a major activity centre, but in a manner that supports the primacy of the Warrnambool City Centre.

Avoid the development of other centres that compromise the primacy or viability of the Warrnambool City Centre.

Support Neighbourhood Activity Centres at Dennington and Northpoint Village.

Facilitate new Convenience Centres at Allansford and in the North of the Merri River Growth Area.

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Support proposals for other convenience centres or nodes where they support the development of new employment areas, encourage the provision of a range of complementary niche retailing and services in tourism nodes, and respond to future growth area development.

Limit expansion of floorspace within each centre so that:

- The designated role of other centres in the activity centre hierarchy is not compromised.
- The ability of other centres to regenerate or respond to change is not adversely impacted.

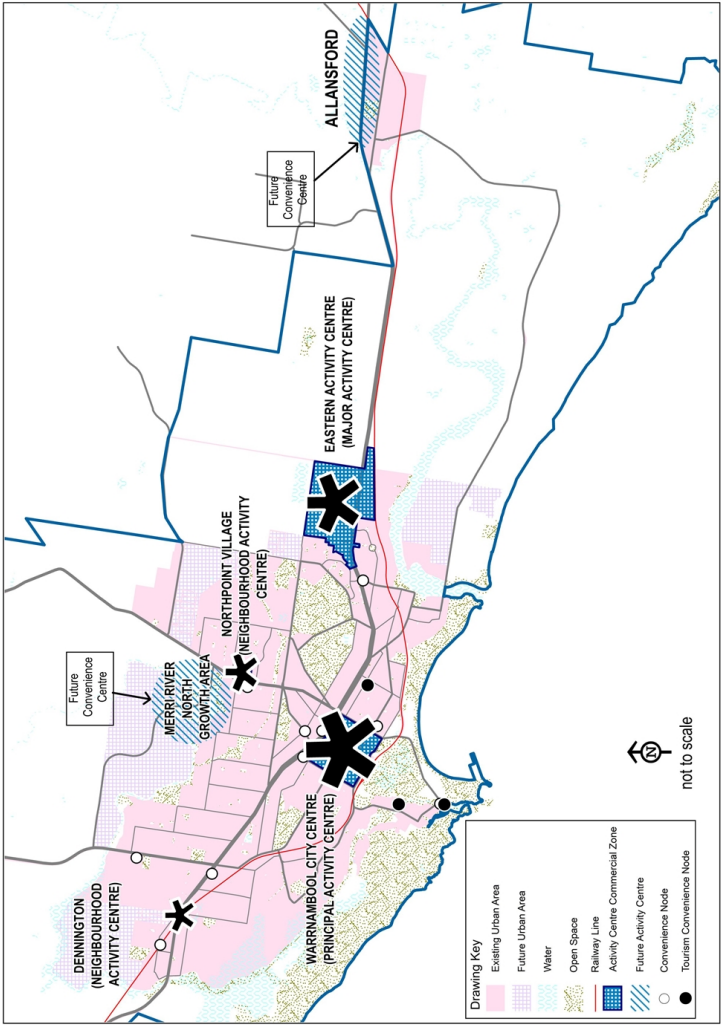
Diversify activities within each centre to encompass a range of retail, commercial, community, entertainment, hospitality, institutional, housing, leisure and tourism activities.

Limit further retail and commercial development to existing designated activity centres.

Provide for commercial use and development in 'edge of centre' locations only where it cannot be accommodated within existing centres, and if there are direct physical and visual linkages between the site and the existing commercial area.

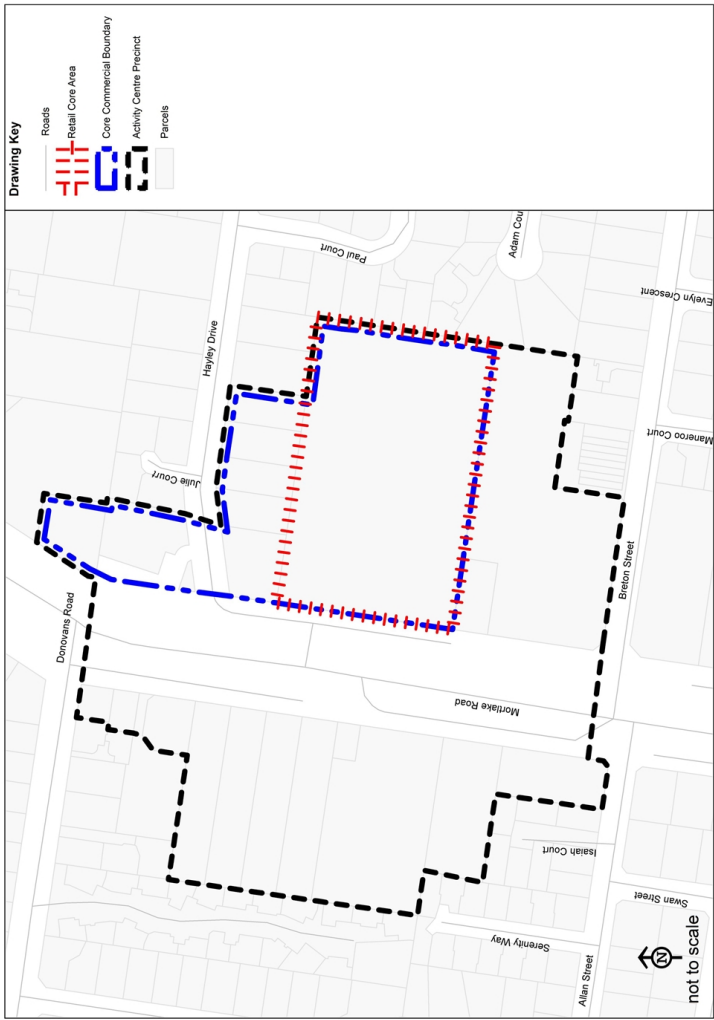
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Activity Centre map



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Northpoint Village Neighbourhood Activity Centre map



11.03-1L-02 WARRNAMBOOL CITY CENTRE

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C208warr 22/07/2021

**Policy application**

This policy applies to all land within the Warrnambool City Centre Framework Plan to this clause.

**Objective**

To support the Warrnambool City Centre as the Principal Activity Centre for Warrnambool and South-West Victoria.

**Land use strategies**

Protect and maintain the primary retail role of the Warrnambool City Centre.

Strengthen the viability of the core retail area, focused on Liebig Street.

Encourage additional higher-order or regional retail anchor stores in the Warrnambool City Centre.

Facilitate new regional-level businesses in the Warrnambool City Centre.

Improve the amenity of established residential precincts in the Warrnambool City Centre.

Encourage higher density residential development in the Warrnambool City Centre, particularly at upper storeys.

Support housing diversity for residents of all life stages to reside in the Warrnambool City Centre.

**Urban design strategies**

Ensure the scale of development avoids detrimental amenity impacts on areas surrounding the Warrnambool City Centre.

Ensure development is sympathetic to existing heritage character of the Warrnambool City Centre.

Encourage new development to interact with the public realm and provide ground level retail and commercial uses.

**Access strategy**

Facilitate direct connections between core retail attractors and Liebig Street to maximise pedestrian flows along the street.

**Policy document**

Consider as relevant:

- *Warrnambool City Centre Revitalisation – The Structure Plan* (Warrnambool City Council, Davis Planning Solutions and One Collective, 2012)

## Warrnambool City Centre Framework Plan





WARRNAMBOOL PLANNING SCHEME  
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#### Policy application

This policy applies to all land within the Dennington Neighbourhood Activity Centre Framework Plan to this clause.

#### Land use strategies

Encourage Lindsay Street to evolve as a 'main street' with a mix of land uses facing the street in a traditional form with footpaths, glazed frontages and housing above.

Maintain the employment role of the commercial/employment land at the eastern end of the centre and encourage its conversion to a non-retail commercial use.

Encourage sites along the highway surrounding the community hub and retail precinct to develop for tourism.

Encourage a community, housing and tourism node as identified on the Dennington Neighbourhood Activity Centre Framework Plan to deliver services and facilities needed by the growing population.

Support the consolidation of housing on standard lots within proximity to the Town Centre to increase housing diversity.

Provide townhouse and unit development within easy walking distance of the Town Centre.

Maintain the Merri River bank as the primary area for recreational and parkland facilities.

#### Urban design strategies

Develop a consistent built form edge along Drummond Street with no front setbacks and the provision of north facing awnings.

Encourage built form along Raglan Parade to address the street with glazed frontages and entries to the street.

Avoid large expanses of flat roofs and plant and equipment visible above roof level.

Ensure development close to corners is positioned to the lot boundary and clearly demarcates and addresses each street edge.

Provide signage that is respectful of the neighbourhood setting with a preference for low scale integrated design.

Avoid illuminated signs along the highway.

Retain the traditional building stock on the south-east corner of Drummond Street and Hood Street.

**Provide** landscaping to and screening of [to commence with a PG approved verb] development to the rail trail.

**Apply-Provide** [to commence with a PG approved verb] landscape treatments to the eastern and western edges of the centre.

#### Access strategies

Locate all loading and service access for retail uses to the rear of development and conceal them through design and landscape treatments.

Limit the extent of open surface car parking areas through the development of car parking courts and landscaped areas.

Site and design development to retain the existing Cypress trees on The Esplanade and to maintain their long-term health.

**Facilitate Redevelopment-redevelopment of** [to commence with a PG approved verb] the Drummond Street rail crossing and northern centre entry.

Improve the road junction design at Lindsay Street and Princes Highway including signalisation.

#### Policy guidelines

Consider as relevant:

- Encouraging supermarket and specialty retailing to approximately 3000 square metres (combined) as the commercial anchor within the Commercial 1 Zone.
- Providing a single supermarket of 2000 square metres set as close as possible to the Highway frontage with glazed presentation to the south and east.

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- Restricting freestanding supermarket buildings within the Commercial 1 Zone to no more than 1 storey or 6 metres in height and include visually interesting roof forms and integrated signage.
- Supporting additional freestanding retail uses of up to 1000 square metres onto the Highway frontage and built to the boundary with activated building edges.
- Accommodating 2 storey form of up to 8.5 metres in height to the Highway frontage and along Lindsay Street with retail at ground level and other uses above.

**Policy document**

Consider as relevant:

- *Dennington Neighbourhood Activity Centre Structure Plan* (Hansen, 2009)

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Dennington Neighbourhood Activity Centre Framework Plan



11.03-1L-04 EASTERN ACTIVITY CENTRE

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C208warr 22/07/2021

#### **Policy application**

This policy applies to all land within the Eastern Activity Centre Framework Plan to this clause.

#### **Objective**

To establish the Eastern Activity Centre as a mixed use activity centre at the eastern gateway to the City that supports the primary retail role of the Warrnambool City Centre.

#### **Land use strategies**

Create identifiable neighbourhoods within the Eastern Activity Centre.

Create a street-based urban core with high-density residential and mixed-use development central to the Eastern Activity Centre.

Encourage the development of community services and activities at Gateway Plaza and environs to diversify its function as a community hub.

Provide diverse accommodation options including higher density housing, townhouses, aged persons accommodation and commercial accommodation.

Facilitate equitably distributed shared funding for the delivery of higher order infrastructure across the Eastern Activity Centre.

#### **Land use policy guideline**

Consider as relevant:

- Encouraging medium density residential development within 400 metres of Gateway Plaza and environs.

#### **Economic development strategies**

Consolidate Gateway Plaza and environs as the secondary retail centre in Warrnambool serving a sub-regional role.

Ensure that development of Gateway Plaza and environs does not detract from the role of the Warrnambool City Centre as the principal activity centre in the region and the primary retail centre.

Encourage restricted retailing to locate in the Warrnambool Homemaker Centre and other areas along the Princes Highway identified on the Eastern Activity Centre Framework Plan.

Encourage offices and business parks as a transitional use:

- Between the Princes Highway uses and residential development.
- At the interface with the industrial land on the east side of Horne Road.

#### **Economic development policy guideline**

Consider as relevant:

- Supporting a limited number of large format retail shops with a minimum floor area of 1000 square metres (except a discount department store or supermarket) in the Warrnambool Homemaker Centre.

#### **Urban design and built form strategies**

Ensure commercial built form responds to its surrounds, provides extensive active frontages and addresses the public realm.

Create a unified sense of place with a consistency in landscaping and urban design treatments contributing to the landscape gateway to the city.

Deliver high-quality interfaces between the Gateway Plaza and adjacent sites by activating edges, avoiding blank walls and dead spaces of development.

Facilitate developments along the highway frontages, Gateway Road and Horne Road that make a positive contribution to the appearance of the area.

~~Use Design~~ [to commence with PG approved verb] setbacks, landscaping and building orientation to respond sensitively at the interfaces between the Precincts in the Eastern Activity Centre.

Minimise the visual prominence of car parking areas when viewed from Princes Highway, Gateway Road, Horne Road, connector streets and open space.

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**Access and circulation strategies**

Support development along the Princes Highway that promotes safe and efficient access to the Eastern Activity Centre and to uses fronting the highway.

Support the creation of diverse streetscapes through the use of a variety of cross-sections and landscape themes.

Provide direct public connectivity (pedestrian, cycle and vehicle) to the Gateway Plaza and other surrounding land uses, and connections to the east of the existing Gateway Plaza centre.

Design development to provide an attractive landscaped and inviting highway gateway experience to the City along the Princes Highway.

Design development to incorporate wayfinding measures that deliver new or improved accessible and legible connections in and around the development.

**Open space and landscape strategies**

Create an open space network comprising open spaces at various scales and dimensions and of varying land forms, including highpoints, ridgelines and drainage reserves, to cater for a range of purposes.

Retain or enhance existing landscape features within the Eastern Activity Centre.

Support landscaping of the public realm through subdivision, including planting of canopy trees within nature strips and medians.

**Infrastructure strategy**

Provide or contribute to stormwater management for each sub-catchment in the Eastern Activity Centre.

**Policy document**

Consider as relevant:

- *Warrnambool Eastern Activity Centre Structure Plan* (Mesh, 2016)

## Eastern Activity Centre Framework Plan



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**Policy application**

This policy applies to all land within Development Plan Overlay Schedule 10 (DPO10).

**Land use strategies**

Create five distinct neighbourhoods defined by a neighbourhood 'core' of passive open space and the local activity centre.

Avoid further urban expansion beyond the established boundary to protect the viability of nearby agricultural land.

~~Provide~~ ~~Locate~~ [\[to commence with PG approved verb\]](#) a small-scale local activity centre on the west side of Wollaston Road.

Provide higher density housing and mixed uses, such as home offices, surrounding the activity centre.

Co-locate the activity centre with a passive open space reserve.

Integrate the activity centre with community uses such as the primary school.

Avoid future development encroaching upon flora, fauna and cultural heritage assets.

**Access and circulation strategies**

Link each neighbourhood by Wollaston Road, the east-west boulevard connector road and the 'green loop' comprising the floodplain.

Use Wollaston Road as the primary connector road to connect externally to the east and west and incorporate a central median to create a strong landscape character/boulevard effect.

Provide a north-south connection over the Merri River at Bromfield Street to connect the growth area with urban areas to the south.

Align the secondary east-west boulevard connector road taking into account topographic features along a ridgeline to the east of Wollaston Road and along the valley to the west of Wollaston Road.

Incorporate a central median within the east-west connector to create a grand tree-lined boulevard and to connect the Merri River in a 'green loop' for pedestrians and cyclists.

Provide a connected on and off-road pedestrian/cycle network that uses the Merri River, local open space links and boulevard connector roads.

Provide an active edge to all open space areas, including the floodplain, via edge roads.

Provide direct property access to all roads, including Wollaston Road.

Provide a dedicated pedestrian/cycle link to the adjacent Ponting Estate in the location of Ponting Drive.

Discourage through vehicle movements into the Ponting Estate.

**Access and circulation policy guideline**

Consider as relevant:

- Using Wollaston Road as a bus route that is accessible to the majority of residents within a five-minute walk (400 metres).

**Open space and landscape strategies**

~~Maximise-Increase~~ [\[to commence with PG approved verb\]](#) use of the Merri River floodplain for active open space and passive recreation to minimise the need to set aside developable land for open space.

~~Design-Identify~~ [\[to commence with PG approved verb\]](#) active open space land within the floodplain to accommodate two ovals, car parking, tennis courts and a shared pavilion, adjacent to the proposed primary school.

Create a 'green loop' system of open space and green boulevards, comprising the floodplain, east-west boulevard connector and local open space.

~~Ensure-Link~~ open space ~~is linked~~ [\[to commence with PG approved verb\]](#) to neighbourhoods through road treatments, including edge roads along the length of the floodplain.

~~Cluster-Consolidate~~ [\[to commence with PG approved verb\]](#) development to provide land for large areas of public open space (utilising the floodplain), environmental linkages and the protection of ridgelines.

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**Policy guideline**

Consider as relevant:

- Providing a diverse range of lot sizes to achieve an average density of 12 lots per net developable hectare.

**Policy document**

Consider as relevant:

- *North of the Merri River Structure Plan* (Mesh, 2011)

**11.03-2L-02 COASTAL HOPKINS GROWTH AREA**

C208warr 22/07/2021

**Policy application**

This policy applies to all land within Development Plan Overlay Schedule 12 (DPO12) and Development Plan Overlay Schedule 13 (DPO13).

**Land use strategies**

Provide a substantial river edge reserve for housing north of Hopkins Point Road to avoid detrimental impacts on the environmental values of the river environs.

Promote land use and development southeast of Hopkins Point Road that results in a net environmental benefit to the coast.

**Urban design and built form strategies**

~~Identify-Design~~ building envelopes ~~that-to~~ [to commence with PG approved verb] respond to the visual and environmental context of the site, and allow for the reasonable sharing of views to the ocean and/or the Hopkins River from adjoining properties.

~~Cluster-Consolidate~~ [to commence with PG approved verb] development to provide land for large areas of public open space (utilising the floodplain), environmental linkages and the protection of ridgelines and significant flora and fauna species.

Encourage varied development densities that respond to the visual and environmental context.

Avoid development that encroaches on significant flora and fauna habitat and cultural heritage assets.

Provide reserves and setbacks from development that protect the environmental values of the coast and river environments from stormwater, septic discharge and domestic animals.

**Access and circulation strategies**

Provide a network of pedestrian and bicycle paths that link neighbourhoods, open space areas and Hopkins Point Road.

Provide road reserves that contain space for a vegetated backdrop/foreground to buildings and structures.

Provide access points from Hopkins Point Road that optimise sight distances in both directions.

**Open space and landscape strategies**

Retain the coastal dune and river frontages through their designation as public reserves for biodiversity purposes.

Encourage revegetation so as to reduce the visual impact of the height and form of buildings and structures.

**Policy document**

Consider as relevant:

- *Coastal/Hopkins Environment Structure Plan* (Planisphere, 2008)

**11.03-2L-03 NORTH DENNINGTON GROWTH AREA**



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C208warr 22/07/2021

**Policy application**

This policy applies to all land within Development Plan Overlay Schedule 8 (DPO8).

**Land use strategies**

Provide larger lots in areas with significant slope and prominent ridgelines.

~~Ensure Co-locate~~ a small-scale community hub ~~is co-located~~ with the St Johns Primary School or Dennington Recreation Reserve.

Enhance shared use of facilities at St Johns Primary School.

**Urban design and built form strategies**

Limit the visual impact of development near ridgelines.

Design development to enhance views to and from the Merri River.

Provide reserves and setbacks from development that protect the environmental values of the river environment from stormwater, septic discharge and domestic animals.

**Access and circulation strategies**

~~Prioritise Use~~ Coghlan Road [to commence with a PG approved verb] as the main thoroughfare servicing the growth area, providing direct access to Warrnambool via Caramut Road.

Provide a loop road along the edge of the open space network adjoining the Merri River.

~~Utilise Design~~ [to commence with a PG approved verb] local streets to provide an active edge fronting all other open space areas.

Extend the unmade road reserves of Russell Street, Station Street and Harrington Road to the Merri River Loop Road to enable local access and connections to the open space network.

Provide a grid-based local road network that builds on the existing alignment of road reservations and that respond to topography where steep land is a constraint.

Improve links to the Dennington Town Centre through intersection upgrades and pedestrian connections across the extension of Station and Russell Streets.

**Open space and landscape strategies**

~~Prioritise Set aside~~ the use of flood-prone land along the Merri River [to commence with a PG approved verb] for flooding, and drainage purposes that and can be used for and passive open space needs, to freeing up unencumbered land for development.

~~Use Design~~ [to commence with a PG approved verb] Dennington Reserve to meet the active open space needs of future residents.

~~Ensure Link~~ Dennington Reserve ~~is linked~~ [to commence with a PG approved verb] via a shared path within the St Johns Primary School.

Encourage smaller pocket parks and widened road reserves as required to protect and retain important cultural heritage or natural features as elements of the future character of the area.

**Policy document**

Consider as relevant:

- North Dennington Structure Plan (Mesh, 2014)

**11.03-2L-04 BUSHFIELD, WOODFORD AND ALLANSFORD**

C208warr 22/07/2021

**Policy application**

This policy applies to all land within XXXX [to clearly define the scope of policy and the relevant group of discretions, in accordance with PG]

**Strategies**

~~Defer Avoid~~ [to commence with a PG approved verb] growth within Bushfield and Woodford pending resolution of sewerage and effluent management options.

**Commented [CR1]:** Council to specify the policy application area.

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Provide for further growth within the Allansford township on the basis of the availability of stormwater drainage infrastructure.

**12.01-1L WARRNAMBOOL BIODIVERSITY**

[C208warr](#) 22/07/2021

**Strategies**

Discourage development that compromises the ecological integrity of the Merri River, Hopkins River and Russells Creek corridors and the coastal reserves.

Preserve the Francis Tozer Reserve on Wangoom Road as an important remnant native grassland.

Protect Starlight Cave and adjacent land as an important maternity cave for the Southern Bent-wing Bat.

Protect Starlight Cave and adjacent land through low impact use and development.

Protect remnant vegetation, especially in habitat corridors, drainage lines, stream frontages and on roadsides.

Protect habitat corridors and areas identified as habitat for rare and threatened flora and fauna species.

Improve biodiversity through the integration of landscaping/revegetation and retention of stormwater treatment for habitat.

**Policy document**

Consider as relevant:

- *Warrnambool Coastal Management Plan* (Warrnambool City Council, 2013)

**12.02-1L COASTAL LANDSCAPES**

[C208warr](#) 22/07/2021

**Strategies**

Protect sites of cultural significance including Point Richie [and](#)/ Moyjil.

Avoid development that detrimentally impacts on the scenic landscapes along the coast, river valleys and inland ridgelines.

Minimise the visual impact of development including accessways.

Protect vantage points and view lines to and from the public realm.

Limit development heights to maintain coastal view lines from public spaces and respect scale and character.

Promote view sharing between properties along the coast.

**12.03-1L WATERWAYS AND WETLANDS**

[C208warr](#) 22/07/2021

**Objective**

To maintain the ecological health and natural and cultural values of Warrnambool's waterways and wetlands.

**Strategies**

Protect the natural and cultural values of Lake Gilliear and adjacent land.

Encourage use and development that enhances estuary, river and lake water quality, and minimises nutrient and sediment load conditions.

Ensure use and development mitigates any visual impacts to the Hopkins estuary, rivers and their environs.

Support the restoration of degraded land, particularly stream frontages, floodplains and riparian areas.

Manage recreational, tourist and educational activities within the South Warrnambool wetlands.

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~~Revegetate~~ ~~Restore vegetation~~ [to commence with PG approved verb] along waterways and floodplains using native species with the inclusion of understorey species.

#### 13.03-1L **MERRI RIVER AND RUSSELLS CREEK FLOODPLAINS**

C208warr 22/07/2021

##### **Policy application**

This policy applies to all land within the Urban Floodway Zone (UFZ), Land Subject to Inundation Overlay (LSIO) and Floodway Overlay (FO).

##### **Objective**

To maintain the integrity of the Merri River and Russells Creek floodplains.

##### **Strategies**

Discourage the filling of land that is subject to flooding.

Encourage the use of constructed wetlands as a means of storing floodwater, to improve water quality and contribute to natural habitats.

~~Support the development of open spaces within the~~ ~~incorporate~~ [to commence with PG approved verb] the Merri River and Russells Creek floodplains ~~into open spaces~~.

Avoid development that will have an adverse downstream impact in terms of flooding and water quality.

Ensure that when drainage and flood protection works are inadequate that habitable buildings are protected from flooding in major storms.

#### 13.04-2L **LANDSLIP**

C208warr 22/07/2021

##### **Strategies**

Avoid buildings and works that increase the risk of landslip in areas where landslip risks have been identified.

Avoid vegetation removal in areas susceptible to landslip.

Discourage development on steep slopes.

##### **Policy guideline**

Consider as relevant:

- A steep slope to be in excess of 20 degrees.

#### 13.07-1L-01 **LAND USE CONFLICT - GENERAL**

C208warr 22/07/2021

##### **Strategies**

Limit sensitive uses in proximity to the Warrnambool Livestock Exchange, Wannon Water Water Reclamation Plant and the Midfield Rendering Plant in Swinton Street.

Protect the Premier Speedway and the Lake Gilliear sporting area from encroachment by residential development.

Protect the flight paths associated with the Warrnambool Regional Airport from the development of inappropriate obstacles to enable the safe and effective operation of the airport.

Minimise air emissions from new or expanded uses that unreasonably affect the amenity of adjoining residential properties.

~~Apply~~ ~~Provide~~ [to commence with PG approved verb] separation distances to new residential development so that emissions can dissipate without unreasonable adverse impact on adjoining or nearby sensitive land uses.

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**Policy guidelines**

Consider as relevant:

- Discouraging residential development within 300 metres of the eastern boundary and 500 metres of the remaining boundaries of the Warrnambool Livestock Exchange.
- Discouraging residential development within 200 metres of Wannon Water's Water Reclamation Plant.

**13.07-1L-02 LAND USE CONFLICT - INDUSTRIAL AND RESIDENTIAL INTERFACE**

[C208warr](#) 22/07/2021

**Strategies**

Minimise conflict between the Eastern Industrial Precinct and the rural residential area to the east.

Provide buffers between new industrial and residential areas in the form of public open space, roads, substantially landscaped areas of private land or similar means intended to limit visual and acoustic impacts.

Minimise heavy vehicle traffic, industrial emissions, noise and visual impacts between industrial and residential activities.

~~Buffer~~ Ensure industrial development is buffered from residential zoned land and provides [to commence with PG approved verb] an attractive landscaped setting.

**13.07-1L-03 LAND USE CONFLICT - WASTE TRANSFER STATIONS**

[C208warr](#) 22/07/2021

**Objective**

To protect and maintain separation distances between waste transfer stations and sensitive uses.

**Strategies**

Avoid incompatible land uses establishing within recommended separation distances to waste transfer stations.

Encourage new waste transfer stations to locate within existing and planned industrial precincts.

**Policy guideline**

Consider as relevant:

- Providing 250 metre separation distance between waste transfer stations and sensitive uses.

**13.07-1L-04 LAND USE CONFLICT - AGRICULTURE**

[C208warr](#) 22/07/2021

**Strategies**

Avoid use and development that prejudices agricultural industries or the processing of agricultural products.

Protect productive agricultural land from encroachment by uses that will limit the productive capacity of land.

Discourage the unplanned expansion of urban uses and development into agricultural areas.

**13.07-1L-05 NON-RESIDENTIAL USES IN RESIDENTIAL ZONES**

[C208warr](#) 22/07/2021

**Policy application**

This policy applies to all land within a residential zone.

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**Strategies**

Minimise the impacts of non-residential uses on surrounding residential areas.

Encourage non-residential uses in locations that:

- Are easily accessible to an activity centre.
- Enhance the range of services available close to activity centres.
- Contribute to the diversification of the role of the activity centre.

**Policy guideline**

Consider as relevant:

- Locating non-residential uses in clusters within 400 metres of designated activity centres or convenience nodes.

**14.01-1L PROTECTION OF AGRICULTURAL LAND**

C208warr 22/07/2021

**Policy application**

This policy applies to an application for subdivision to create a lot for an existing dwelling within the Farming Zone.

**Strategies**

Discourage subdivision that is for purposes other than the excision of an existing dwelling.

Ensure any subdivision for the excision of an existing dwelling will not restrict surrounding agricultural activities.

**Policy guidelines**

Consider as relevant:

- Ensuring that the lot created for an existing dwelling is a maximum size of 2 hectares in area (except as otherwise required by a provision of the planning scheme).
- Ensuring that dwellings excised are in a habitable condition and comply with the Building Code of Australia.

**14.01-2L AGRICULTURAL LAND**

C208warr 22/07/2021

**Strategies**

Support diversification of rural land uses that are consistent with sustainable land and water resource management.

Support intensive agricultural industries where facilitated by soil and water quality, infrastructure, and the location of sensitive uses.

**15.01-1L-01 URBAN DESIGN**

C204warr 14/04/2022

**Strategies**

Encourage development to highlight key corners or intersections through the use of design projections, detailing and massing that presents to its surroundings and street frontages.

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 trees to facilitate the construction of buildings and works or installation of utility services.

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Protect all mature Norfolk Island Pines from removal and lopping.

Support development that improves the appearance of the major entrances to Warrnambool on the Princes Highway, Hopkins Highway and Caramut Road.

Facilitate attractive, high-amenity public realm within activity centres, and a safe and high-quality interface with adjacent sites and surrounding neighbourhoods.

[Support zero net carbon neighbourhoods and zero carbon housing developments](#) . [NEW: GW, p13] [to implement adopted Council policy]

## 15.01-1L-02 SIGNS

C204warr 14/04/2022

### Policy application

This policy applies to applications for signs.

### Objective

To encourage signs that make a positive contribution to their host building or site and the surrounding area.

### Strategies

Encourage signs that:

- Are consistent with the character of the area.
- Respect the amenity of the area.
- Are proportioned and designed to be integrated with the host building or site.
- Are crafted with materials and finishes that are durable having regard to sunlight, rain, and wind.
- Preserve active frontages and visual links to businesses and shop fronts.

Discourage signs that:

- Alter, obscure, or visually dominate the form of the host building or site.
- Are reflective.
- Are erected on the roof of a building.
- Result in competing signage and visual clutter.

### Policy Guidelines

#### Commercial areas

Commercial areas located in the Commercial 1 Zone and Commercial 2 Zone.

Consider as relevant:

- Avoiding above verandah signs, unless there are no suitable opportunities at ground level and where the signs:
  - Are wall mounted, not on a roof or verandah, canopy or awning.
- Avoid projecting above the building.
- Comprise one per occupancy.
- Are not illuminated or electronic.
- Limiting under-verandah signs (a sign below a verandah or awning, if no verandah or awning, that is less than 3.7 metres above pavement level) to one sign per building except on a corner site where an additional sign on the secondary frontage may be allowed.
- Limiting verandah fascia signs to one sign except on a corner where an additional sign on the secondary street may be allowed.
- Limiting pole signs to:
  - A height no higher than the height of buildings on the site or substantial adjacent structures on abutting or adjacent sites.

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- A sign that is within a building setback or at-grade car park and is incorporated into landscaping.
- Supporting illuminated signs where all of the following apply:
  - The sign is suspended below a verandah or awning.
  - Any flashing or animated illuminated element automatically turns off outside the business hours. Where a site adjoins a residential area, the level of illumination reduces automatically at night and turns off outside the business operating hours.
- Avoiding window signs covering more than 20 per cent of ground floor commercial window (including decal signs, signs painted on a window or signs mounted behind a window).
- Avoiding promotion signs in the Warrnambool City Centre.

**Industrial areas**

Industrial areas located in the Industrial 1 Zone and Industrial 3 Zone.

Consider as relevant:

- Discouraging signs attached to boundary fences.
- Limiting the total sign face area to 20 square metres on a single premises.
- Supporting single illuminated pole or monument signs (a freestanding sign with a low profile and with little or no separation between the ground and the sign itself) adjacent to the frontage.

**Residential areas**

Consider as relevant:

- Limiting signs for non-residential uses to one per premises.
- Limiting business identification signs to only name, address, and logo.
- Discouraging the following signs in residential areas:
  - Promotion signs
  - Above-verandah signs
  - Sky signs
  - Floodlit, internally illuminated, flashing or electronic signs

**Main roads**

Main Roads are roads located within a Transport Zone 2 or 3 or identified as a 'Main Transport Route' on the Warrnambool Strategic Framework Plan.

Consider as relevant:

- Limiting the type of signs at identified gateways (as shown on the Warrnambool Strategic Framework Plan or within any Structure Plan or Master Plan referred to in this Planning Scheme) to business identification signs.
- Limiting the types of signs along landscaped streetscapes comprising avenue street trees (Norfolk Pines, Fig Trees, Canary Island Date Palms, Chanticleer Ornamental pear trees, or other ornamental plants), including (but not limited to) sections of Raglan Parade/Princes Highway, Mortlake Road, Pertobe Road, Timor Street, Koroit Street, Liebig Street, Gilles Street, Henna Street, Merri Street/Crescent and Verdon Street to business identification signs.
- Discouraging the following signs:
  - Promotion signs
  - Sky signs
  - Panel signs
  - High wall signs

**Major promotion signs**

Consider as relevant:

- Supporting major promotion signs where all of the following apply:

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- The sign is not higher than the height of a building or structure it is located on.
- The sign is not higher than the height of a building or structure on adjoining land, when the sign is located on a blank façade of the building.
- The design and illumination of the sign responds sensitively to any residential use the sign faces.
- The sign is located on land adjoining a road in a Transport Zone 2.
- The sign is not located at an identified gateway as shown on the Warrnambool Strategic Framework Plan or within any Structure Plan or Master Plan referred to in this Planning Scheme.
- The sign is not located along a landscaped streetscape comprising avenue street trees (Norfolk Pines, Fig Trees, Canary Island Date Palms, Chanticleer Ornamental pear trees, or other ornamental plants), including (but not limited to) sections of Raglan Parade/Princes Highway, Mortlake Road, Pertobe Road, Timor Street, Koroit Street, Liebig Street, Gilles Street, Henna Street, Merri Street/Crescent and Verdon Street.

**Policy documents**

Consider as relevant:

- *Warrnambool City Council Advertising Signage Policy - Background Report* (Warrnambool City Council, 2019)

**15.01-2L INDUSTRIAL DEVELOPMENT**

*C208warr 22/07/2021*

**Policy application**

This policy applies to an application for industrial development in the Industrial 1 Zone, Industrial 3 Zone and the Farming Zone.

**Objective**

To encourage well planned and designed industrial development.

**Strategies**

Encourage industrial development along highways, particularly along the east-west entrances on the Princes Highway, to be of an attractive visual standard.

~~Ensure Construct~~[to commence with a PG approved verb] buildings ~~are constructed with-in~~ non-reflective materials that are visually attractive such as brick, masonry or Colorbond metal.

Provide setbacks that are responsive to existing site conditions, existing development and the need to ensure safe traffic circulation.

Avoid car parking within the front setback area.

Design vehicle loading and unloading to occur totally within the site.

Design integrated industrial developments to include common parking areas and directory signs.

Limit signs to those that identify the name of the business occupying the premises and the service offered.

Discourage above roof signs.

Design industrial development in rural areas to:

- Minimise the impact on agricultural land and land management practices.
- Include access to sealed roads.
- Manage effluent and stormwater.
- Maintain the visual qualities of the rural landscape.

~~Use Support~~ [to commence with a PG approved verb] landscaping instead of fencing in areas such as the frontage of the site.

Improve all industrial areas through the development and maintenance of landscaping.



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**Policy guideline**

Consider as relevant:

- Discouraging buildings that occupy more than 50 per cent of the site.

**Policy document**

Consider as relevant:

- *Warrnambool Industrial Land Use Review* (Mesh, 2010)

**15.03-1L HERITAGE CONSERVATION**

C204warr 14/04/2022

**Policy application**

This policy applies to all land within a Heritage Overlay (HO).

**General strategies**

Design development to be consistent with the predominant scale of heritage buildings.

~~Ensure Reinstated or introduce~~ verandahs ~~are reinstated~~ where they previously existed or ~~introduced~~ ~~where they~~ [to commence with PG approved verb] are sympathetic to the form, scale and appearance of a building.

Conserve and maintain important landscape qualities including significant trees and rows of trees, including mature Norfolk Island pine trees.

**Sign objectives**

To minimise and manage signage so that it does not detract from the character of the area.

To promote signs that conserve and enhance the significance of a heritage place and precinct.

**Sign strategies**

Limit signs to locations on heritage buildings traditionally used for signs.

Discourage finishes and colours that are inconsistent with the heritage significance and period of the place.

Discourage signs that intrude into the building fabric and cannot be removed without damage to existing building fabric.

Discourage the removal or obstruction of historic or legacy signs where such signs contribute to the heritage significance of the place.

**Sign policy guidelines**

Consider as relevant:

Discouraging the following signs in heritage places:

- Illuminated signs
- Electronic signs
- Animated signs
- Sky signs
- Panel signs
- Bunting
- Pole signs
- Major promotion signs

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**16.01-1L HOUSING SUPPLY**

C208warr 22/07/2021

**Strategies**

~~Support increased residential densities in growth areas and established urban areas within proximity to existing or planned transport corridors, activity centres and open space. [duplicates 16.01-1S]~~

Support the redevelopment of former industrial sites within established residential areas.

Support residential infill development within established urban areas that complements the area's neighbourhood character.

**16.01-3L RURAL LIVING**

C208warr 22/07/2021

**Policy application**

This policy applies to land within the Low Density Residential Zone (LDRZ) and Rural Living Zone (RLZ).

**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 Rural Living Zone as a buffer between residential areas and surrounding farms in Bushfield and Woodford to limit the impact of residential development on adjacent farmland.

**17.01-1L DIVERSIFIED ECONOMY**

C208warr 22/07/2021

**Strategies**

Develop Warrnambool as a major food and dairy processing centre for Victoria.

Encourage freight and logistics industries.

Accommodate new and emerging industries associated with natural gas and wind powered energy production.

**17.03-1L INDUSTRY**

C208warr 22/07/2021

**Strategies**

Support opportunities for the expansion of industry and the provision of related infrastructure.

Support complementary industries to be located adjacent to one another to provide efficient use of infrastructure and coordination of activities.

**17.03-2L EASTERN INDUSTRIAL PRECINCT**

C208warr 22/07/2021

**Policy application**

This policy applies to all land within Development Plan Overlay Schedule 11 (DPO11).

**Strategies**

Provide land within the Eastern Industrial Precinct to cater for large-scale industry.

Provide a landscaped buffer to minimise off-site amenity impacts, particularly to the rural-residential area to the east of the Eastern Industrial Precinct.

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Facilitate infrastructure provision in the Eastern Industrial Precinct, including drainage and road upgrades (particularly Horne Road and its connection to Mortlake Road).

**17.04-1L TOURISM**

[C208warr](#) 22/07/2021

**Objective**

To develop Warrnambool as the western gateway to the Great Ocean Road Region and as a tourism hub for South-West Victoria.

**Strategies**

Develop the Warrnambool Harbour area as an active coastal recreation precinct with improved visitor services and port facilities.

Facilitate development of Flagstaff Hill as one of South-West Victoria's major tourism facilities.

Develop foreshore facilities based on Warrnambool's maritime heritage and environment.

Support tourism and community access to the coast, without compromising the natural environment.

Support tourism development in urban areas where their impacts and infrastructure requirements can best be accommodated.

Facilitate coastal tourism development in non-urban areas that is low intensity, unobtrusive, site responsive and ecologically sustainable.

Encourage use and development of coastal and river areas that optimises their tourism potential while respecting the sensitive nature of these areas.

Facilitate a recreation precinct in the Lady Bay area that responds to the sensitive nature of the area.

Facilitate the development of an entertainment precinct in Warrnambool based around the south end of Liebig Street.

Provide infrastructure that meets the needs of tourism development.

**18.01-3L SUSTAINABLE PERSONAL TRANSPORT**

[VC204](#) 09/12/2021

**Strategies**

Establish shared pedestrian and bicycle pathways between major activity areas including along the foreshore, between Proudfoots Boathouse and Deakin University including Sherwood Park Station, and between the Warrnambool City Centre and Allansford.

Facilitate bicycle route upgrades and connectivity, and improved safety through bike parking facilities, pedestrian crossings and refuges, traffic speed, maps and signage.

Facilitate improved connectivity and safety along existing active transport routes, particularly to and from the Warrnambool City Centre, beach/foreshore, shopping centres, train stations and key community places.

[Support increased investment in sustainable and active transport modes. \[NEW HW, P34\] \[to implement adopted Council policy\]](#)

**18.02-1L WALKING – WARRNAMBOOL**

**Policy application**

[This policy applies to the Principal Pedestrian Network Plan that forms part of this Clause.](#)

**Objective**

[To increase the number of local trips undertaken by walking or with a mobility aid.](#)

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**Strategies**

Ensure that development adjacent to the Principal Pedestrian Network does not reduce the quality of the pedestrian environment by:

- Discouraging vehicle access to properties along primary pedestrian routes where possible. [NEW, WPPN] [to implement adopted Council policy]
- Minimising vehicle cross overs along the Principal Pedestrian Network. [NEW, WPPN] [to implement adopted Council policy]

Prioritise pedestrian movement over other modes of travel along the Principal Pedestrian Network.

Encourage planting of shade trees in the front setbacks of private developments adjacent to the Principal Pedestrian Network to provide shelter to pedestrians.

Improve the Principal Pedestrian Network through developing the future Principal Pedestrian Network and delivering missing pedestrian links and infrastructure.

Ensure new subdivisions adjacent to the Principal Pedestrian Network deliver infrastructure that meets minimum standards outlined in the policy guidelines that form part of this clause.

**Policy guidelines**

Consider as relevant:

- Providing concrete footpaths on both sides of the street for primary pedestrian routes with a minimum width of 1.5 metres and a preferred width of 2.5 metres. [NEW, WPPN] [to implement adopted Council policy]
- Providing concrete footpaths on both sides of the street for secondary pedestrian routes, where possible, with a minimum standard of an asphalt surface on one side of the street. [NEW, WPPN] [to implement adopted Council policy]
- Providing footpaths along secondary pedestrian routes with a minimum width of 1.5 metres and a preferred width of 2.5 metres in parks. [NEW, WPPN] [to implement adopted Council policy]
- Developing trails with a minimum width of 2.5 metres, and a concrete or sealed finish, where possible, with a minimum standard of a stabilised or compacted gravel surface. [NEW, WPPN] [to implement adopted Council policy]

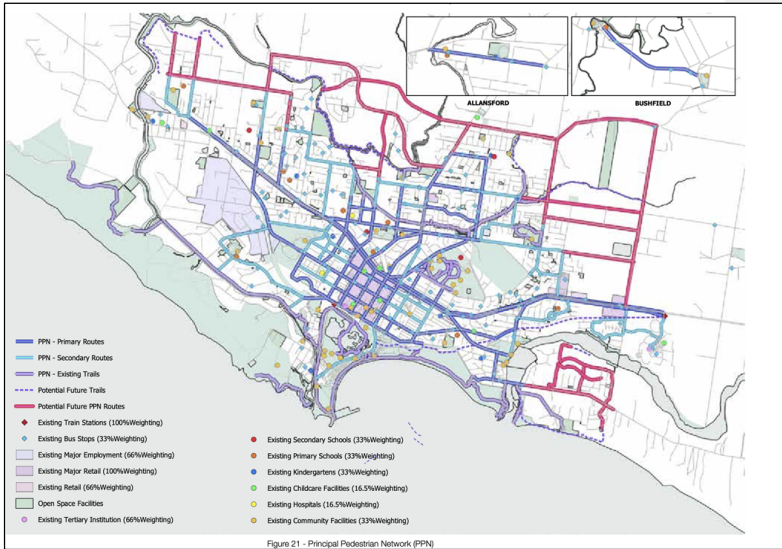
**Policy document**

Consider as relevant:

- Warrnambool Principal Pedestrian Network (Warrnambool City Council, 2022) [NEW, WPPN] [to implement adopted Council policy]

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**Warrnambool Principal Pedestrian Network Plan**



**19.02-1L HEALTH**

C208warr 22/07/2021

**Objective**

To develop Warrnambool as the key specialist health service centre of South-West Victoria.

**Strategies**

Support the expansion of the Warrnambool Base Hospital, St John of God Warrnambool Hospital, and the Lyndoch Living and Gillin Park Residential Aged Care Facilities.

Facilitate the expansion of the Warrnambool Base Hospital and the Medical Services Precinct in a way that achieves a balance between the residential environment and the needs of the health sector.

**19.02-2L EDUCATION**

C208warr 22/07/2021

**Objective**

To develop Warrnambool as the key education service centre of South-West Victoria.

**Strategies**

Support the expansion of Deakin University and South West Institute of TAFE.

Improve the linkages between the Deakin University campus and Warrnambool.

Maximise opportunities for university and commercial development synergies.

Locate a primary school in the North of the Merri River Growth Area close to the future activity centre and integrated with surrounding community uses.

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#### 19.02-3L **SOCIAL AND CULTURAL INFRASTRUCTURE**

C208warr 22/07/2021

##### **Strategies**

Support a network of multi-purpose community hubs that accommodate a diverse and integrated range of services.

Support the Warrnambool City Centre as the City's key community meeting place and hub for civic, cultural and education uses.

#### 19.02-6L-01 **OPEN SPACE**

C208warr 22/07/2021

##### **Strategies**

Develop an open space network that protects the municipality's natural and cultural environments and enhances biodiversity and water quality.

~~Provide continuous open space corridors along Russells Creek and the Merri River to address connectivity gaps with priority given to providing continuous open space corridors along Russells Creek and the Merri River.~~ [to commence with a PG approved verb]

Improve open space provision and accessibility in the residential area west of Mahoneys Road, the Warrnambool City Centre and adjoining residential grid, southeast Warrnambool (north of the railway line), and west Warrnambool close to the Princes Highway.

Protect sites with high environmental or cultural values by incorporating them into the open space network as part of growth area planning.

Encourage development adjacent to public open space to provide clear separation between public and private land.

Avoid development that reduces public access to open space.

Encourage development to enhance a sense of safety by maximising interaction, passive surveillance and incidental lighting of open space.

~~Improve the connectivity of active transport modes within green corridors and along waterways.~~ [NEW HW, P34] [to implement adopted Council policy]

##### **Policy guideline**

Consider as relevant:

- Vesting land along urban waterways in Council to provide a drainage corridor (with secondary passive open space functions).

##### **Policy document**

Consider as relevant:

- *Warrnambool Open Space Strategy* (Warrnambool City Council, 2014)

#### 19.02-6L-02 **OPEN SPACE – WARRNAMBOOL – MERRI RIVER CORRIDOR**

##### **Policy application**

This policy applies to XXXXX – this needs to be clearly defined & mapped. Application is not clearly articulated by the Framework

##### **Objective**

~~To develop the Merri River corridor as a series of connected and accessible parklands and trails that support the long-term health of the river, active river and riverside transport, nature-based recreation and events and wildlife movement.~~ [NEW MRPF, p5] [to implement Council adopted policy]

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#### **Strategies**

Ensure development within the river corridor does not detract from the river's natural, landscape, heritage and cultural values. [NEW MRPF, p6] [NEW MRPF, p7] [to implement Council adopted policy]

Ensure infrastructure within the river corridor is well-designed, fit-for purpose and responds appropriately to the risks and future impacts of flooding and climate change. [NEW MRPF, p7] [to implement Council adopted policy]

Ensure that significant view lines and valued landscapes are preserved. [NEW MRPF, p6] [to implement Council adopted policy]

Support use of the corridor for recreation, events and tourism in appropriate locations. [NEW MRPF, p7] [to implement Council adopted policy]

Provide new connections where gaps in parkland connectivity exist. [NEW MRPF, p6] [to implement Council adopted policy]

Ensure revegetation within the river corridor includes indigenous species that reflect modelled Ecological Vegetation Classes (EVCs) or native species known to have previously grown in the area. [NEW MRPF, p6] [to implement Council adopted policy]

#### **Policy documents**

Consider as relevant:

- Merri River Parklands Framework (Warrnambool City Council, 3 August 2020) [NEW MRPF] [to implement Council adopted policy]

### **19.02-6L-03 OPEN SPACE – WARRNAMBOOL – SOUTH OF MERRI OPEN SPACE PRECINCT**

#### **Policy application**

This policy applies to the South of Merri Open Space Precinct as shown in the South of Merri Open Space Precinct Plan (Map 1 to this Clause).

#### **Objective**

To develop the Merri Open Space Precinct to enhance the natural beauty of the Precinct, respects the cultural landscape and natural environment, and increase participation and use of all public open space reserves. [NEW SMOSPP, p28] [to implement Council adopted policy]

#### **Strategies**

Improve pedestrian access to the Merri River. [NEW SMOSPP, p28] [to implement Council adopted policy]

Provide a pleasant and safe shared path network connecting existing and future open spaces. [NEW SMOSPP, p28] [to implement Council adopted policy]

Promote the Precinct's cultural values and connection to the river by the Eastern Maar Nation. [NEW SMOSPP, p28] [to implement Council adopted policy]

Support an expanded range of informal recreational activities including play and access to nature opportunities. [NEW SMOSPP, p28] [to implement Council adopted policy]

Provide accessible entry points ensuring convenient access for all users and transport modes at strategic locations throughout the Precinct. [NEW SMOSPP, p28] [to implement Council adopted policy]

Ensure development promotes a sense of place and protects key view lines within the Precinct and along the Merri River. [NEW SMOSPP, p28] [to implement Council adopted policy]

Provide spaces that allow for reflection. [NEW SMOSPP, p28] [to implement Council adopted policy]

Ensure use and development appropriately responds to the flood function, cultural flows and waterway health values of the Merri River. [NEW SMOSPP, p28] [to implement Council adopted policy]

Enhance native habitat for biodiversity. [NEW SMOSPP, p28] [to implement Council adopted policy]

Encourage climate change mitigation and adaptation measures. [NEW SMOSPP, p28] [to implement Council adopted policy]

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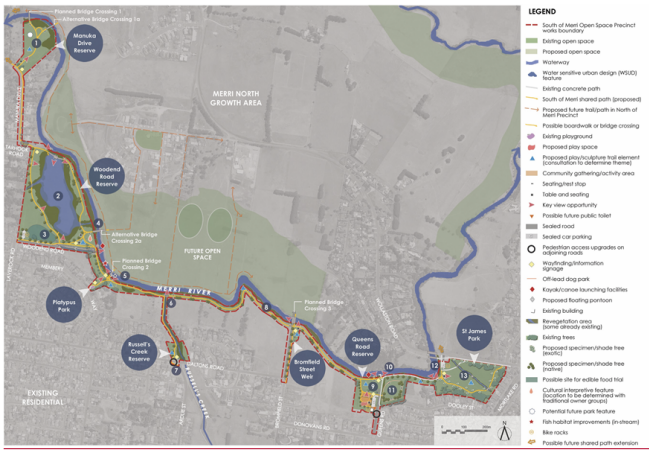
**Policy documents**

Consider as relevant:

- [South of Merri Open Space Precinct Plan \(Outilis, Warrnambool City Council, Blom Design, 2020\)](#) [NEW SMOSPP, p28] [to implement Council adopted policy]

**Policy map**

[South of Merri Open Space Precinct Plan](#)



**19.03-2L INFRASTRUCTURE DESIGN AND PLANNING**

[C208warr 22/07/2021](#)

**Strategies**

Encourage a consistent approach to the design and construction of infrastructure across the municipality.

**Policy guideline**

Consider as relevant:

- Encouraging subdivision and development that has regard to the *Infrastructure Design Manual* (Local Government Infrastructure Design Association, March 2020) or an approved Precinct Structure Plan.

**Policy document**

Consider as relevant:

- *Infrastructure Design Manual* (Local Government Infrastructure Design Association, March 2020)

**19.03-3L INTEGRATED WATER MANAGEMENT**

[C208warr 22/07/2021](#)

**Objective**

To reduce environmental degradation associated with stormwater run-off and effluent disposal.



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**Strategies**

Establish artificial wetlands, retention basins and stormwater pollution traps and other water sensitive urban design features as a means of controlling the quality and quantity of stormwater run-off from urban areas.

Control urban run-off to protect and enhance waterways.

Reduce sediment and nutrients entering waterways.

Discourage waste disposal systems for residential, industrial and commercial purposes that are detrimental to the environment.

Encourage the re-use of wastewater and stormwater run-off within greenfield growth areas.

**19.03-4L TELECOMMUNICATIONS**

[C208warr](#) 22/07/2021

**Strategies**

Encourage co-location of telecommunications infrastructure.

Locate all new communications facilities so that cultural, landscape and natural values are protected.

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**SCHEDULE 1 [TO COMPLY WITH MD] TO CLAUSE 32.03 LOW DENSITY  
RESIDENTIAL ZONE**

[C202warr](#) 05/11/2021

Shown on the planning scheme map as **LDRZ1** [to comply with MD].

**1.0 Subdivision requirements**

[C202warr](#) 05/11/2021

	Land	Area (hectares)
Minimum subdivision area (hectares)	None specified	

**2.0 Outbuilding permit requirements**

[C202warr](#) 05/11/2021

Dimensions above which a permit is required to construct an outbuilding (square metres)
None specified

**SCHEDULE 1 TO CLAUSE 32.04 MIXED USE ZONE**

[C202warr](#) 05/11/2021

Shown on the planning scheme map as **MUZ1**.

WARRNAMBOOL MIXED USE AREAS

**1.0 Objectives**

[C202warr](#) 05/11/2021

None specified.

**2.0 Clause 54 and Clause 55 requirements**

[C202warr](#) 05/11/2021

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

**3.0 Maximum building height requirement**

[C202warr](#) 05/11/2021

None specified.

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**4.0 Exemption from notice and review**

[C202warr](#) 05/11/2021

None specified.

**5.0 Application requirements**

[C202warr](#) 05/11/2021

None specified.

**6.0 Decision guidelines**

[C202warr](#) 05/11/2021

None specified.

**7.0 Signs**

[C202warr](#) 05/11/2021

None specified.

**SCHEDULE 2 TO CLAUSE 32.04 MIXED USE ZONE**

[C202warr](#) 05/11/2021

Shown on the planning scheme map as **MUZ2**.

‘THE MILL AT WARRNAMBOOL’ REDEVELOPMENT, HARRIS STREET, WARRNAMBOOL

**1.0 Objectives**

[C202warr](#) 05/11/2021

To provide a mix of community, public use, convenience retailing and/or tourism uses.

To provide a high quality, well designed, energy efficient development that contributes to the surrounding land use context.

To integrate future development with surrounding public land.

To provide a unique sense of place that reflects the historical and social significance of the former Woollen Mill.

To contain built form within the parameters of the existing mill structures.

**2.0 Clause 54 and Clause 55 requirements**

[C202warr](#) 05/11/2021

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

**3.0 Maximum building height requirement**

[C202warr](#) 05/11/2021

A building must not exceed a height of 14 metres.

WARRNAMBOOL PLANNING SCHEME  
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#### 4.0 **Exemption from notice and review**

[C202warr](#) [05/11/2021](#)

The following applications are 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:

- Construct or extend one or more dwellings on a lot or on common property.
- Construct a building or construct or carry out works for a use in Section 2 of Clause 32.04-2, other than Industry and Warehouse.

#### 5.0 **Application requirements**

[C202warr](#) [05/11/2021](#)

The following application requirements apply to an application for a permit under Clause 32.04, in addition to those specified in Clause 32.04 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A site analysis and descriptive statement explaining how the proposal responds to the site and its context.
- Plans drawn to scale and dimensioned which show:
  - The layout of proposed buildings and works.
  - An elevation of the building and design.
  - Setbacks to property boundaries.
  - A mix of community, public use, convenience retailing and tourism uses.
  - Proposed landscaping areas including treatment of the Lake Pertobe and Merri River interface.
  - All proposed access and public pedestrian / cycle areas, including public access to the Merri River corridor.
  - Details of any publicly accessible viewing tower, platform, lookout or similar feature including details of how direct views into existing adjoining lots can be obscured.
- A servicing report that identifies the location of easements and services and explains how:
  - The site can be adequately drained, sewerage and supplied with water to the satisfaction of Wannon Water.
  - Existing water supply and drainage assets can be accommodated or relocated to the satisfaction of Wannon Water.

#### 6.0 **Decision guidelines**

[C202warr](#) [05/11/2021](#)

The following decision guidelines apply to an application for a permit under Clause 32.04, in addition to those specified in Clause 32.04 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether buildings are within the parameters of the existing mill structures, being between 9 metres and 14 metres above ground level.

#### 7.0 **Signs**

[C202warr](#) [05/11/2021](#)

None specified.

#### **SCHEDULE 3 TO CLAUSE 32.04 MIXED USE ZONE**

[C202warr](#) [05/11/2021](#)

Shown on the planning scheme map as **MUZ3**.

811-821, 823 AND 825 RAGLAN PARADE, WARRNAMBOOL

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**1.0 Objectives**

[C202warr](#) 05/11/2021

To provide a flexible site development framework which provides for a range of accommodation, office, retail and/or warehouse uses which complement the mixed-use function of the locality.

To encourage quality development through a high standard of innovative urban design, built form and landscaping.

To ensure car parking and vehicle access does not dominate front setbacks of new buildings.

To ensure the interface with adjoining industrial uses is addressed through appropriate landscape buffers.

**2.0 Clause 54 and Clause 55 requirements**

[C202warr](#) 05/11/2021

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

**3.0 Maximum building height requirement**

[C202warr](#) 05/11/2021

None specified.

**4.0 Exemption from notice and review**

[C202warr](#) 05/11/2021

The following applications are 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:

- Construct a building or construct or carry out works for a use in Section 2 of Clause 32.04-2 (other than Industry).

**5.0 Application requirements**

[C202warr](#) 05/11/2021

The following application requirements apply to an application for a permit under Clause 32.04, in addition to those specified in Clause 32.04 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- Plans drawn to scale and dimensioned which show:
  - The boundaries of land and proposed development parcels.
  - Any sites of heritage significance and the means by which they will be managed.
  - The layout of proposed buildings and works.
  - An elevation of the building design and height.
  - High standard of design treatment and activation of frontages to Raglan Parade.
  - Indicative uses for proposed buildings.

WARRNAMBOOL PLANNING SCHEME  
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- The relationship of existing or proposed uses on the land and adjoining land.
- Setbacks to property boundaries including appropriate interface treatments and measures to protect amenity of future residents.
- All proposed driveway, car parking, loading areas.
- Proposed landscape areas.
- Traffic Management Assessment which includes:
  - Estimated vehicle and pedestrian generation levels.
  - Ingress and egress points and estimated levels of usage.
  - The number of car parking spaces, allocation and location of car parking on the land.
  - Provision for the loading and unloading of vehicles.
  - Provision of bicycle facilities.
- Landscape Concept Plan which includes:
  - A description of the landscape design approach to be applied.
  - Landscape treatments to sensitive interfaces.

**6.0 Decision guidelines**

[C202warr](#) 05/11/2021

The following decision guidelines apply to an application for a permit under Clause 32.04, in addition to those specified in Clause 32.04 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the bulk, location and appearance of any proposed buildings and works will be in keeping with the character and appearance of adjacent buildings.
- Whether the development will provide for a range of accommodation, office, retail and/or warehouse uses which complement the mixed-use function of the locality.
- The layout and appearance of areas set aside for car parking, access and egress, loading and unloading and the location of any proposed off street car parking.
- The interface with adjoining zones, especially the relationship with adjoining industrial uses.

**7.0 Signs**

[C202warr](#) 05/11/2021

None specified.

**SCHEDULE 1 [TO COMPLY WITH MD] TO CLAUSE 32.05 TOWNSHIP ZONE**

[C202warr](#) 05/11/2021

Shown on the planning scheme map as **TZ1** [to comply with MD].

WARRNAMBOOL TOWNSHIPS

**1.0 Neighbourhood character objectives**

[C202warr](#) 05/11/2021

None specified.

**2.0 Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot**

[C202warr](#) 05/11/2021

**Is a permit required to construct or extend one dwelling on a lot of between 300 and 500 square metres?**

No

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**Is a permit required to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot of between 300 and 500 square metres?**

No

**3.0 Clause 54 and Clause 55 requirements**

[C202warr](#) 05/11/2021

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

**4.0 Maximum building height requirement for a dwelling or residential building**

[C202warr](#) 05/11/2021

None specified.

**5.0 Application requirements**

[C202warr](#) 05/11/2021

None specified.

**6.0 Decision guidelines**

[C202warr](#) 05/11/2021

None specified.

**SCHEDULE 1 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE**

[C202warr](#) 05/11/2021

Shown on the planning scheme map as **GRZ1**.

GENERAL RESIDENTIAL AREA

**1.0 Neighbourhood character objectives**

[C202warr](#) 05/11/2021

None specified.

**2.0 Construction or extension of a dwelling or residential building - minimum garden area requirement**

[C202warr](#) 05/11/2021

**Is the construction or extension of a dwelling or residential building exempt from the minimum garden area requirement?**

No

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**3.0 Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot**

[C202warr](#) [05/11/2021](#)

**Is a permit required to construct or extend one dwelling on a lot of between 300 and 500 square metres?**

No

**Is a permit required to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot of between 300 and 500 square metres?**

No

**4.0 Requirements of Clause 54 and Clause 55**

[C202warr](#) [05/11/2021](#)

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

**5.0 Maximum building height requirement for a dwelling or residential building**

[C202warr](#) [05/11/2021](#)

None specified.

**6.0 Application requirements**

[C202warr](#) [05/11/2021](#)

None specified.

**7.0 Decision guidelines**

[C202warr](#) [05/11/2021](#)

None specified.

**SCHEDULE 1 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE**

[C202warr](#) [05/11/2021](#)

Shown on the planning scheme map as **NRZ1**.

COASTAL / HOPKINS RIVER ENVIRONMENT GROWTH AREA

**1.0 Neighbourhood character objectives**

[C202warr](#) [05/11/2021](#)

None specified.



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**2.0 Minimum subdivision area**

[C202warr](#) 05/11/2021

None specified.

**3.0 Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot**

[C202warr](#) 05/11/2021

	Requirement
Permit requirement for the construction or extension of one dwelling on a lot	None specified
Permit requirement to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot	None specified

**4.0 Requirements of Clause 54 and Clause 55**

[C202warr](#) 05/11/2021

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

**5.0 Maximum building height requirement for a dwelling or residential building**

[C202warr](#) 05/11/2021

None specified.

**6.0 Application requirements**

[C202warr](#) 05/11/2021

None specified.

**7.0 Decision guidelines**

[C202warr](#) 05/11/2021

None specified.

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**SCHEDULE TO CLAUSE 33.01 INDUSTRIAL 1 ZONE**

C202warr 05/11/2021

**1.0 Maximum leasable floor area requirements**

C202warr 05/11/2021

Land	Maximum leasable floor area for Office (square metres)
None specified	None specified

**SCHEDULE TO CLAUSE 33.03 INDUSTRIAL 3 ZONE**

C202warr 05/11/2021

**1.0 Maximum leasable floor area requirements**

C202warr 05/11/2021

Land	Maximum leasable floor area for Office (square metres)
None specified	None specified

**SCHEDULE TO CLAUSE 34.01 COMMERCIAL 1 ZONE**

C202warr 05/11/2021

**1.0 Maximum leasable floor area requirements**

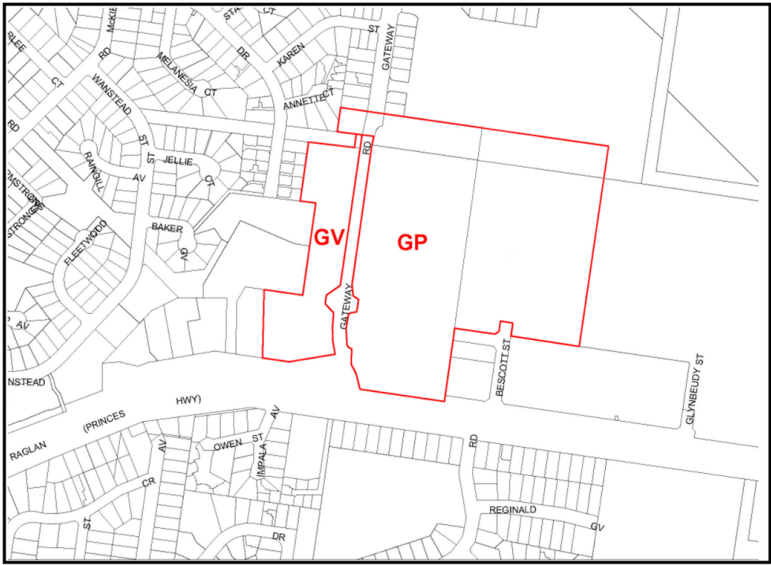
C202warr 05/11/2021

Land	Maximum leasable floor area for Office (square metres)	Maximum leasable floor area for Shop (other than Restricted retail premises) (square metres)
40 Gateway Road, 46 Gateway Road, and 54 Gateway Road (also known as 164 Raglan Parade, Warrnambool - L1PS602046U, L2PS605046U and L3PS902046U) (land shown as GV on Map 1).	None specified	6,708
Gateway Plaza Shopping Centre, 154 Raglan Parade (land shown as GP on Map 1).	None specified	33,374
Northpoint Village Shopping Centre, 70-82 Hopkins Highway and 35-45 Hayley Drive, Warrnambool.	None specified	4,500
Dennington Neighbourhood Activity Centre (land on the north side of Raglan Parade bounded by Russell Street, Lindsay Street and the railway line, Dennington).	None specified	4,500
1-49 Raglan Parade, Warrnambool	None Specified	6,000

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		The leasable floor area for each shop must be a minimum of 1,000 sqm
--	--	--

Map 1 to the Schedule to Clause 34.01  
Commercial 1 Zone



 Area to which Map 1 to the Schedule applies

**SCHEDULE 1 [TO COMPLY WITH MD] TO CLAUSE 35.03 RURAL LIVING ZONE**

C202warr 05/11/2021

Shown on the planning scheme map as **RLZ1**. [to comply with MD]

WARRNAMBOOL PLANNING SCHEME  
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1.0 **Subdivision and other requirements**

C202warr 05/11/2021

	Land	Area/Dimensions/Distance
Minimum subdivision area (hectares)	All land <del>except that listed below under (a) and (b):</del> (a) Parish of Meerai, Plimmers Hill Road, Woodford (as shown on Map 1) (except for lots created pursuant to Permit P3885); (b) Logans Beach Area/Hopkins Point Road Area (as shown on Map 2); [to comply with MD]	4 hectares 1 hectare Minimum lot size 0.6 hectares and an average lot size of 1 hectare for a multiple lot subdivision; [to comply with MD]
Minimum area for which no permit is required to use land for a Dwelling (hectares)	All land <del>except that listed below under (a):</del> (a) Parish of Meerai, Plimmers Hill Road, Woodford (as shown on Map 1); [to comply with MD]	2 hectares 0.5 hectares [to comply with MD]
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to construct an out-building associated with an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an existing building used for Agriculture (square metres)	None specified	None specified
Minimum setback from a road (metres)	None specified	None specified
Minimum setback from a boundary (metres)	None specified	None specified
Minimum setback from a dwelling not in the same ownership (metres)	None specified	None specified
<b>Permit requirement for earthworks</b>		<b>Land</b>
Earthworks which change the rate of flow or the discharge point of water across a property boundary	All land	
Earthworks which increase the discharge of saline groundwater	All land	

**SCHEDULE 2 TO CLAUSE 35.03 RURAL LIVING ZONE** [TO COMPLY WITH MD]

C202warr 05/11/2021

Shown on the planning scheme map as **RLZ2**.

WARRNAMBOOL PLANNING SCHEME  
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**1.0 Subdivision and other requirements**

C202warr 05/11/2021

	Land	Area/Dimensions/Distance
Minimum subdivision area (hectares)	All land	1 hectare
Minimum area for which no permit is required to use land for a Dwelling (hectares)	All land	0.5 hectares
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to construct an out-building associated with an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an existing building used for Agriculture (square metres)	None specified	None specified
Minimum setback from a road (metres)	None specified	None specified
Minimum setback from a boundary (metres)	None specified	None specified
Minimum setback from a dwelling not in the same ownership (metres)	None specified	None specified
<b>Permit requirement for earthworks</b>		<b>Land</b>
Earthworks which change the rate of flow or the discharge point of water across a property boundary	All land	
Earthworks which increase the discharge of saline groundwater	All land	

**SCHEDULE 3 TO CLAUSE 35.03 RURAL LIVING ZONE** [TO COMPLY WITH MD]

C202warr 05/11/2021

Shown on the planning scheme map as **RLZ3**.

**1.0 Subdivision and other requirements**

C202warr 05/11/2021

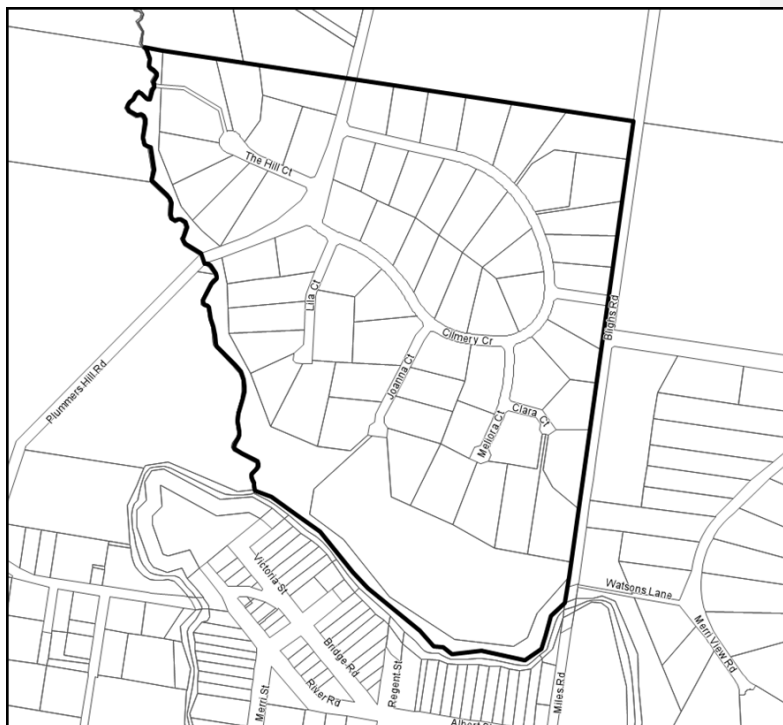
	Land	Area/Dimensions/Distance
	All land	Minimum lot size 0.6 hectares and an average lot size of 1 hectare for a multiple lot subdivision.
Minimum area for which no permit is required to use land for a Dwelling (hectares)	All land	2 hectares
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres)	None specified	None specified

WARRNAMBOOL PLANNING SCHEME  
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Maximum floor area for which no permit is required to construct an out-building associated with an existing dwelling (square metres)	<a href="#">None specified</a>	<a href="#">None specified</a>
Maximum floor area for which no permit is required to alter or extend an existing building used for Agriculture (square metres)	<a href="#">None specified</a>	<a href="#">None specified</a>
Minimum setback from a road (metres)	<a href="#">None specified</a>	<a href="#">None specified</a>
Minimum setback from a boundary (metres)	<a href="#">None specified</a>	<a href="#">None specified</a>
Minimum setback from a dwelling not in the same ownership (metres)	<a href="#">None specified</a>	<a href="#">None specified</a>
<a href="#">Permit requirement for earthworks</a>		<a href="#">Land</a>
Earthworks which change the rate of flow or the discharge point of water across a property boundary		<a href="#">All land</a>
Earthworks which increase the discharge of saline groundwater		<a href="#">All land</a>

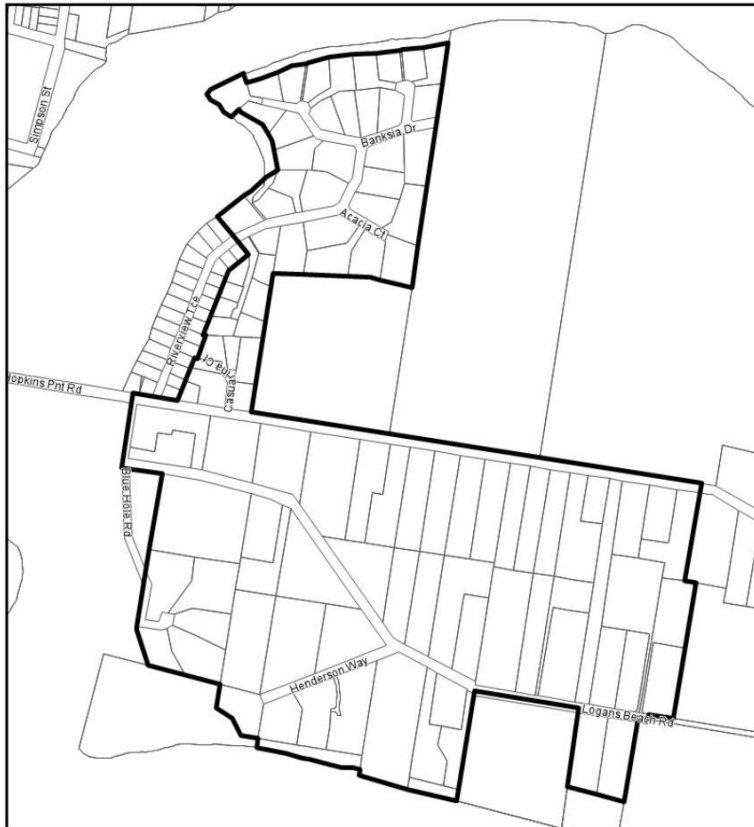
WARRNAMBOOL PLANNING SCHEME  
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Map 1 to the Schedule to Clause 35.03 [maps unnecessary when subdivision areas are subject to individual schedules]



WARRNAMBOOL PLANNING SCHEME  
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**Map 2 to the Schedule to Clause 35.03** [maps unnecessary when subdivision areas are subject to individual schedules]



**SCHEDULE 1 [TO COMPLY WITH MD] TO CLAUSE 35.07 FARMING ZONE**

C202warr 05/11/2021

Shown on the planning scheme map as **FZ1**. [to comply with MD]

1.0

**Subdivision and other requirements**

VC205 20/01/2022

	Land	Area/Dimensions/Distance
Minimum subdivision area (hectares)	All land	15 hectares



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Minimum area for which no permit is required to use land for a dwelling (hectares)	All land	15 hectares
Maximum area for which no permit is required to use land for timber production (hectares)	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to construct an out-building associated with a dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an existing building used for agriculture (square metres)	None specified	None specified
Minimum setback from a road (metres).	A Transport Zone 2 or land in a Public Acquisition Overlay if: <ul style="list-style-type: none"> <li>The Head, Transport for Victoria is the acquiring authority; and</li> <li>The purpose of the acquisition is for a road.</li> </ul>	100 metres
	A Transport Zone 3 or land in a Public Acquisition Overlay if: <ul style="list-style-type: none"> <li>The Head, Transport for Victoria is not the acquiring authority; and</li> <li>The purpose of the acquisition is for a road.</li> </ul>	40 metres
	Any other road	20 metres
Minimum setback from a boundary (metres).	None specified	5 metres
Minimum setback from a dwelling not in the same ownership (metres).	None specified	100 metres
<b>Permit requirement for earthworks</b>		<b>Land</b>
Earthworks which change the rate of flow or the discharge point of water across a property boundary	All land	
Earthworks which increase the discharge of saline groundwater	All land	

**SCHEDULE TO CLAUSE 36.01 PUBLIC USE ZONE**

WARRNAMBOOL PLANNING SCHEME  
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[C202warr](#) 05/11/2021

**1.0 Permit exemptions and conditions**

[C202warr](#) 05/11/2021

Public land	Use or development	Conditions
None specified	None specified	None specified

**2.0 Sign requirements**

[C209warr](#) 31/03/2022

Land	Sign Category
10635 Princes Highway, Warrnambool (Deakin University Warrnambool Campus, excluding the sporting oval complex)	Category 2
All other land	None specified

**SCHEDULE TO CLAUSE 36.02 PUBLIC PARK AND RECREATION ZONE**

[C202warr](#) 05/11/2021

**1.0 Permit exemptions and conditions**

[C202warr](#) 05/11/2021

Public land	Use or development	Conditions
None specified	None specified	None specified

**2.0 Sign requirements**

[C202warr](#) 05/11/2021

Land	Sign Category
None specified	None specified

**3.0 Use and development of land specified in an Incorporated Plan**

[C202warr](#) 05/11/2021

None specified.

**SCHEDULE TO CLAUSE 36.03 PUBLIC CONSERVATION AND RESOURCE ZONE**

[C202warr](#) 05/11/2021

**1.0 Permit exemptions and conditions**

[C202warr](#) 05/11/2021

Public land	Use or development	Conditions
None specified	None specified	None specified

WARRNAMBOOL PLANNING SCHEME  
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**2.0 Sign requirements**  
[C202warr](#) 05/11/2021

Land	Sign Category
None specified	None specified

**3.0 Use and development of land specified in an Incorporated Plan**  
[C202warr](#) 05/11/2021  
None specified.

**SCHEDULE 1 TO CLAUSE 37.01 SPECIAL USE ZONE**

[C202warr](#) 05/11/2021

Shown on the planning scheme map as SUZ1.

WARRNAMBOOL RACECOURSE

**Purpose**

To allow for the efficient operation of the Warrnambool Racecourse and associated facilities, including the conduct of regular sporting and festival events.

**1.0 Table of uses**  
[C202warr](#) 05/11/2021

Section 1 - Permit not required	
Use	Condition
Agriculture (other than Horse stables) Caretaker's house Food and drink premises Gambling premises	
Horse stables	The layout of the site must be in accordance with Plan No. 402 prepared by Alan Simpson, Land Surveyor, dated June 1996
Informal outdoor recreation Market Race course	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01
Section 2 - Permit required	
Use	Condition
Accommodation (other than Caretaker's house) Car park Leisure and recreation (other than Informal outdoor recreation and Race course) Place of assembly Utility installation (other than Minor utility installation)	
Any other use not in Section 1 or 3	

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**Section 3 - Prohibited**

**Use**

Brothel  
Retail premises (other than Food and drink premises, Gambling premises and Market)  
Industry  
Office

**2.0 Use of land**

[C202warr](#) 05/11/2021

None specified.

**3.0 Subdivision**

[C202warr](#) 05/11/2021

None specified.

**4.0 Buildings and works**

[C202warr](#) 05/11/2021

A permit is required to construct a building or construct or carry out works for a use in Section 2.

**Application requirements**

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A plan drawn to scale which shows:
  - The boundaries and dimensions of the site.
  - Adjoining roads.
  - Relevant ground levels.
  - The layout of existing and proposed buildings and works.
  - All driveway, car parking and loading areas and pedestrian entry/exit points for the site.
  - Where required, details of any noise control measures.
  - Where required, a traffic management plan which includes traffic management and traffic control works considered necessary.
  - Proposed landscape areas.
  - All external storage and waste treatment areas.
- Elevation drawings to scale showing the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways, vehicle parking and loading areas.
- A landscape layout which includes the description of vegetation to be planted, the surfaces to be constructed, and method of watering and maintaining the landscape area.

**Decision guidelines**

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The provision of car parking.
- Any amenity impacts arising from the proposal including noise, dust, odour, vibration and light spill.
- Any increase in traffic generation.
- The height, siting and form of proposed buildings (including the setback of buildings from lot and street boundaries).
- The interface of the site with adjoining zones, especially the relationship with residential areas.

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- The provision for landscaping.
- The movement of pedestrians and vehicles providing for supplies, waste removal, emergency services and public transport.
- The impact of traffic generated by the proposal and whether it is likely to require special traffic management or control works.
- The storage of rubbish and materials for recycling.

5.0

#### **Signs**

[C202warr](#) 05/11/2021

Sign requirements are at Clause 52.05. All land located within this zone is in Category 4.

#### **SCHEDULE 2 TO CLAUSE 37.01 SPECIAL USE ZONE**

[C202warr](#) 05/11/2021

Shown on the planning scheme map as **SU/Z2**.

WARRNAMBOOL SHOWGROUNDS

#### **Purpose**

To allow for the efficient operation of the Warrnambool Showgrounds for the enjoyment of the general public, including the conduct of regular festival events.

1.0

#### **Table of uses**

[C202warr](#) 05/11/2021

Section 1 - Permit not required	
Use	Condition
Animal husbandry	
Caretaker's house	
Informal outdoor recreation	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01
Section 2 - Permit required	
Use	Condition
Accommodation (other than Caretaker's house)	
Agriculture (other than Animal husbandry)	
Leisure and recreation (other than Informal outdoor recreation)	
Place of assembly (other than Carnival and Circus)	
Utility installation (other than Minor utility installation)	
Any other use not in Section 1 or 3	
Section 3 - Prohibited	
Use	
Brothel	

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**2.0 Use of land**

C202warr 05/11/2021

None specified.

**3.0 Subdivision**

C202warr 05/11/2021

None specified.

**4.0 Buildings and works**

C202warr 05/11/2021

A permit is required to construct a building or construct or carry out works for a use in Section 2.

**Application requirements**

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A plan drawn to scale which shows:
  - The boundaries and dimensions of the site.
  - Adjoining roads.
  - Relevant ground levels.
  - The layout of existing and proposed buildings and works.
  - All driveway, car parking and loading areas and pedestrian entry/exit points for the site.
  - Where required, details of any noise control measures.
  - Where required, a traffic management plan which includes traffic management and traffic control works considered necessary.
  - Proposed landscape areas.
  - All external storage and waste treatment areas.
- Elevation drawings to scale showing the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways, vehicle parking and loading areas.
- A landscape layout which includes the description of vegetation to be planted, the surfaces to be constructed, and method of watering and maintaining the landscape area.

**Decision guidelines**

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The provision of car parking.
- Any amenity impacts arising from the proposal including noise, dust, odour, vibration and light spill.
- Any increase in traffic generation.
- The height, siting and form of proposed buildings (including the set back of buildings from lot and street boundaries).
- The interface of the site with adjoining zones, especially the relationship with residential areas.
- The provision for landscaping.
- The movement of pedestrians and vehicles providing for supplies, waste removal, emergency services and public transport.
- The impact of traffic generated by the proposal and whether it is likely to require special traffic management or control works.
- The storage or rubbish and materials for recycling.

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5.0

**Signs**

C202warr 05/11/2021

Sign requirements are at Clause 52.05. All land located within this zone is in Category 4.

**SCHEDULE 3 TO CLAUSE 37.01 SPECIAL USE ZONE**

C202warr 05/11/2021

Shown on the planning scheme map as **SUZ3**.

WARRNAMBOOL WEST INDUSTRIAL PRECINCT - TRANSITION AREA

**Purpose**

To provide for a range of industrial uses, storage, distribution of goods, services and associated uses in a manner which provides an appropriate transition between residential properties on Merrivale Drive and the West Warrnambool Industrial Precinct.

To provide for a high standard of building design and landscaping to reflect the prominent location and visual profile of the land.

To manage and minimise amenity based conflicts between industrial activities and sensitive land uses.

To manage the establishment of sensitive land uses within existing buffers taking into account potential for amenity based conflicts.

1.0

**Table of uses**

VC205 20/01/2022

Section 1 - Permit not required	
Use	Condition
Animal keeping (other than Animal boarding)	Must be no more than 2 animals.
Car park Convenience shop Home based business Grazing animal production Informal outdoor recreation	
Office (other than Medical centre)	The leasable floor area must not exceed 500 square metres.
Place of worship	The gross floor area of all buildings must not exceed 250 square metres. The site must adjoin, or have access to, a road in a Transport Zone 2 or a Transport Zone 3.
Warehouse	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01
Section 2 - Permit required	
Use	Condition
Caretaker's house	
Education centre	Must not be a primary or secondary school.
Industry (other than Abattoir, Materials recycling, Refuse disposal, Sawmill, Transfer station)	Must not be a purpose shown with a Note 1 or Note 2 in the table to Clause 53.10.

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Landscape gardening supplies Leisure and recreation (other than Informal outdoor recreation) Medical centre Party supplies Place of assembly (other than Amusement parlour, Carnival, Circus, Nightclub, and Place of worship)	
Restricted retail premises (other than Party supplies)	Must be in one occupation with a leasable floor area of at least 1,000 square metres.
Retail premises (other than Convenience shop, Restricted retail premises, and Shop)	
Any other use not in Section 1 or 3	
<b>Section 3 - Prohibited</b>	
<b>Use</b>	
Abattoir Accommodation (other than Caretaker's house) Amusement parlour Animal boarding Animal training Brothel Hospital Intensive animal production Materials recycling Motor racing track Nightclub Refuse disposal Saleyard Sawmill Shop (other than Convenience shop and Restricted retail premises) Transfer station	

2.0

**Use of land**

[C202warr](#) 05/11/2021

**Amenity of the neighbourhood**

A use must not adversely affect the amenity of the neighbourhood, including through the:

- Effect of additional traffic and parking.
- Transport of materials, goods or commodities to or from the land.
- Appearance of any stored goods or materials.
- Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.
- Potential to unreasonably overlook existing private open space.

**Application requirements**

The following application requirements apply to an application for a permit to use land for an industry under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- The purpose of the use and the types of processes to be utilised.
- The type and quantity of goods to be stored, processed or produced.



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- How land not required for immediate use is to be maintained.
- Whether a separation distance between the proposed use and sensitive land uses is recommended within the 'Recommended Separation Distance for Industrial Residual Air Emissions, Publication 1518'.
- Whether ~~permissions are~~ ~~Works Approval or Waste Discharge Licence is~~ required from the Environment Protection Authority. ~~[based upon EPA requested change]~~
- The likely effects, if any, on the neighbourhood, including:
  - Noise levels.
  - Air-borne emissions.
  - Emissions to land or water.
  - Light spill or glare.
- A Transport Impact Assessment Report that contains the following information:
  - Estimated vehicle generation levels.
  - The level, allocation and location of car parking required on the land.
  - Ingress and egress points and the estimated levels of usage.
  - Any proposed off-site traffic management treatments.
  - Pedestrian and bicycle movement and connections.

**Decision guidelines**

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The Municipal Planning Strategy and Planning Policy Framework, and local planning policies.
- The effect that the use may have on nearby existing or proposed residential areas, or other uses which are sensitive to industrial off-site effects, having regard to any comments or directions of the referral authorities.
- Whether a separation distance between the proposed use and sensitive land uses is recommended within the 'Recommended Separation Distance for Industrial Residual Air Emissions, Publication 1518'.
- The effect that nearby industries may have on the proposed use.
- The drainage of the land.
- The availability of and connection to services.
- The effect of traffic to be generated on roads.
- The interim use of those parts of the land not required for the proposed use.
- Any measures to protect the health and safety of persons on the land or on land nearby.

**3.0 Subdivision**

[C202warr](#) 05/11/2021

**Permit requirement**

A permit is required to subdivide land.

**Application requirements**

- A layout plan (informed by a Traffic Impact Assessment) that:
  - Details all aspects of the movement network, including streets, intersection treatments, traffic management devices and pedestrian/cycle paths.
  - Includes typical cross sections for all streets.
  - Identifies any proposed off site traffic management treatments including the upgrading of Eccles Street and its intersection with Merrivale Drive.
  - Provides a landscape buffer at the rear of residential properties fronting Merrivale Drive and along Eccles Street.

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#### Exemption from notice and review

An application [for the subdivision of land](#) [\[to precisely identify the exemption, in accordance with MD\]](#) 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.

This exemption does not apply to land within 30 metres from land (not a road) which is in a residential zone or land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

#### Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The Municipal Planning Strategy and Planning Policy Framework, and local planning policies.
- Any natural or cultural values on or near the land.
- Streetscape character.
- Landscape treatment.
- Interface with non-industrial areas including ability to accommodate a mature 5 metre landscape buffer along the southern boundary of the land and ability to accommodate uses without unreasonable overlooking of private open space.
- Management of traffic impacts on Eccles Street.

4.0

#### Buildings and works

[C202warr](#) [05/11/2021](#)

##### Permit requirement

A permit is not required to construct a building or construct or carry out works for:

- An alteration or extension to an existing dwelling provided the floor area of the alteration or extension is not more than 100 square metres.
- An outbuilding associated with an existing dwelling provided the floor area of the outbuilding is not more than 100 square metres.
- A building or works which rearrange, alter or renew plant if the area or height of the plant is not increased.
- A building or works which are used for crop raising, grazing animal production or informal outdoor recreation.
- A rainwater tank with a capacity of more than 4500 litres if the following requirements are met:
  - The rainwater tank is not located within the building's setback from a street (other than a lane).
  - The rainwater tank is no higher than the existing building on the site.
  - The rainwater tank is not located in an area that is provided for car parking, loading, unloading or accessway.

##### Application requirements

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A plan drawn to scale which shows:
  - The boundaries and dimensions of the site.
  - Adjoining roads.
  - Relevant ground levels and any proposed cut and fill arrangements.
  - The layout of existing and proposed buildings and works.
  - Driveways and vehicle parking, loading areas and vehicle access egress.
  - External storage and waste treatment areas.

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- Location and direction of external lighting.
- Mechanisms to mitigate noise, odour and other adverse amenity impacts of, and on, nearby industries.
- Elevation drawings to scale which show the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways and vehicle parking and loading areas.
- A landscape plan which includes the description of vegetation to be planted, including the 5 metre mature landscaped area, the surfaces to be constructed, a site works specification and the method of preparing, draining, watering and maintaining the landscape area.

**Decision guidelines**

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The Municipal Planning Strategy and Planning Policy Framework, and local planning policies.
- Any natural or cultural values on or near the land.
- Streetscape character.
- Built form.
- Landscape treatment.
- Interface with non-industrial areas.
- Parking and site access.
- Loading and service areas.
- Outdoor storage.
- Lighting.
- Stormwater discharge.
- The effect on nearby industries.
- The effect of nearby industries.

**Maintenance**

All buildings and works must be maintained in good order and appearance to the satisfaction of the responsible authority.

**5.0**

**Signs**

[C202warr](#) [05/11/2021](#)

Sign requirements are at Clause 52.05. All land located within this zone is in Category 2.

**SCHEDULE TO CLAUSE 37.03 URBAN FLOODWAY ZONE**

[C202warr](#) [05/11/2021](#)

**1.0**

**Application requirements**

[C202warr](#) [05/11/2021](#)

None specified.

**2.0**

**Decision guidelines**

[C202warr](#) [05/11/2021](#)

None specified.

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3.0

**Signs**

[C202warr](#) 05/11/2021

Land	Sign Category
None specified	None specified

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## **SCHEDULE 1 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY**

C202warr 05/11/2021

Shown on the planning scheme map as **ESO1**.

COASTAL ENVIRONS

### **1.0 Statement of environmental significance**

C202warr 05/11/2021

The Warrnambool coastline is of outstanding environmental significance and is of great value as a conservation, scientific and tourism resource. Logans Beach is visited by the Southern Right Whales from July to October each year, which is an attraction of international interest. The Breakwater Harbour / Lady Bay area is Warrnambool's main beach and foreshore reserve and is identified in the Victorian Coastal Strategy as a tourism node [deleted at request of DEECA due to updated VCS]. It is important that the environmental qualities of the coast are maintained through the protection of the indigenous coastal vegetation and the maintenance of the coastal dune system which can be significantly affected by erosion, pest plants and animals and the impact of settlement. Coastal areas especially in the west have been identified as high potential recharge areas. Potential impacts of development on the water table must be considered.

### **2.0 Environmental objective to be achieved**

C202warr 05/11/2021

To protect the natural and cultural values of the coast, and appreciate the complex nature of biological and physical coastal processes.

To promote the integrated management and protection of the coastal areas by the community, private sector and various levels of government.

To recognise the economic value of coastal tourism, and balance the desire for public access to the coast and proposals for coastal tourism facilities with the need to sustainably manage natural and cultural coastal values, which includes placing limitations upon the extent of coastal areas available for development.

To ensure freehold land along the coast is used and developed in a sustainable manner.

To prevent and arrest coastal erosion, including discouraging the grazing by stock of sensitive coastal environs and cliff tops.

To maintain and enhance stands of remnant vegetation and encourage planting of locally indigenous species.

To arrest the spread and encourage the removal of invasive environmental weeds.

### **3.0 Permit requirement**

C202warr 05/11/2021

A permit is not required for:

- Repairs and maintenance of existing buildings and works.
- Buildings and works associated with informal outdoor recreation.

A permit is required to construct a fence more than 1.5 metres in height.

Development and subdivision of land will be undertaken in accordance with the environmental objectives of this schedule.

The design and siting of buildings, works and other infrastructure, including access routes in coastal areas will be sensitive to the natural and aesthetic qualities of the coastal environment, and be consistent with siting and design guidelines prepared by the Victorian Coastal Council.

New buildings and works should not be sited in visually intrusive locations, including prominent cliffs and headlands, nor cause loss of amenity in the surrounding area.

Areas subject to environmental hazards such as flooding, storms, erosion, landslip, littoral drift, dune mobility and sea level rise will be identified and managed to avoid or minimise the need for engineering or remedial works to protect land, property and human life.

Development should not take place in the area identified as the Coastal Protection Area in Map 2 to Schedule 2 of Clause 43.02 to ensure the integrity of the dune system is maintained.

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Development should not significantly alter the morphology of watercourses, estuaries, lagoons, coastal outlets, offshore bars and the like. Interference with the natural processes of deposition and erosion should only occur where there is an overriding public need.

4.0

**Application requirements**

C202warr 05/11/2021

The following application requirements apply to an application for a permit under Clause 42.01, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A site analysis and plan(s) of the proposal which include:
  - The topography of the site and location of any existing native vegetation, sand dunes and drainage lines.
  - The location of any buildings, works, and effluent treatment arrangements proposed, including the distance to the high water mark, top of the primary dune, or cliff top (whichever is applicable).
  - Elevations of any proposed buildings or works including exterior surface treatments. The elevations must illustrate the existing and proposed ground level in relation to the proposal.
  - The location and type of any native vegetation to be removed, and reasons for which removal of the vegetation is necessary.
  - Adequate means of protecting the natural habitat values in the vicinity of the application from disturbance, including fencing from stock.
  - A Landscaping Plan which shows areas to be planted with indigenous species, and type of species to be planted. Plants recognised locally as environmental weeds should not be included.
  - Detailed plans showing the means of stabilising the dune system in the vicinity of the proposed buildings and works.
  - A Soil & Water Report demonstrating that stormwater flows and drainage from the site shall not cause erosion, siltation or degradation of the coastal dune system or any nearby watercourse, where considered appropriate by the responsible authority.
  - Proposed arrangements for stormwater discharge.
  - In areas where reticulated sewerage is not available, it must be shown that effluent is to be disposed so as to render negligible any impact upon the coastal system.
  - A Geotechnical Report from a suitably qualified or experienced person identifying any land which is unstable and is, or may be, subject to landslip or subsidence.

5.0

**Decision guidelines**

C202warr 05/11/2021

The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- ~~Any relevant strategy or policy prepared by the Victorian Coastal Council and the relevant Coastal Management Board including the Victorian Coastal Strategy and any relevant Coastal Action Plan: [WPESOR, p26] [Victoria Coast Council and Coastal Management Board ceased to exist on 30 June 2018. PG stipulates Decision Guidelines can only refer to a document if the document is incorporated].~~
- The preservation of the coastal environment including natural coastal processes, any important vegetation or conservation characteristics of the area and the suitability of the site for proposed development.
- In the case of a subdivision, the desirability of a development envelope or non-development area which results in retaining vegetation in the vicinity of beach, cliff, estuary, salt marsh, watercourse, road, property boundary and natural habitat areas.
- The need to control the siting, shape and height of any buildings or extensions.

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- The extent to which the materials, colours and external finishes of buildings complement, rather than detract in appearance and character from the coastal environment.
- The environmental capacity of the land.

#### **SCHEDULE 2 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY**

[C202warr](#) [05/11/2021](#)

Shown on the planning scheme map as **ESO2**.

HOPKINS & MERRI RIVER ENVIRONS

#### **1.0 Statement of environmental significance**

[C202warr](#) [05/11/2021](#)

The City's waterways are a significant environmental resource that should be protected from inappropriate development. The Hopkins and Merri River environs should be retained as natural drainage corridors with vegetated buffer areas wherever possible in order to perform their long term function as drainage areas, stream habitat and landscape areas. Erosion and polluted surface runoff from adjacent land uses should be minimised. Emphasis needs to be placed on the restoration and revegetation of degraded streambanks. The Hopkins River has a significant tidal estuary, and both rivers contain important fish stocks and provide a habitat for rare and threatened species.

#### **2.0 Environmental objective to be achieved**

[C202warr](#) [05/11/2021](#)

To protect the natural, cultural and visual values of the Hopkins and Merri Rivers, their tributaries, adjacent land and associated habitat corridors.

To promote the integrated management and protection of the rivers and adjacent land.

To ensure freehold land along the rivers is used and developed in a sustainable manner.

To maintain and enhance stands of remnant vegetation and encourage planting of locally indigenous species.

To prevent and arrest erosion of the riverbanks, which includes discouraging the grazing of stock close to riverbanks.

To place high priority on protecting the rivers and adjacent land in locations which are visible from main roads, residential areas and other key activity locations.

To provide the opportunity for the provision of public open space adjacent to the river in appropriate locations to provide for passive and active recreational activities.

#### **3.0 Permit requirement**

[C202warr](#) [05/11/2021](#)

A permit is not required for:

- Repairs and maintenance of existing buildings and works.
- Buildings and works associated with informal outdoor recreation.

#### **4.0 Application requirements**

[C202warr](#) [05/11/2021](#)

The following application requirements apply to an application for a permit under Clause 42.01, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A site analysis and plan(s) of the proposal which include:
  - The topography of the site and location of any existing native vegetation and drainage lines.
  - The location of any buildings, works, and effluent treatment arrangements proposed, including the distance to the high water mark of the river, or distance to the river bank or cliff top where there is a substantial drop to the river.
  - Elevations of any proposed buildings or works including exterior surface treatments.

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- The location and type of any native vegetation to be removed, and reasons for which removal of the vegetation is necessary.
- Adequate means of protecting the natural and habitat values of the rivers edge and/or river bank/cliff top in the vicinity of the application from disturbance, including fencing from stock.
- A Landscaping Plan which shows areas to be planted with indigenous species, and type of species to be planted, and treatment of the rivers edge (if applicable).
- Proposed arrangements for stormwater discharge.
- In areas where reticulated sewerage is not available effluent is to be disposed so as to render negligible any impact upon the river and its tributaries.

5.0

**Decision guidelines**

C202warr 05/11/2021

The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- ~~The comments of the Department of Environment, Land, Water and Planning:~~ [cannot include referral requirements in local provisions – move to 66.04]
- The State Environment Protection Policy.
- The possible effect of the development on water quality.
- The potential for flooding to occur and proper management of flood prone land.
- The conservation of natural habitats, habitat corridors and the preservation of native fauna including fish and other marine life.
- The protection of Aboriginal cultural heritage sites.
- The impact of the proposal upon the visual qualities of the river and adjacent land and measures to reduce the impact of the development, which may include screening and or relocation of the proposal.
- The preservation of soils and need to prevent erosion, including the desirability of excluding stock from the vicinity of the water course.
- Whether the land is capable of providing a building envelope which is not subject to high or severe erosion concern.
- Whether buildings or works are likely to cause erosion or landslip.
- Any proposed measures to manage concentrated runoff and site drainage.
- The need to stabilise disturbed areas by engineering works or revegetation.
- In the case of a subdivision or major development, the desirability of obtaining public access to the river and provision of public open space.
- Regional Catchment Strategy (Catchment and Land Protection Act 1994).
- Environmental Guidelines for Major Construction Sites, Environment Protection Authority, February 1996.
- Construction Techniques for Sediment Pollution Control, Environment Protection Authority, May 1991.
- Control of Erosion on Construction Sites, Soil Conservation Authority.
- Your Dam, an Asset or a Liability, Department of Conservation and Natural Resources.
- Land Capability Report (if prepared) as developed by the Department of Natural Resources and Environment, Centre for Land Protection Research.

**SCHEDULE 3 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY**

C202warr 05/11/2021

Shown on the planning scheme map as ESO3.



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LAKE GILLEAR

**1.0 Statement of environmental significance**

[C202warr](#) [05/11/2021](#)

Lake Gillear is a significant lake close to the coast that forms an important asset for the maintenance of flora and fauna in the area east of Warrnambool. It is surrounded by farming and recreational facilities that may impact on the natural and cultural values of the lake. Erosion, runoff, and the need to protect indigenous vegetation, are significant issues that require ongoing attention.

**2.0 Environmental objective to be achieved**

[C202warr](#) [05/11/2021](#)

To protect the natural and cultural values of Lake Gillear and adjacent land ~~by ensuring freehold land adjacent to Lake Gillear is used in a sustainable manner, primarily for farming and recreational purposes, by allowing the ongoing development of recreational facilities in the vicinity of Lake Gillear whilst maintaining natural and cultural values, and by maintaining and enhance stands of remnant vegetation and encourage planting of locally indigenous species. [to comply with MD, only 1 objective allowed]~~ [WPSEOR, p34]

~~To ensure freehold land adjacent to Lake Gillear is used in a sustainable manner, primarily for farming and recreational purposes.~~

~~To allow the ongoing development of recreational facilities in the vicinity of Lake Gillear whilst maintaining natural and cultural values.~~

~~To maintain and enhance stands of remnant vegetation and encourage planting of locally indigenous species.~~

**3.0 Permit requirement**

[C202warr](#) [05/11/2021](#)

A permit is not required for:

- Repairs and maintenance of existing buildings and works.
- Buildings and works associated with Informal outdoor recreation where no alteration to the topography of the land occurs.

**4.0 Application requirements**

[C202warr](#) [05/11/2021](#)

The following application requirements apply to an application for a permit under Clause 42.01, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A site analysis and plan(s) of the proposal that include:
  - The location of any buildings, works, and effluent treatment arrangements proposed, including the distance to the high water mark of Lake Gillear.
  - Elevations of any proposed buildings including exterior surface treatments.
  - The location and type of any native vegetation to be removed, and reasons for which removal of the vegetation is necessary.
  - Adequate means of protecting the natural and habitat values of the foreshore of the lake in the vicinity of the application from disturbance.
  - A Landscaping Plan which shows areas to be planted with indigenous species, and type of species to be planted, and treatment of the foreshore area (if applicable).
  - Proposed arrangements for stormwater discharge.

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**5.0 Decision guidelines**

C202warr 05/11/2021

The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- For a proposal that will result in a potential increase of persons engaged in sport or increase of spectators visiting the Lake Gilleear area:
  - Car parking and access.
  - Public amenities.
  - Other matters as considered appropriate by the responsible authority.

**SCHEDULE 4 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY**

C202warr 05/11/2021

Shown on the planning scheme map as **ESO4**.

SOUTH WARRNAMBOOL WETLANDS

**1.0 Statement of environmental significance**

C202warr 05/11/2021

The South Warrnambool Wetlands are significant coastal wetlands that form an important home for wildlife and native vegetation. The wetlands are of regional geological, flora, fauna and recreational significance. They are also of strong local Aboriginal, cultural and historic significance. Protection of the ecological integrity and quality of this asset is of prime importance. The management of recreational/tourist and interpretive activities is also of importance.

**2.0 Environmental objective to be achieved**

C202warr 05/11/2021

To recognise and protect the ~~ecological~~, geological, historic, botanical, zoological and scenic values of the South Warrnambool Wetlands and their importance to local Aboriginal culture while providing for the sensitive establishment of recreation/tourism and interpretive activities and associated facilities. [to comply with MD, only 1 objective allowed] [WPSEOR, p37]

~~To protect the ecological integrity and quality of the natural areas from degradation of water quality and flows, invasive flora and fauna, vehicular and recreation-related impacts and land use impacts on adjacent land.~~

~~To establish recreation/tourism and interpretive activities, and provide access through the construction of walking tracks and erection of signs, interpretive shelters, viewing platforms and small bird hides.~~

**3.0 Permit requirement**

C202warr 05/11/2021

A permit is not required for:

- Removal of environmental weeds.
- Repairs and maintenance of existing buildings and works including fences.
- Buildings and works associated with informal outdoor recreation.
- Walking tracks, interpretive facilities and signs, shelters, bird hides and car parking areas which are developed generally in accordance with the recommendations of the Landscape Management Plan for the South Warrnambool Wetlands.

**4.0 Application requirements**

C202warr 05/11/2021

None specified.

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**5.0 Decision guidelines**

C202warr 05/11/2021

The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

None specified.

**6.0 Background document**

- The relevant land use and development directions of the Landscape Management Plan for the South Warrnambool Wetlands (Scenic Spectrums Pty Ltd & Ecology Australia Pty Ltd for Warrnambool City Council, 1996).[to comply with MD format]

**SCHEDULE 1 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY**

C202warr 05/11/2021

Shown on the planning scheme map as **SLO1**.

COASTAL HINTERLAND LANDSCAPE AREA

**1.0 Statement of nature and key elements of landscape**

C202warr 05/11/2021

Warrnambool is the largest coastal city in Victoria and is bordered by scenic coasts. The proximity of the Hopkins and Merri rivers to the coast also gives the rivers, their estuaries and the coasts important landscape qualities. Coastal and coastal hinterland views are of significance to residents, visitors and the tourist industry.

**2.0 Landscape character objectives to be achieved**

C202warr 05/11/2021

To protect and enhance the scenic qualities of coastal hinterland areas, particularly the views from inland towards the coast.

To recognise the value of the scenic qualities of views towards the coast to residents, visitors and the tourist industry. ["recognise" does not provide land use planning direction / inform decision making, MD only allows 5 objectives]

To maintain and enhance views from major roads and residential areas towards the coast.

To prevent the interruption of views towards the coast by inappropriate or poorly designed development or development that is sited in prominent locations.

To encourage development that does not intrude upon views of the coast.

To recognise hedgerows and established exotic vegetation as an important element of the coastal landscape.

**3.0 Permit requirement**

C202warr 05/11/2021

A permit is not required for:

- Repairs and maintenance of existing buildings and works.
- Minor extensions or additions to existing buildings including pergolas, carports, and outbuildings with a floor area of less than 100 square metres.
- Buildings and works associated with informal outdoor recreation.
- Grave digging and funerary monuments.

A permit is required to construct a fence more than 1.5 metres in height.

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#### 4.0 **Application requirements**

C202warr 05/11/2021

The following application requirements apply to an application for a permit under Clause 42.03, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A site analysis and plan(s) of the proposal that include:
  - The topography of the site and location of any existing native vegetation, sand dunes and drainage lines.
  - The location of any existing and proposed buildings and works, including fences of a height of more than 1.5 metres.
  - Elevations of any proposed buildings or works including exterior surface treatments. The elevations must illustrate the existing and proposed ground level in relation to the proposal.
  - A Landscaping Plan that shows all existing vegetation, any vegetation to be removed, areas to be planted with indigenous species, and type of species to be planted. Plants recognised locally as environmental weeds should not be included.
  - Photographs of the site of the proposal, as viewed from any nearby residential areas, roads, or other public activity areas towards the coast. A photographic montage or wide-angle photographs should be submitted with an accompanying plan that shows the location from which the photographs were taken.

#### 5.0 **Decision guidelines**

C202warr 05/11/2021

The following decision guidelines apply to an application for a permit under Clause 42.03, in addition to those specified in Clause 42.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The extent of intrusion of the development upon views towards the coast, particularly from existing residential areas, major roads and other public locations.
- The desirability of site responsive structures in locations of high visual prominence.
- The desirability of using exterior finishes/colours and landscape screens to reduce the impact of a development.
- The desirability of relocating the proposal to a less prominent location on the site to reduce the impact on views towards the coast.
- The need to retain and replant indigenous coastal species.
- The desirability of maintaining existing hedgerows as part of the coastal landscape and to screen existing and proposed development.

#### **SCHEDULE 2 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY**

C202warr 05/11/2021

Shown on the planning scheme map as **SL02**.  
HARRINGTON ROAD HILLS

#### 1.0 **Statement of nature and key elements of landscape**

C202warr 05/11/2021

The Harrington Road Hills provide panoramic views of some of Warrnambool's most significant topographical features including the Hopkins and Merri River, coastal line and Hinterlands. The hills provide visual relief and a break between the industrial precinct to the east, and the low density residential area resting behind the hills to the west.

#### 2.0 **Landscape character objectives to be achieved**

C202warr 05/11/2021

~~To maintain and enhance these views by:~~[Dot point objectives not allowed under drafting rules]

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~~To maintain and enhance views by locating development to locate well below the~~  
~~ridgeline of the hills.~~

~~Supporting the appropriate siting of development. [does not inform decision-making, the other~~  
~~objectives direct appropriate siting outcomes]~~

~~To protect viewlines by minimising visual and built form intrusion into the natural environment.~~

~~To enhance the visual quality of the Harrington Road Hills by minimising native vegetation~~  
~~removal and encouraging the re-establishment of indigenous vegetation.~~

~~To encourage development that does not intrude upon the views of the hills. [Repeats new first~~  
~~objective]~~

### 3.0 **Permit requirement**

~~C202warr 05/11/2021~~

A permit is not required for buildings and works associated with informal outdoor recreation.

A permit is required to construct a fence more than 1.5 metres in height.

### 4.0 **Application requirements**

~~C202warr 05/11/2021~~

The following application requirements apply to an application for a permit under Clause 42.03, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A site analysis and plan(s) of the proposal that include:
  - The topography of the site and location of any existing native vegetation and drainage lines.
  - The location of any existing or proposed buildings or works, including fences of a height of more than 1.5 metres.
  - Elevations of any proposed buildings or works including exterior surface treatments. The elevations must illustrate the existing and proposed ground level in relation to the proposal.
  - The location, extent and levels of any excavations or alterations to the natural surface, including details of work to stabilise areas of fill or excavation.
  - Measures to reduce the visual impact of any buildings or works including landscaping and details regarding material and finishes.
  - Areas for the reinstatement/regeneration of native revegetation.
  - Any works necessary to control drainage and stormwater run off from all buildings, access roads and driveways.

### 5.0 **Decision guidelines**

~~C202warr 05/11/2021~~

The following decision guidelines apply to an application for a permit under Clause 42.03, in addition to those specified in Clause 42.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The extent of intrusion of the development upon views to and from the hills, particularly from existing residential areas, major roads and other public locations.
- The conservation and enhancement of the area including visual amenity.
- Preservation of, and impact on the natural environment and the need to prevent erosion.
- The desirability of site responsive structures in locations of high visual prominence.
- The preservation and protection of significant vegetation and habitat.

## **SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY**

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GC138 21/11/2019

## 1.0

### Application requirements

C208warr 22/07/2021

The following application requirements apply to an application for a permit under Clause 43.01 within HO304, HO312, HO324 and HO325, in addition to those specified elsewhere in the planning scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- An analysis of the site and surrounding area including:
  - A site plan showing existing and proposed buildings and works including dimensions and setbacks, together with setbacks of adjacent buildings.
  - Detailed elevations of the proposed buildings and/or works.
  - The proposed colour and type of all external materials, including doors, windows, etc.
  - A photo montage or sketch illustrating the visual relationship of the proposal with the existing building as well as any buildings on adjacent sites.
  - Proposed fencing.
  - A scaled and detailed landscape plan.
- A report explaining the proposal and how it addresses Clause 15.03-1L and the following documents (as appropriate):
  - *Warrnambool City Council Heritage Guidelines and Precinct Statements of Significance* (Grieve Gillett Pty Ltd, 2012)
  - *St. John's Church Precinct Heritage Design Guidelines* (Warrnambool City Council, 2020)
  - *Fairy Street Precinct Heritage Design Guidelines* (Warrnambool City Council, 2020)
  - *Commercial Precinct Heritage Design Guidelines* (Warrnambool City Council, 2020)
  - *Railway Precinct Heritage Design Guidelines* (Warrnambool City Council, 2020)
  - *Warrnambool Infrastructure Incorporated Plan* (Warrnambool City Council, 2012)
- Within the St John's Church Precinct (HO304), an application that removes a site with social significance should also include a report explaining:
  - The social significance as identified in the *Warrnambool City Council Heritage Guidelines and Precinct Statements of Significance* (Grieve Gillett Pty Ltd, 2012).
  - The relevant importance of the place to a group or community.
  - Whether the site is associated with a particular person or group important in the community's history.
  - Whether the place is valued by a community for reasons of religious, spiritual, cultural, educational or social associations.

## 2.0

### Heritage places

C208warr 22/07/2021

The requirements of this overlay apply to both the heritage place and its associated land.

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Include d on the Victoria n Heritage Register under the Heritage Act 2017?	Prohibited uses permitted ?	Aboriginal heritage place?
	PRECINCTS							

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HO193	<b>Warrnambool Botanic Gardens</b> Cockman Street and Botanic Road, Warrnambool	-	-	-	-	Yes Ref No. H2090	Yes	No
HO377	<b>Warrnambool Cemetery, Sexton's Cottage, Stone Wall and Rotunda</b> Otway Road, Warrnambool	Yes	No	Yes Interior plantings of Araucaria heterophylla (Norfolk Island Pines)	Yes - sandstone perimeter wall	No	No	No
HO226	<b>Street Tree Precinct</b> Road Reserves of <ul style="list-style-type: none"> <li>Gilles Street</li> <li>Henna Street (part)</li> <li>Jamieson Street (part)</li> <li>Fairy Street (part)</li> <li>Kepler Street (part)</li> <li>Koroit Street (part)</li> <li>Liebig Street (part)</li> <li>Merri Crescent (part)</li> <li>Merri Street (part)</li> <li>Nicholson Street (part)</li> <li>Pertobe Road</li> <li>Stanley Street (part)</li> <li>Raglan Parade (part)</li> <li>Timor Street (part)</li> </ul> <b>Incorporated plan:</b> Warrnambool Infrastructure Incorporated Plan 2012	No	No	Yes Street trees	No	No	No	No
HO301	<b>Ellerslie Grove Precinct</b> <b>Incorporated plan:</b>	No	No	No	No	No	No	No

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	Warrnambool Infrastructure Incorporated Plan 2012							
HO30 2	Timor and Ryot Street West Precinct <b>Incorporated plan:</b> Warrnambool Infrastructure Incorporated Plan 2012	No	No	No	No	No	No	No
HO30 3	Merri Crescent Precinct <b>Incorporated plan:</b> Warrnambool Infrastructure Incorporated Plan 2012	No	No	No	No	No	No	No
HO30 4	St John's Church Precinct <b>Incorporated plan:</b> Warrnambool Infrastructure Incorporated Plan 2012 <b>Heritage design guideline:</b> St. John's Church Precinct Heritage Design Guidelines (Warrnambool City Council, 2020)	No	No	No	No	No	Yes	No
HO30 5	Ocean and Wattle Groves Precinct <b>Incorporated plan:</b> Warrnambool Infrastructure Incorporated Plan 2012	No	No	No	No	No	No	No
HO30 6	Cockman Street Precinct <b>Incorporated plan:</b> Warrnambool Infrastructure Incorporated Plan 2012	No	No	No	No	No	No	No
HO30 7	Murray Street Precinct	No	No	No	No	No	No	No



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	<b>Incorporated plan:</b> Warrnambool Infrastructure Incorporated Plan 2012							
HO308	Kerr Street Precinct <b>Incorporated plan:</b> Warrnambool Infrastructure Incorporated Plan 2012	No	No	No	No	No	No	No
HO309	Henna Street South Precinct <b>Incorporated plan:</b> Warrnambool Infrastructure Incorporated Plan 2012	No	No	No	No	No	No	No
HO310	Lava Street West Precinct <b>Incorporated plan:</b> Warrnambool Infrastructure Incorporated Plan 2012	No	No	No	No	No	No	No
HO311	Hider Street and Ryot Street North Precinct <b>Incorporated plan:</b> Warrnambool Infrastructure Incorporated Plan 2012	No	No	No	No	No	No	No
HO312	Fairy Street Precinct <b>Incorporated plan:</b> Warrnambool Infrastructure Incorporated Plan 2012 <b>Heritage design guideline:</b> Fairy Street Precinct Heritage Design Guidelines (Warrnambool City Council, 2020)	No	No	No	No	No	No	No

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HO31 3	Banyan Street South Precinct <b>Incorporated plan:</b> Warrnambool Infrastructure Incorporated Plan 2012	No	No	No	No	No	No	No
HO31 4	Koroit Street West Precinct <b>Incorporated plan:</b> Warrnambool Infrastructure Incorporated Plan 2012	No	No	No	No	No	No	No
HO31 5	Woodford Village Precinct <b>Incorporated plan:</b> Warrnambool Infrastructure Incorporated Plan 2012	No	No	No	No	No	No	No
HO31 6	Canterbury Road and Botanic Road Precinct <b>Incorporated plan:</b> Warrnambool Infrastructure Incorporated Plan 2012	No	No	No	No	No	No	No
HO31 7	Jamieson Street Precinct <b>Incorporated plan:</b> Warrnambool Infrastructure Incorporated Plan 2012	No	No	No	No	No	No	No
HO31 8	Nelson Street Hill Precinct <b>Incorporated plan:</b> Warrnambool Infrastructure Incorporated Plan 2012	No	No	No	No	No	No	No
HO31 9	Raglan Parade Precinct <b>Incorporated plan:</b> Warrnambool Infrastructure	No	No	No	No	No	No	No

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	Incorporated Plan 2012							
HO320	Darling Street, Banyan Street, and Liebig Street North Precinct <b>Incorporated plan:</b> Warrnambool Infrastructure Incorporated Plan 2012	No	No	No	No	No	No	No
HO321	Kruger Street Precinct <b>Incorporated plan:</b> Warrnambool Infrastructure Incorporated Plan 2012	No	No	No	No	No	No	No
HO322	Cramer Street Precinct <b>Incorporated plan:</b> Warrnambool Infrastructure Incorporated Plan 2012	No	No	No	No	No	No	No
HO323	Coulstock Street Precinct <b>Incorporated plan:</b> Warrnambool Infrastructure Incorporated Plan 2012	No	No	No	No	No	No	No
HO324	Commercial Precinct <b>Incorporated plan:</b> Warrnambool Infrastructure Incorporated Plan 2012 <b>Heritage design guideline:</b> Commercial Precinct Heritage Design Guidelines (Warrnambool City Council, 2020)	No	No	No	No	No	No	No
HO325	Railway Precinct <b>Incorporated plan:</b>	No	No	No	No	No	No	No

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	Warrnambool Infrastructure Incorporated Plan 2012 <b>Heritage design guideline:</b> Railway Precinct Heritage Design Guidelines (Warrnambool City Council, 2020)							
HO326	Verdon Street Precinct <b>Incorporated plan:</b> Warrnambool Infrastructure Incorporated Plan 2012	No	No	No	No	No	No	No
	<b>ALLANSFORD</b>							
HO197	<b>Former Presbyterian Church</b> 13 Frank Street, Allansford	Yes	No	No	No	No	No	No
HO334	<b>Junction Hotel</b> 1-3 Grauers Road, Allansford	Yes	No	No	No	No	No	No
HO342	<b>St Carthages Catholic Church</b> 18 Grauers Road, Allansford	Yes	No	Yes, Cupressus macrocarpa	No	No	Yes	No
HO203	<b>Allandale</b> 457 Hopkins Point Road (north side)	Yes	Yes	Yes	No	No	No	Yes
HO204	<b>Summer Hill</b> 10 Jubilee Park Road, Allansford	Yes	No	No	No	No	No	No
HO331	<b>Shipley</b> 10435-10489 Princes Highway, Allansford	Yes	No	Yes	Yes, horse boxes, stallion box and former cheese factory	No	No	No
HO201	<b>Tooram Park</b> 200 Tooram Road, Allansford	Yes	No	No	No	No	No	No
HO349	<b>Logans Farmhouse and Dairy</b>	Yes	No	No	No	No	No	No

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	211 Tooram Road, Allansford							
HO198	<b>Allansford Memorial Pavilion and Gates, Allansford Recreation Reserve</b> Zeigler Parade, Allansford	Yes	No	No	No	No	No	No
HO200	<b>Hopkins River Bridge</b> Zeigler Parade, Allansford	No	No	No	No	No	No	No
HO196	<b>Bridge Hotel</b> 1 Zeigler Parade, Allansford	Yes	No	No	No	No	No	No
HO186	<b>Allansford Primary School</b> 15 Zeigler Parade, Allansford	No	No	No	No	No	Yes	No
HO199	<b>Former General Store</b> 39 Zeigler Parade, Allansford	Yes	No	No	No	No	No	No
<b>BUSHFIELD</b>								
HO370	9 Bridge Road, Bushfield	Yes	No	No	No	No	No	No
HO361	66 Bridge Road, Bushfield	Yes	No	No	No	No	No	No
HO206	<b>Former Rainey Residence</b> 82 Bridge Road, Bushfield	Yes	No	Yes	No	No	No	No
<b>DENNINGTON</b>								
HO228	<b>Railway Bridge</b> Merri River, Dennington	-	-	-	-	Yes Ref No. H151	Yes	No
HO358	<b>Former Nestles Factory Managers Residence, Office and Phoenix canariensis</b> Drummond Street, Dennington	Yes	No	Yes, three <i>Phoenix canariensis</i> (Canary Island Palm)	No	No	No	No
HO194	<b>Nestles Employees</b>	-	-	-	-	Yes	Yes	No

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	<b>Cottages (Demolished),</b> 22-32 Drummond Street, Dennington					Ref No. H613		
HO328	<b>Shamrock Hotel</b> 101 Drummond Street, Dennington	Yes	No	No	No	No	No	No
HO210	<b>Farnham Park Lodge</b> 1 Farnham Road, Dennington <i>(Heritage place is defined as the building known as 'Farnham Park Lodge' and land within 15 metres of the building, including the stone building to the west).</i>	Yes	No	No	No	No	No	No
HO211	<b>Bonique</b> 94 Farnham's Road, Illowa <i>(Heritage place is defined as the building known as 'Bonique' and land within 20 metres of the building).</i>	No	No	No	No	No	No	No
HO353	<b>Merri Lodge and Garden</b> 45 Princes Highway, Dennington	Yes	No	Yes	Yes	No	No	No
HO356	5 Tylden Street, Dennington	Yes	No	No	Yes, stables	No	No	No
HO364	<b>Merri Banks Farm</b> 73 Station Street, Dennington	Yes	No	No	No	No	No	No
HO332	115 Station Street, Dennington	Yes	No	Yes, <i>Schinus molle</i> (Peppercorn Tree) in the east courtyard	No	No	No	No
HO380	<b>Former St Andrew's</b>	Yes	No	No	No	No	No	No

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	<b>Anglican Church</b> The Esplanade, Dennington							
	<b>WARRNAMBOOL</b>							
HO357	50 Aitkins Road, Warrnambool	Yes	No	Yes, <i>Phoenix canariensis</i> (Canary Island Palm)	No	No	No	No
HO11	6 Ardlie Street, Warrnambool	No	No	No	No	No	No	No
HO189	<b>Wingfield</b> 38 Ardlie Street, Warrnambool	Yes	No	No	No	No	No	No
HO188	58 Ardlie Street, Warrnambool	Yes	No	No	No	No	No	No
HO187	60-62 Ardlie Street, Warrnambool	Yes	No	No	No	No	No	No
HO12	61 Ardlie Street, Warrnambool	No	No	No	No	No	No	No
HO184	<b>Former Rowleys Brewery</b> Part 20 Banyan Street, Warrnambool (fronts Timor Street)	Yes	No	No	No	No	No	No
HO338	156-158 Banyan Street, Warrnambool	Yes	No	No	No	No	No	No
HO17	<b>Former Farm House</b> 10 Baynes Street	Yes	No	No	No	No	No	No
HO18	<b>"Wyton" Emmanuel College</b> (Formerly "St Anne's Convent of Mercy"), 140-150 Botanic Road, Warrnambool (corner Botanic Road and Ardlie Street)	Yes	No	No	No	No	No	No
HO19	<b>Warrnambool Breakwater, Viaduct and Harbour</b>	-	-	-	-	Yes Ref No. H2124	Yes	No

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	Breakwater Road, Warrnambool							
HO20	<b>St Joseph's</b> 42 Canterbury Road, Warrnambool (Corner Bromfield Street and Canterbury Road)	Yes	No	No	No	No	No	No
HO21	<b>Whitehall</b> 4 Canterbury Road, Warrnambool	Yes	No	No	Yes Stable fence	No	No	No
HO22	10 Canterbury Road, Warrnambool	Yes	No	Yes	Yes Stables	No	No	No
HO24	25 Canterbury Road, Warrnambool	Yes	No	No	No	No	No	No
HO340	<b>Boughton</b> 179 Caramut Road, Warrnambool	Yes	No	Yes, all mature trees with the garden and the early orchard	Yes, outbuildings	No	No	No
HO359	<b>Lipook</b> 6 Clancey Court, Warrnambool	Yes	No	Yes, two <i>Phoenix canariensis</i> (Canary Island Palm)	No	No	No	No
HO367	77 Coulstock Street, Warrnambool	Yes	No	No	No	No	No	No
HO368	83 Coulstock Street, Warrnambool	Yes	No	No	Yes	No	No	No
HO28	3 Darling Street, Warrnambool	No	No	No	Yes Fence	No	No	No
HO29	1/90 Denneys Street, Warrnambool	Yes	No	No	No	No	No	No
HO365	76 Denneys Street, Warrnambool	Yes	No	No	No	No	No	No
HO205	<b>Former Half-way Hotel</b> 2 Fala Park Road, Warrnambool	Yes	No	No	No	No	No	No
HO177	<b>Royal Hotel</b>	Yes	Yes	No	No	No	No	No



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	43 Fairy Street, Warrnambool (corner Timor and Fairy Streets)							
HO30	<b>Former Premier Butter Factory</b> 57 Fairy Street, Warrnambool	Yes	No	No	No	No	No	No
HO31	56 Fairy Street, Warrnambool	Yes	No	No	No	No	No	No
HO32	<b>Otway House</b> 69 Fairy Street, Warrnambool	Yes	Yes	No	No	No	No	No
HO35	<b>Former Russell and Powells</b> rear 130 Fairy Street, Warrnambool	Yes	Yes	No	No	No	No	No
HO36	<b>Former McConnell's Stables</b> 140 Fairy Street, Warrnambool	Yes	No	No	No	No	No	No
HO37	<b>Former Smith's Bakery</b> 140 Fairy Street, Warrnambool	Yes	No	No	No	No	No	No
HO38	144-150 Fairy Street, Warrnambool	Yes	No	No	No	No	No	No
HO39	147-155 Fairy Street, Warrnambool	Yes	No	No	No	No	No	No
HO42	<b>Werriponong</b> 2 Ferguson Street, Warrnambool	No	No	No	No	No	No	No
HO333	12 Flaxman Street, Warrnambool	Yes	No	No	Yes, stables	No	No	No
HO341	18 Flaxman Street, Warrnambool	Yes	No	No	No	No	No	No
HO227	<b>Fletcher Jones Factory and Gardens</b> 61-81 Flaxman Street, Warrnambool	-	-	-	-	Yes Ref No. H2101	Yes	No
HO25	<b>Former Farm House</b>	Yes	No	No	No	No	No	No

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	3 Freedom Court, Warrnambool							
HO128	<b>Former City Baths</b> 2 Gilles Street (part), and 1 Artillery Crescent (part), Warrnambool	Yes	Yes	No	No	No	No	No
HO43	<b>Former Customs House</b> 3 Gilles Street, Warrnambool	-	-	-	-	Yes Ref No. H463	Yes	No
HO44	<b>Former Police Station Complex</b> 9 Gilles Street, Warrnambool	-	-	-	-	Yes Ref No. H1698	Yes	No
HO214	<b>Former Woollen Mill</b> Harris Street, Warrnambool. Cellars of 1909 building.	No	Yes	No	No	No	No	No
HO215	<b>Former Woollen Mill</b> Harris Street, Warrnambool. Surviving walls and roof trusses of former boiler house.	No	Yes	No	No	No	No	No
HO216	<b>Former Woollen Mill</b> Harris Street, Warrnambool. Surviving walls of 1869 building.	No	Yes	No	No	No	No	No
HO217	<b>Former Woollen Mill</b> Harris Street, Warrnambool. Foundation remains of 1869 meatworks building.	No	Yes	No	No	No	No	No
HO218	<b>Former Woollen Mill</b> Harris Street, Warrnambool. Surviving walls and roof timbers of 1914c. boiler and engine house	No	Yes	No	No	No	No	No

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HO219	<b>Former Woollen Mill</b> Harris Street, Warrnambool. 1920c. office with sign pediment.	No	Yes	No	No	No	No	No
HO47	<b>Airlie</b> 19 Henna Street, Warrnambool	Yes	Yes	No	No	No	No	No
HO374	<b>Granny's Grave</b> Hickford Parade, Warrnambool	Yes	No	No	No	No	No	No
HO48	46 Hider Street, Warrnambool	Yes	No	No	No	No	No	No
HO49	55-57 Hider Street, Warrnambool	Yes	No	No	Yes Fence	No	No	No
HO50	30 Hopetoun Road, Warrnambool	Yes	No	No	No	No	No	No
HO355	46-50 Hopetoun Road, Warrnambool	Yes	No	No	No	No	No	No
HO202	<b>Motang</b> 250 Hopkins Point Road, Warrnambool	Yes	No	No	No	No	No	No
HO53	18 Hyland Street, Warrnambool	No	No	No	No	No	No	No
HO54	38 Hyland Street, Warrnambool	No	No	No	No	No	No	No
HO329	<b>Former Agricultural High School</b> 101 Hyland Street, Warrnambool	Yes	No	No	No	No	No	No
HO372	9-11 Japan Street, Warrnambool	Yes	No	No	No	No	No	No
HO55	<b>Jamieson Street School</b> 3-13 Jamieson Street, Warrnambool (corner Jamieson Street and Raglan Parade)	Yes	Yes	No	No	No	No	No

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HO56	30 Jamieson Street, Warrnambool	Yes	No	No	No	No	No	No
HO363	<b>Raloda (former Fletcher Jones House)</b> 72 Jamieson Street, Warrnambool	Yes	No	No	No	No	No	No
HO360	60 Jukes Street, Warrnambool	Yes	No	No	No	No	No	No
HO57	58 Kelp Street, Warrnambool	No	Yes	No	No	No	No	No
HO362	69 Kelp Street, Warrnambool	Yes	No	No	No	No	No	No
HO185	<b>Orderly Room and residence</b> Kepler Street and part 197-205 Timor Street, Warrnambool (fronts Kepler Street)	-	-	-	-	Yes Ref No. H543	Yes	No
HO58	<b>City Band Hall</b> 21 Kepler Street, Warrnambool	Yes	Yes	No	No	No	No	No
HO176	<b>Western Hotel</b> 49 Kepler Street, Warrnambool (south-west corner Timor and Kepler Streets)	Yes	Yes	No	No	No	No	No
HO59	<b>Masonic Temple</b> 32 Kepler Street, Warrnambool	Yes	Yes	No	No	No	No	No
HO60	<b>Federal Chambers</b> 40 Kepler Street, Warrnambool	Yes	Yes	No	No	No	No	No
HO61	<b>Kepler Kettle</b> 42 Kepler Street, Warrnambool	Yes	No	No	No	No	No	No
HO62	67-69 Kepler Street, Warrnambool	Yes	No	No	No	No	No	No

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HO63	71-77 Kepler Street, Warrnambool	Yes	No	No	No	No	No	No
HO64	91 Kepler Street, Warrnambool	Yes	No	No	No	No	No	No
HO65	<b>Warrnambool Club</b> 94 Kepler Street, Warrnambool	Yes	Yes	No	No	No	No	No
HO67	97-105 Kepler Street, Warrnambool	Yes	No	No	No	No	No	No
HO68	125 Kepler Street, Warrnambool	Yes	No	No	No	No	No	No
HO69	129 Kepler Street, Warrnambool	Yes	No	No	No	No	No	No
HO70	145 Kepler Street, Warrnambool	Yes	No	No	No	No	No	No
HO71	147-149 Kepler Street, Warrnambool	Yes	No	No	No	No	No	No
HO72	<b>Former Criterion Hotel</b> 151-157 Kepler Street, Warrnambool	Yes	No	No	No	No	No	No
HO73	<b>Former RCA Offices and Union Bank</b> 56 Kepler Street, Warrnambool (corner Kepler and Koroit Streets)	Yes	Yes	No	No	No	No	No
HO74	<b>Pontings</b> 112 Kepler Street, Warrnambool	No	No	No	No	No	No	No
HO339	16 King Street, Warrnambool	Yes	No	No	No	No	No	No
HO76	12 Kinross Court, Warrnambool	No	No	No	No	No	No	No
HO77	1/19 Koroit Street, Warrnambool	No	No	No	No	No	No	No
HO78	25 Koroit Street, Warrnambool	No	No	No	No	No	No	No

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HO354	46 Koroit Street, Warrnambool	Yes	No	No	No	No	No	No
HO79	<b>St Georges Church of England</b> 51 Koroit Street, Warrnambool	Yes	Yes	No	No	No	No	No
HO80	57 Koroit Street, Warrnambool	No	No	No	No	No	No	No
HO81	<b>Cottage</b> 73 Koroit Street, Warrnambool	-	-	-	-	Yes Ref No. H577	Yes	No
HO345	<b>Ambleside</b> 192 Koroit Street, Warrnambool	Yes	No	Yes, <i>Cupressus sempervirens</i> (Italian Cypress)	Yes, stables	No	No	No
HO346	<b>Former Reeves Cordial Factory</b> 198 Koroit Street, Warrnambool	Yes	No	No	No	No	No	No
HO85	223-225 Koroit Street, Warrnambool	Yes	No	No	No	No	No	No
HO183	<b>Christ Church Complex</b> 224-230 Koroit Street and 64-66 Henna Street, Warrnambool	-	-	-	-	Yes Ref No. H387	Yes	No
HO86	<b>Former Thos. Naylor's</b> 227 Koroit Street, Warrnambool	Yes	No	No	No	No	No	No
HO87	258-260 Koroit Street, Warrnambool	Yes	No	No	No	No	No	No
HO91	<b>Ellerslie College</b> 239-241 Koroit Street, Warrnambool	-	-	-	-	Yes Ref No. H2076	Yes	No
HO93	1/45 Lava Street, Warrnambool	No	Yes	No	No	No	No	No
HO371	<b>Victoria Hotel</b> 90 Lava Street, Warrnambool	Yes	No	No	No	No	No	No
HO94	<b>St Joseph's Church</b>	Yes	Yes	No	Yes School buildings,	No	No	No

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	150-168 Lava Street, and 169 Kepler Street, Warrnambool				presbytery hall			
HO95	<b>Former. Warrnambool Steam Navigation Co. Building</b> 26-32 Liebig Street, Warrnambool	Yes	Yes	No	No	No	No	No
HO97	<b>Former Commercial Hotel</b> 59 Liebig Street and 158 – 160 Timor Street, Warrnambool	Yes	No	No	No	No	No	No
HO96	60 Liebig Street, Warrnambool	Yes	No	No	No	No	No	No
HO98	62 Liebig Street, Warrnambool	Yes	No	No	No	No	No	No
HO99	67 and 69 Liebig Street, Warrnambool	Yes	No	No	No	No	No	No
HO100	<b>Moomba Cafe and Milk Bar</b> 71 Liebig Street, Warrnambool	Yes	No	No	No	No	No	No
HO101	73 Liebig Street, Warrnambool	Yes	No	No	No	No	No	No
HO102	74,76 and 78 Liebig Street, Warrnambool	Yes	No	No	No	No	No	No
HO103	75 and 77 Liebig Street, Warrnambool	Yes	No	No	No	No	No	No
HO106	89 and 93 Liebig Street, Warrnambool	Yes	No	No	No	No	No	No
HO107	94 Liebig Street, Warrnambool	Yes	No	No	No	No	No	No
HO108	95 Liebig Street, Warrnambool	Yes	No	No	No	No	No	No
HO109	96 Liebig Street, Warrnambool	Yes	No	No	No	No	No	No
HO110	97 Liebig Street, Warrnambool	Yes	No	No	No	No	No	No
HO111	98 and 100 Liebig Street, Warrnambool	Yes	No	No	No	No	No	No

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HO11 2	99 Liebig Street, Warrnambool	Yes	No	No	No	No	No	No
HO11 3	<b>Former T&amp;G Building</b> 161-163 Liebig Street and 121- 129 Lava Street, Warrnambool	Yes	Yes	No	No	No	No	No
HO11 4	165-169 Liebig Street and 102- 108 Lava Street, Warrnambool	Yes	No	No	No	No	No	No
HO34 4	185-191 Liebig Street, Warrnambool	Yes	No	No	No	No	No	No
HO11 5	194-196 Liebig Street, Warrnambool	Yes	No	No	No	No	No	No
HO11 6	196A Liebig Street and 534 Raglan Parade, Warrnambool	Yes	No	No	No	No	No	No
HO11 7	<b>Murweh</b> 203 Liebig Street, Warrnambool	-	-	-	-	Yes Ref No. H402	Yes	No
HO11 8	<b>Water tower and wall, Liebig Street storage</b> 207 Liebig Street, Warrnambool	Yes	No	No	Yes Wall	No	No	No
HO11 9	<b>Former Crammond and Dickson Building</b> 50-58 Liebig Street, Warrnambool (corner Liebig and Timor Streets)	Yes	Yes	No	No	No	No	No
HO34 7	<b>Former Spring Vale Stone Dairy</b> 2 Logans Beach Road, Warrnambool	Yes	No	No	No	No	No	No
HO37 6	<b>Memorial Trough</b> Marfell Road, Warrnambool	Yes	No	No	No	No	No	No
HO37 5	<b>South Warrnambool</b>	Yes	No	No	No	No	No	No



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	<b>Presbyterian Church</b> Macdonald Street, Warrnambool							
HO120	32 Macdonald Street, Warrnambool	No	No	No	No	No	No	No
HO121	46 Macdonald Street, Warrnambool	No	No	No	No	No	No	No
HO125	<b>Warrnambool Lighthouse Est, Flagstaff Hill</b> Merri Street, Warrnambool	Yes	Yes	No	Yes Chart room quarters and closet 2 lighthouse fortification	No	No	No
HO126	<b>Lady Bay Lighthouse Complex, Flagstaff Hill</b> 83-89 Merri Street, Warrnambool	-	-	-	-	Yes Ref No. H1520	No	No
HO127	<b>Warrnambool Railway Station</b> Merri Street, Warrnambool	Yes	Yes	No	Yes Goods sheds, wall, water tower, house	No	No	No
HO330	102 Merri Street, Warrnambool	Yes	No	No	No	No	No	No
HO348	<b>Colmar</b> 202-204 Merri Street, Warrnambool	Yes	No	Yes, three <i>Araucaria heterophylla</i> (Norfolk Island Pine)	Yes, sandstone walls (former stable)	No	No	No
HO350	236 Moore Street, Warrnambool	Yes	No	No	Yes, two timber outbuildings	No	No	No
HO335	<b>Milestone</b> Within road reserve in front of 144 Mortlake Road, Warrnambool	Yes	No	No	No	No	No	No
HO130	23 Murray Street, Warrnambool	Yes	No	No	No	No	No	No
HO131	25 Murray Street, Warrnambool	Yes	No	No	No	No	No	No
HO132	29 Murray Street, Warrnambool	Yes	No	No	No	No	No	No

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HO133	31 Murray Street, Warrnambool	Yes	No	No	No	No	No	No
HO134	43 Murray Street, Warrnambool	Yes	No	No	No	No	No	No
HO51	<b>Hopkins River Mouth</b> Point Richie Road, Warrnambool	No	No	Yes	No	No	No	No
HO138	22 and 24 Princess Street, Warrnambool	No	No	No	No	No	No	No
HO373	<b>Milestone</b> Corner Raglan Parade and Foster Street, Warrnambool	Yes	No	No	No	No	No	No
HO145	<b>Former Napthine Residence</b> 83 Raglan Parade, Warrnambool	No	No	No	No	No	No	No
HO140	356 Raglan Parade, Warrnambool	No	No	Yes	No	No	No	No
HO141	<b>Former Brian Boru Hotel</b> 451 Raglan Parade, Warrnambool	Yes	No	No	No	No	No	No
HO366	<b>Former Warrnambool Motors Car Showroom</b> 765-767 Raglan Parade, Warrnambool	Yes	Yes	No	No	No	No	No
HO147	<b>Quarry</b> 805-821 Raglan Parade, Warrnambool	Yes	No	No	No	No	No	No
HO146	915-917 Raglan Parade, Warrnambool	No	No	No	No	No	No	No
HO148	7 Redford Street, Warrnambool	No	No	No	No	No	No	No
HO150	71 Ryot Street, Warrnambool	Yes	No	No	Yes Fence	No	No	No
HO151	<b>Proudfoot's Boathouse</b>	-	-	-	-	Yes	Yes	No

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	2 Simpson Street, Warrnambool					Ref No. H620		
HO213	<b>Tannachy</b> 90 Skene Street, Warrnambool (Heritage Place is defined as the building known as 'Tannachy' and land within 4 metres of the building on the west side, land within 5 metres of the building on the northern side, all the land within the front setback and all the land within the east setback).	Yes	No	No	No	No	No	No
HO152	158 Skene Street, Warrnambool	No	No	No	No	No	No	No
HO157	<b>Saleyards Wall</b> Spence Street (southern side)	No	No	No	No	No	No	No
HO153	<b>Former Church of Christ</b> 18 Spence Street, Warrnambool	Yes	Yes	No	No	No	No	No
HO191	<b>Mooloolool</b> 20 Spence Street, Warrnambool	Yes	No	No	No	No	No	No
HO155	<b>Lerne</b> 23 Spence Street, Warrnambool	Yes	No	No	No	No	No	No
HO154	28 Spence Street, Warrnambool	Yes	No	No	No	No	Yes	No
HO379	<b>Road Bridge</b> Stanley Street, Warrnambool	Yes	No	No	No	No	No	No
HO352	37 Stanley Street, Warrnambool	Yes	No	No	No	No	No	No
HO190	<b>Former South Warrnambool Primary School</b>	Yes	No	No	No	No	No	No

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	14 Stephens Street, Warrnambool							
HO156	<b>St Johns Church</b> 22-26 Spence Street, Warrnambool	Yes	Yes	No	Yes Jubilee Hall, Middle Hall, Cottage, Parsonage, Fence	No	No	No
HO158	<b>Waveney</b> 10-12 Jukes Street, Warrnambool (also known as 17-19 Thompson Street)	No	No	No	No	No	No	No
HO159	80 Timor Street, Warrnambool	No	No	No	No	No	No	No
HO160	<b>Former State Savings Bank</b> 130 Timor Street, Warrnambool	Yes	No	No	No	No	No	No
HO161	162-166 Timor Street, Warrnambool	Yes	No	No	No	No	No	No
HO162	163 Timor Street, Warrnambool	Yes	Yes	No	No	No	No	No
HO163	186, 188 and 190 Timor Street, Warrnambool	Yes	No	No	No	No	No	No
HO192	192 Timor Street, Warrnambool	Yes	No	No	No	No	No	No
HO166	194 Timor Street, Warrnambool	Yes	No	No	No	No	No	No
HO167	196 Timor Street, Warrnambool	Yes	No	No	No	No	No	No
HO168	198 Timor Street, Warrnambool	Yes	No	No	No	No	No	No
HO169	<b>Former Australasia Bank</b> 214 Timor Street, Warrnambool	Yes	No	No	Yes Fence	No	No	No
HO170	<b>Shops and Residences</b>	-	-	-	-	Yes Ref No. H228	Yes	No

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	220-222 Timor Street, Warrnambool							
HO174	<b>Jenolan</b> 299 Timor Street, Warrnambool	No	No	No	Yes Fence	No	No	No
HO178	<b>Former Warrnambool Court House</b> 193-195 Timor Street, Warrnambool (south-west corner Timor and Gilles Streets)	-	-	-	-	Yes Ref No. H1674	Yes	No
HO179	<b>Former Post Office</b> 187-191 Timor Street, Warrnambool	Yes	No	No	No	No	Yes	No
HO180	<b>Former AMP Building</b> Part 197-205 Timor Street, Warrnambool	Yes	No	Yes	No	No	No	No
HO181	<b>Former National Bank</b> 53 Kepler Street, Warrnambool	Yes	Yes	No	No	No	No	No
HO343	<b>Waikato</b> 18 Waikato Court, Warrnambool	Yes	No	No	No	No	No	No
HO182	<b>Wollaston Bridge</b> Over Merri River, Wollaston Road, Warrnambool	-	-	-	-	Yes Ref No. H1453	Yes	No
HO369	<b>Wollaston Homestead Complex</b> 84 Wollaston Road, Warrnambool	Yes	No	Yes	Yes, cottage	No	No	No
	<b>WOODFORD</b>							
HO208	<b>Former Woodford Police Station and Residence</b> 233 Bridge Road, Woodford	Yes	No	No	No	No	No	No

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HO336	<b>Milestone</b> 145 Fala Park Road, Woodford	Yes	No	No	No	No	No	No
HO337	<b>Fala Park Homestead</b> 153 Fala Park Road	Yes	No	Yes, surrounding garden, mature orchard and tress, surrounding park including all mature conifers	Yes, including the detached kitchen	No	No	No
HO209	<b>Woodford Presbyterian Church and Sunday School Hall</b> 18 Mill Street, Woodford	Yes	No	Yes	No	No	No	No
HO378	<b>Masonry Arch Culvert</b> Plummer's Hill Road, Woodford	No	No	Yes	No	No	No	No
HO207	<b>Former St Mary's Catholic Church and School</b> 1 River Road and 13 River Road, Woodford	Yes	No	Yes	No	No	No	No

**SCHEDULE 1 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

C202warr 05/11/2021

Shown on the planning scheme map as **DDO1**.

LARGE LOT RESIDENTIAL AREA

**1.0 Design objectives**

C202warr 05/11/2021

To provide for the subdivision of land into large fully-serviced residential lots.

To provide for low density residential development on allotments of a size and design which conserves the existing pattern of vegetation and landscape features of the area.

**2.0 Buildings and works**

C202warr 05/11/2021

A permit is not required for:

- Buildings and works in residential areas subdivided prior to the commencement of this Planning Scheme.
- The construction of buildings and works in areas shown and approved as appropriate for development on the site analysis at the time of subdivision.

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**3.0 Subdivision**

[C202warr](#) [05/11/2021](#)

All lots should have a minimum subdivision size of at least 2000 square metres and minimum frontage to a road of 22 metres.

A permit should not be granted for subdivision unless the land is serviced with reticulated water and sewerage.

**4.0 Signs**

[C202warr](#) [05/11/2021](#)

None specified.

**5.0 Application requirements**

[C202warr](#) [05/11/2021](#)

The following application requirements apply to an application for a permit to subdivide land 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:

- A site analysis, documenting the site in terms of landform, vegetation and the relationship to surrounding land, and a report explaining how the proposed subdivision has responded to the site analysis. The report should include:
  - The topography of the land.
  - Location of existing vegetation.
  - Layout of the proposed subdivision including size and dimension of all proposed lots and public open space.
  - A notated diagram showing how the subdivision relates to adjacent land uses.
  - Location of areas appropriate for the construction of a dwelling and vehicle access on each lot.
  - If a staged subdivision, show how the balance of the land is to be subdivided.

**6.0 Decision guidelines**

[C202warr](#) [05/11/2021](#)

The following decision guidelines apply to an application for a permit to subdivide land 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 protection and enhancement of the natural environment and character of the area including the retention of vegetation and fauna habitat.
- The need to plant vegetation along waterways, gullies, ridgelines and property boundaries.
- The need to reduce the risk of erosion.

**SCHEDULE 2 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

[C202warr](#) [05/11/2021](#)

Shown on the planning scheme map as **DDO2**.

LOGANS BEACH

**1.0 Design objectives**

[C202warr](#) [05/11/2021](#)

~~To set design, subdivision and development parameters:~~ [not necessary. Duplicates parent provision]

To ensure the proper protection and management of the whale viewing area and its environs.

To protect the local environment and significant views.

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To provide generous separation between dwellings to enable revegetation of the landscape [and](#).  
~~(To limit intrusion on the skyline and ridgeline. [Merged to reduce design objectives to 5 as required by the MD])~~

To encourage the designation of Appropriate Building and Access Areas at the time of subdivision.

To provide for a thorough permit application assessment process for buildings, particularly on the southern side of Hopkins Point Road in relation to landscape and environmental issues, by using as appropriate the Logans Beach Urban Design Guidelines (including the associated computer model).

2.0

**Buildings and works**

[C202warr](#) 05/11/2021

A permit is not required for:

- Repairs and maintenance of existing buildings and works.
- Buildings and works associated with informal outdoor recreation.

A permit is required to construct a fence more than 1.5 metres in height.

The following buildings and works requirements apply to an application to develop land for the purpose of a dwelling or any other building:

- Compliance with the Logans Beach Urban Design Guidelines.
- No buildings should be constructed within 3 metres of a side or rear boundary, 20 metres of Hopkins Point Road, or 10 metres of any other road, unless it can be shown that construction within these setbacks results in a preferred environmental outcome.
- Any buildings constructed in the area on the south side of Logans Beach Road, including any eastern extension of the road alignment shown in Map 1 to this schedule, should be contained within a single storey height limit of 5 metres above the ground level, as existing prior to the commencement of any works.
- Where the land has been subdivided and Appropriate Building and Access Areas identified, development is to be located within the Appropriate Building Area, unless it can be shown that construction outside this area results in a preferred environmental outcome.
- No buildings are to be constructed within the Coastal Protection Area identified in Map 2 to this schedule.

The location of a proposed building within an Appropriate Building or Access Area will not make the development exempt from the requirement to obtain a planning permit, unless the land is located on the north side of Hopkins Point Road, and a planning permit is not required by any other clause of this scheme.

3.0

**Subdivision**

[VC205](#) 20/01/2022

An application to subdivide land should meet the following requirements:

- All lots in the proposed subdivision are required to have an average lot size of 10,000 square metres and minimum lot size of 6,000 square metres.
- Each lot should be capable of containing a rectangle measuring 40 metres by 60 metres.
- Appropriate Building and Access Areas are to be shown to the satisfaction of the responsible authority on the subdivision plan. Appropriate Building and Access Areas are to be located in recognition of the constraints affecting the land. Appropriate Building Areas are not to be located within 3 metres of any side or rear boundary, 20 metres of Hopkins Point Road and 10 metres of any other road, unless it can be shown that construction within these setbacks results in a preferred environmental outcome. Appropriate Building and Access Areas may be limited to the area of a proposed dwelling, outbuildings and vehicle access ways, or may affect a larger area providing flexibility for the location of a dwelling in the future, dependent upon the constraints affecting the site.

A Development Plan is required to be submitted to and approved by the responsible authority prior to subdivision of the land into more than two lots. The Development Plan should:



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- Include a Site Analysis which shows the topography and the location of any existing vegetation, drainage lines, existing buildings, sites of conservation, heritage or archaeological significance and other features on the land.
- Include a Soil and Water Report if reticulated sewerage infrastructure is not available. The Soil and Water Report must demonstrate that the lot sizes proposed are capable of adequately treating and retaining all wastewater within the boundaries of the lot, in compliance with the relevant State Environment Protection Policies namely Code of Practice - Septic Tanks (EPA 1996).
- Show the proposed subdivision layout including lots, roads, public open space and other features of the subdivision in a manner which is responsive to the features identified in the Site Analysis.
- In the area affected by this Overlay on the north side of Hopkins Point Road the provision of public open space should generally be consistent with the *Logans Beach Local Plan (1998)* which includes the provision of public open space adjacent to the southern bank of the Hopkins River, extending south-east around the designated limit of residential development, to provide an open space link to Hopkins Point Road.
- Identify the means by which sites of conservation, heritage or archaeological significance will be managed during the construction phase of the subdivision.
- Identify Appropriate Building and Access Areas on the site and within individual lots that are suitable for the construction of dwellings or other buildings, which are not affected by potential constraints such as slope, potential for inundation, presence of remnant vegetation. Appropriate Building Areas are not to be located within 3 metres of any side or rear boundary, 20 metres of Hopkins Point Road and 10 metres of any other road, unless it can be shown that construction within these setbacks results in a preferred environmental outcome. Appropriate Building and Access Areas may be limited to the area of a proposed dwelling, outbuildings and vehicle access ways, or may affect a larger area providing flexibility for the location of a dwelling in the future, dependent upon the constraints affecting the site. If there are no constraints affecting the site all lots on the Development Plan should be noted as Appropriate Building Areas.
- Include a Landscaping Plan showing the location of existing vegetation to be retained and proposed vegetation.
- Show suitable road and pedestrian linkages between the site and adjacent areas. In the area affected by this Overlay located on the north side of Hopkins Point Road, the layout of the road network should be generally consistent with Option 1 or Option 2a, identified in the Logans Beach Local Plan.
- Outline arrangements for the provision and funding of physical infrastructure.
- Identify the staging of the subdivision.

All roads which provide direct access to the site should be sealed. Should such a road be identified as a Transport Zone 2 or a Transport Zone 3, the responsible authority will determine the standard of road construction.

4.0

**Signs**

[C202warr](#) 05/11/2021

None specified.

5.0

**Application requirements**

[C202warr](#) 05/11/2021

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:

- A permit application for a building proposed to be located outside of an area nominated as an Appropriate Building Area must be accompanied by supporting information which demonstrates that the proposed dwelling will not cause a significant impact on the local environment. This information may address management of remnant vegetation, soil stability, drainage disposal or similar matters as considered appropriate by the responsible authority.
- Soil percolation tests must be submitted with a permit application for subdivision where reticulated sewerage infrastructure is not available, demonstrating that all lots proposed are capable of adequately treating and retaining wastewater within the boundaries of the lot. Should

WARRNAMBOOL PLANNING SCHEME  
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the soil percolation tests not correspond with information provided in the preparation of the Development Plan, the Development Plan should be amended accordingly.

6.0

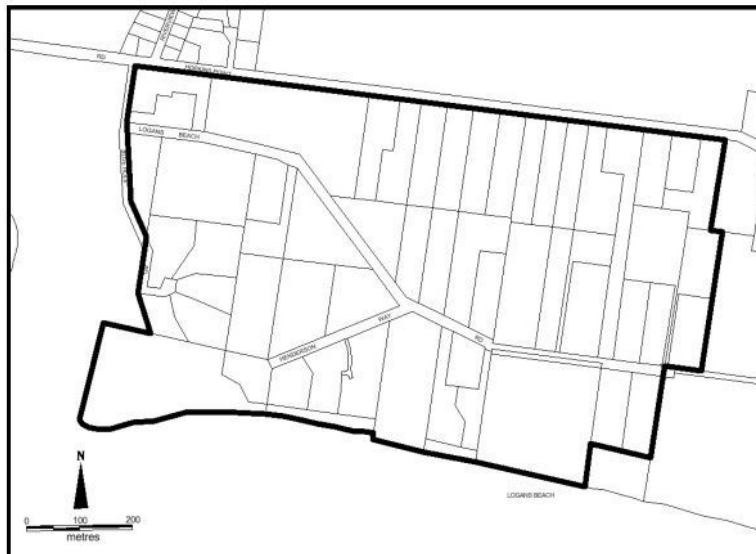
**Decision guidelines**

C202warr 05/11/2021

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:

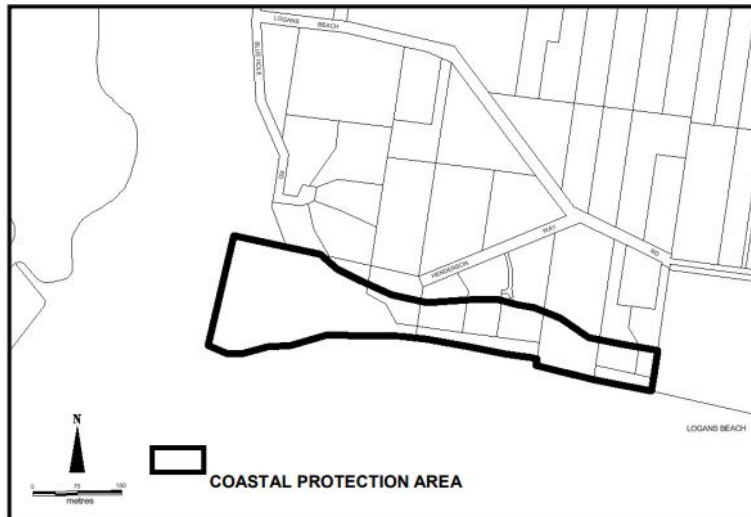
- ~~Relevant decision guidelines listed in Schedules 1 and 2 to the Environmental Significance Overlay and Schedule 1 to the Significant Landscape Overlay, where these overlays apply to the land: [already required in the parent provision]~~
- The Logans Beach Urban Design Guidelines (Connell Wagner, 2000).

Map 1 to Schedule 2 to Clause 43.02



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Map 2 to Schedule 2 to Clause 43.02



**SCHEDULE 3 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

C202warr 05/11/2021

Shown on the planning scheme map as **DDO3**.

**PREMIER SPEEDWAY AREA**

**1.0**

**Design objectives**

C202warr 05/11/2021

To discourage the development of dwellings within the vicinity of the Premier Speedway in view of the noise generated by the facility.

To discourage an increase in the number of dwellings in the vicinity of the Premier Speedway to limit the potential for conflict between potential residents and the ongoing use of Premier Speedway.

To encourage the use of noise protection measures in dwellings when constructed in the vicinity of Premier Speedway.

**2.0**

**Buildings and works**

C202warr 05/11/2021

A permit is not required to construct a building or construct or carry out works except if the buildings or works are to be used for accommodation including a dwelling.

**3.0**

**Subdivision**

C202warr 05/11/2021

Subdivision should be in association with the operation of Premier Speedway or to realign the boundary of existing lots. Subdivisions which realign boundaries with the purpose of increasing the distance of a potential dwelling site from the Speedway will be encouraged.

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**4.0 Signs**

C202warr 05/11/2021

None specified.

**5.0 Application requirements**

C202warr 05/11/2021

None specified.

**6.0 Decision guidelines**

C202warr 05/11/2021

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 comments of the Environment Protection Authority~~ [cannot include referral requirements in local provisions – this referral is not specified at 66.04]
- The comments of the organising body of Premier Speedway.
- The amenity of the proposed development.
- The potential impact of the development upon the continued use of Premier Speedway.
- The possibility of locating the proposal at a greater distance from the Speedway facility.
- The need for sound insulating material to be used in the construction of the development.

**SCHEDULE 5 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

C202warr 05/11/2021

Shown on the planning scheme map as **DDO5**.

**SOUTH WARRNAMBOOL PLAINS**

The South Warrnambool Plains is generally a linear area set along Stanley Street, east of Ferrier Drive, encompassing properties in Edina Street and Fisher Street. The precinct has been substantially developed but remains sensitive to further development pressures including the need for appropriate design and development of those properties which abut the South Warrnambool wetlands.

**1.0 Design objectives**

C202warr 05/11/2021

**Density**

To ensure that the density of new development reflects the existing pattern of development in the area.

**Village Character**

To ensure that new development is innovative and respects the scale, height, mass, form and traditional architectural elements of surrounding buildings in the South Warrnambool Village Precinct.

**Site Layout and Building Envelope**

To ensure new development addresses frontages and any adjacent public spaces, particularly wetland frontages of the Village when viewed from surrounding areas (particularly Pickering Point and Stingray Bay).

To ensure that buildings are appropriately set back from sensitive environmental boundaries and street frontages.

To ensure that the siting of each dwelling, including the open space on each site, reflects the existing characteristics of the Warrnambool Village Precinct.

**Landscaping**

To encourage appropriate landscaping adjacent to wetland and river frontages that enhances the natural environment of the area.

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#### **Flooding**

To ensure that development does not obstruct flood flows, reduce the storage capacity of the Merri River Flood Plain or detrimentally impact on the flood ways of the Merri River and the South Warrnambool Wetlands.

To ensure that development on low lying and flood prone land will be designed to minimise environmental impact and the risk of flood damage to adjoining and nearby neighbours.

#### **Subdivision**

To ensure that new subdivision reflects the existing subdivision pattern in the area.

## **2.0**

### **Buildings and works**

C202warr 05/11/2021

A permit is required to construct a fence above 1.2 metres in height.

A permit may be granted to vary the following requirements, except where a specific statement is made that the requirements cannot be varied. A permit will only be granted to vary the requirements if the responsible authority is satisfied that compliance is unreasonable or unnecessary, and that the variation satisfies the design objectives of this schedule.

#### **Density**

Buildings and works are considered to meet the design objectives for Density if:

- The construction of more than one dwelling on a lot is restricted to sites with a minimum frontage of 20 metres.
- Density range is limited to one dwelling per 450 square metre lot.

#### **Village Character**

Buildings and works are considered to meet the design objectives for Village Character if:

- Dwellings are single storey in height. Consideration will be given to: a maximum building height of two storeys or 9 metres (7 metres to wall height, or 9 metres including roof line) where the proposed dwelling is more than 40 metres from the boundary of the South Warrnambool Wetlands; or a maximum height of 7 metres (including roof line) where the proposed dwelling is within 40 metres of the boundary to the South Warrnambool Wetlands.
- Fencing height is restricted to 1.2 metres above natural ground level along street and wetland frontages.
- Outbuildings are constructed of materials that match an existing or new dwelling.
- Materials other than exposed brick, and non-reflective materials and colours, are used for the external finish of a new building.

#### **Site Layout and Building Envelope**

Buildings and works are considered to meet the design objectives for Site Layout and Building Envelope if:

- Site coverage is restricted to 35 percent. On lots of less than 2.0 metres AHD any non pervious surfaces such as driveways, paths, garage floors, steps and verandahs should be included in calculating site coverage.
- Outbuildings and garages are set back at a distance of 25 metres from the high water mark of the South Warrnambool Wetlands or Merri River, unless it is demonstrated that a lesser setback results in a preferred environmental outcome.
- Buildings are set back a minimum of 6 metres from the main street frontage and 3 metres from a secondary frontage (side or rear road).
- Garages and carports are set back behind the frontage of existing or proposed dwellings.
- Overshadowing of the wetlands is avoided where practicable.

Dwellings that front onto the wetlands are exempt from the setback requirements from the wetlands.

#### **Landscaping**

Buildings and works are considered to meet the design objectives for Landscaping if:

- Indigenous species are used for landscaping along wetland frontages.

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**Flooding**

Building and works are considered to meet the design objectives for Flooding if:

- No filling is placed on land below 2.0 metres AHD. This requirement cannot be varied with a permit.
- On land less than 2.0 metres AHD, fencing is an open construction to avoid obstruction of the overland flow of flood waters.
- On lots less than 2.0 metres AHD, non pervious surfaces, including footpaths, verandahs, driveways, roads, steps, the floor of garages, and the floor of outbuildings do not exceed the existing natural surface level.
- New developments and extensions to existing dwellings use stump construction of sub floor foundations.
- Provision is made on lots less than 2.0 metres AHD for surface water to flow through the site, including under dwellings.
- Any construction above natural ground level, including decks and steps is designed to not obstruct the free flow of water under these structures.

**3.0 Subdivision**

[C202warr](#) [05/11/2021](#)

An application for subdivision is considered to meet the design objectives where new lots have a minimum size of 450 square metres with a minimum frontage of 20 metres.

**4.0 Signs**

[C202warr](#) [05/11/2021](#)

None specified.

**5.0 Application requirements**

[C202warr](#) [05/11/2021](#)

None specified.

**6.0 Decision guidelines**

[C202warr](#) [05/11/2021](#)

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 views of the relevant floodplain manager where an application does not meet the design objectives for flooding.~~ [cannot include referral requirements in local provisions – this referral is not current specified in 66.04]

**SCHEDULE 6 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

[C202warr](#) [05/11/2021](#)

Shown on the planning scheme map as **DDO6**.

**THE HILLSIDE**

This precinct has developed between Stephens and McDonald Streets and extends from Stanley Street through to Denman Drive and the Merri River embankment. The precinct comprises largely single detached dwellings with only a few parcels of land remaining for future development. Properties within the precinct include large dwellings on sloping blocks (some much steeper than others) which overlook the south-east section of South Warrnambool and the Merri River and South Warrnambool Wetlands.

**1.0 Design objectives**

[C202warr](#) [05/11/2021](#)

**Density**

To ensure that density of development is restricted on sites with a steep slope.

To encourage new development that protects the hillside area through restrictions on site coverage.

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To ensure that new development reflects the prevailing site coverage of development in the area.

**Village Character**

To ensure that new development reflects and enhances the neighbourhood character of the South Warrnambool Village Precinct, reflecting the traditional architectural elements and the predominant materials and finishes.

To ensure that new development does not dominate the South Warrnambool landscape or skyline.

**Site Layout and Building Envelope**

To ensure that new buildings are of an appropriate scale for the area and do not overdevelop a site.

To ensure that the siting of new dwellings and the provision of open space on a site reflects the existing characteristics of the Village Precinct.

To ensure that new development addresses street frontages and other public space areas.

To ensure that the development responds to the natural topography of the land.

**Subdivision**

To ensure that subdivision responds to the prevailing subdivision pattern of the area.

**2.0**

**Buildings and works**

[C202warr](#) 05/11/2021

A permit is required to construct a fence over 1.2 metres in height.

A permit may be granted to vary the following requirements, except where a specific statement is made that the requirements cannot be varied. A permit will only be granted to vary the requirements if the responsible authority is satisfied that compliance is unreasonable or unnecessary, and that the variation satisfies the design objectives of this schedule.

**Density**

Buildings and works are considered to meet the design objectives for Density if:

- The construction of more than one dwelling on a lot is restricted to sites with a minimum frontage of 20 metres.
- Density range is limited to one dwelling per 450 square metre lot.

**Village Character**

Buildings and works are considered to meet the design objectives for Village Character if:

- Dwellings are no greater than two storeys in height. Consideration will be given to: a maximum building height of 9 metres (7 metres to wall height, or 9 metres including roof line) where the proposed dwelling is more than 40 metres from the boundary of the South Warrnambool Wetlands; or a maximum height of 7 metres (including roof line) where the proposed dwelling is within 40 metres of the boundary to the South Warrnambool Wetlands.
- Fencing height along street frontages is 1.2 metres or less.
- Outbuildings are constructed of materials that match the existing or new dwelling.
- Materials other than exposed brick are used for the external finish of a new building.
- New dwellings at the rear of existing dwellings are single storey.

**Site Layout and Building Envelope**

Buildings and works are considered to meet the design objectives for Site Layout and Building Envelope if:

- Site coverage is restricted to 35 percent.
- Garages and carports are set back behind the frontage of existing and proposed dwellings.
- The setback of the new building is in line with, or behind the setback of adjoining properties.
- The buildings are sited predominantly across the lot.

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**3.0 Subdivision**

C202warr 05/11/2021

An application for subdivision is considered to meet the design objectives where new lots have a minimum size of 450 square metres with a minimum frontage of 20 metres.

**4.0 Signs**

C202warr 05/11/2021

None specified.

**5.0 Application requirements**

C202warr 05/11/2021

None specified.

**6.0 Decision guidelines**

C202warr 05/11/2021

None specified.

**SCHEDULE 7 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

C202warr 05/11/2021

Shown on the planning scheme map as **DDO7**.

**SOUTH WARRNAMBOOL RIVER ENVIRONS**

The South Warrnambool River Environs includes land to the south and south-east of the Merri River and encompasses properties along Denman Drive, Stephens Street and the rear portion of properties fronting Stanley Street. The precinct has been partially developed but remains prone to inundation from the adjoining Merri River. Any further development of properties in this area will require careful examination of the flood related issues.

**1.0 Design objectives**

C202warr 05/11/2021

**Density**

To ensure that the density of new development retains the existing pattern of development in the area.  
To limit development where it may detrimentally impact on the flood ways of the Merri River and the South Warrnambool Wetlands.

**Village Character**

To ensure that new development is innovative and respects the scale, height, mass, form and traditional architectural elements of surrounding buildings in the South Warrnambool Village area.

**Site Layout and Building Envelope**

To ensure new development addresses frontages and any adjacent public spaces, particularly wetland frontages of the Village when viewed from surrounding areas.

To ensure that buildings are appropriate setback from sensitive environmental boundaries and street frontages.

To ensure that the siting of each dwelling, including the open space on each site, reflects the existing characteristics of the Village area.

**Landscaping**

To encourage appropriate landscaping adjacent to wetland and river frontages that enhance the natural environment of the area.



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#### **Flooding**

To limit development where it may, obstruct flood flows, reduce the storage capacity of the Merri River Flood Plain or detrimentally impact on the flood ways of the Merri River and the South Warrnambool Wetlands.

To ensure that development on low lying and flood prone land will be designed to minimise environmental impact and the risk of flood damage to adjoining and nearby neighbours.

#### **Subdivision**

To ensure that subdivision responds to the prevailing subdivision pattern of the area.

## **2.0**

### **Buildings and works**

C202warr 05/11/2021

A permit is required to construct a fence above 1.2 metres in height.

A permit may be granted to vary the following requirements, except where a specific statement is made that the requirements cannot be varied. A permit will only be granted to vary the requirements if the responsible authority is satisfied that compliance is unreasonable or unnecessary, and that the variation satisfies the design objectives of this schedule.

#### **Density**

Buildings and works are considered to meet the design objectives for Density if:

- The construction of more than one dwelling on a lot is restricted to sites with a minimum frontage of 20 metres.
- Density range is limited to one dwelling per 450 square metre lot.

#### **Village Character**

Buildings and works are considered to meet the design objectives for Village Character if:

- Dwellings are no greater than two storey in height. Consideration will be given to: a maximum building height of 9 metres (7 metres to wall height, or 9 metres including roof line) where the proposed dwelling is more than 40 metres from the boundary of the South Warrnambool Wetlands; or a maximum height of 7 metres (including roof line) where the proposed dwelling is within 40 metres of the boundary to the South Warrnambool Wetlands.
- Fencing height is 1.2 metres or less along street and river frontages.
- Outbuildings are constructed of materials that match an existing or new dwelling.
- Materials other than exposed brick are used for the external finish of a new building.

#### **Site Layout and Building Envelope**

Buildings and works are considered to meet the design objectives for Site Layout and Building Envelope if:

- Site coverage is restricted to 35 percent. On lots less than 2.0 metres AHD any non-pervious surfaces such as footpaths, driveways, garage floors, steps and verandahs must be included in calculating site coverage.
- New development is set back 25 metres from the bank of the Merri River.
- New development on properties abutting is designed and orientated to address the river in addition to street frontages.
- New garages and carports are set back behind the building line of any existing or proposed dwellings which have a frontage to an existing street.
- Finished floor levels in all new development are a minimum of 2.0 metres AHD.
- Overshadowing of the river is avoided between 10.00am and 3.00pm wherever possible.
- Buildings are set back a minimum of 6 metres from the main street frontage and 3 metres from a secondary frontage (side or rear road), unless it can be shown that alternative setbacks result in a preferred environmental outcome.

#### **Landscaping**

Buildings and works are considered to meet the design objectives for Landscaping if:

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- Indigenous species are used for landscaping along river frontages.

**Flooding**

Building and works are considered to meet the design objectives for Flooding if:

- No filling of land below 2.0 metres AHD is permitted. This requirement cannot be varied with a permit.
- On land less than 2.0 metres AHD, fencing is an open construction to avoid obstruction of the overland flow of flood waters.
- On lots less than 2.0 metres AHD non-pervious surfaces, including footpaths, verandahs, driveways, roads, steps, the floor of garages, and the floor of outbuildings do not exceed the existing natural surface level.
- New developments and extensions to existing dwellings will use stump construction of sub floor foundations.
- Provision is to be made on lots less than 2.0 metres AHD for surface water to flow through the site, including under dwellings.
- Any construction above natural ground level, including decks and steps should be designed to not obstruct the free flow of water under these structures.

1.0

**3.0 Subdivision**

[C202warr](#) [05/11/2021](#)

An application for subdivision is considered to meet the design objectives where new lots have a minimum size of 450 square metres with a minimum frontage of 20 metres.

4.0

**Signs**

[C202warr](#) [05/11/2021](#)

None specified.

5.0

**Application requirements**

[C202warr](#) [05/11/2021](#)

None specified.

6.0

**Decision guidelines**

[C202warr](#) [05/11/2021](#)

None specified.

**SCHEDULE 8 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

[C202warr](#) [05/11/2021](#)

Shown on the planning scheme map as **DDO8**.

PERTOBE ROAD (South)

The land is located on the south east side of Pertobe Road and south of the Shipwreck Bay Caravan Park and contains all of the freehold land on the south east side of Pertobe Road. It is a significant gateway to the foreshore area. Its location is strategic in providing an opportunity for a landmark design element at the key vista to Pertobe Road and Stanley Street. The gateway zone is positioned at the entry to Breakwater Road which curves into the breakwater area parallel to a direct view corridor into the new safe harbour development.

1.0

**Design objectives**

[C202warr](#) [05/11/2021](#)

**Village Character**

To ensure that the Norfolk Island Pines along Pertobe Road remain as the dominant landscape feature in the area.

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To ensure that development reduces in size away from the new hotel proposed as part of the Port Warrnambool Development.

To ensure that development is not visible above the dunes from the beach.

To ensure that new development includes features that enhance the appearance of the Warrnambool foreshore and environs, or contribute to the areas character or sense of identity, ~~with: To ensure that special attention is given to the facades of buildings that are visible from the South Warrnambool Wetlands and Breakwater Road.~~ [MD only allows 5 objectives]

~~To ensure that special attention is given to the facades of buildings that are visible from the South Warrnambool Wetlands and Breakwater Road.~~

**Site layout and Building Envelope**

To ensure that buildings are appropriately set back from sensitive environmental boundaries and street frontages.

**2.0**

**Buildings and works**

C202warr 05/11/2021

A permit is required to construct a fence above 1.2 metres.

A permit may be granted to vary the following requirements, except where a specific statement is made that the requirements cannot be varied. A permit will only be granted to vary the requirements if the responsible authority is satisfied that compliance is unreasonable or unnecessary, and that the variation satisfies the design objectives of this schedule.

**Village Character**

Buildings and works are considered to meet the design objectives for Village Character if:

- The maximum height of any development is generally limited to 12 metres. If in order to ensure that the façade of the development can be articulated to minimise visual bulk and result in an improved urban design outcome, an exception to this height limit to a maximum height of 16 metres may be permitted. The maximum height of 16 metres cannot be varied with a permit.
- New garages and carports are set back behind the building line of any existing or proposed buildings.
- Exposed brick is not used in external finishes to new buildings.
- New development addresses street frontages.
- Fencing height is 1.2 metres or less along street frontages.

**Site Layout and Building Envelope**

Buildings and works are considered to meet the design objectives for Site Layout and Building Envelope if site coverage is restricted to 60 percent. This requirement cannot be varied with a permit.

**3.0**

**Subdivision**

C202warr 05/11/2021

None specified.

**4.0**

**Signs**

C202warr 05/11/2021

None specified.

**5.0**

**Application requirements**

C202warr 05/11/2021

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:

- A site context plan and a site context report that demonstrate how the proposed buildings or works satisfy the relevant policies, controls and guidelines applying to the site.

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**6.0 Decision guidelines**

C202warr 05/11/2021

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 impact of the proposed subdivision or development on the prevailing character of the Gateway area.

**SCHEDULE 9 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

C202warr 05/11/2021

Shown on the planning scheme map as **DDO9**.

PERTOBE ROAD (North)

This land is located on the north side of Pertobe Road, east of Stanley Street and forms part of the gateway to the Breakwater Harbour precinct. However, the existing built form is substantially less dominant due to greater setbacks and variety in materials and form of construction. Development control in this area should recognise the variety and provide for lower density and overall height for future use.

**1.0 Design objectives**

C202warr 05/11/2021

**Village Character**

To ensure that new development is lower than the Norfolk Island Pine Trees along Pertobe Road.

To ensure that new development addresses street frontages and public areas.

To ensure that new development includes features that enhance the appearance of the Warrnambool foreshore and environs, or contribute to the areas character or sense of identity.

**Building Envelope**

To ensure that buildings are appropriately set back from sensitive environmental boundaries and street frontages.

**Landscaping**

To encourage appropriate landscaping that enhances the amenity of the area.

**2.0 Buildings and works**

C202warr 05/11/2021

A permit is required to construct a fence above 1.2 metres in height.

A permit may be granted to vary the requirements, except where a specific statement is made that the requirements cannot be varied. A permit will only be granted to vary the requirements if the responsible authority is satisfied that compliance is unreasonable or unnecessary, and that the variation satisfies the design objectives of this schedule.

**Village Character**

Buildings and works are considered to meet the design objectives for Village Character if:

- The maximum height of any development is less than 9.0 metres above natural ground level.
- Car parking is provided on site and garages are located behind buildings to minimise their visual impact.
- New developments address street frontages and public areas.
- Fencing height is a maximum of 1.2 metres above natural ground level along street frontages and public areas.
- Exposed brick is not used as an external finish to new buildings.

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**Site Layout and Building Envelope**

Buildings and works are considered to meet the design objectives for Site Layout and Building Envelope if:

- Site coverage is restricted to 40 percent.
- The minimum setback from street frontages is 4.5 metres.
- A minimum setback of 25 metres applies to any boundary that abuts the high water mark of the Merri River.

**Landscaping**

Buildings and works are considered to meet the design objectives for Landscaping if:

- Indigenous species are used for landscaping along river frontages.

**3.0 Subdivision**

[C202warr](#) [05/11/2021](#)

None specified.

**4.0 Signs**

[C202warr](#) [05/11/2021](#)

None specified.

**5.0 Application requirements**

[C202warr](#) [05/11/2021](#)

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:

- A site context plan and a site context report that demonstrate how the proposed buildings or works satisfy the relevant policies, controls and guidelines applying to the site.

**6.0 Decision guidelines**

[C202warr](#) [05/11/2021](#)

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 impact of the proposed subdivision or development on the prevailing character of adjoining and nearby buildings and the Gateway area.

**SCHEDULE 10 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

[C202warr](#) [05/11/2021](#)

Shown on the planning scheme map as **DDO10**.

STANLEY STREET (Merri River West)

This land is located on the south side of Stanley Street west of the Merri River and north of the South Warrnambool Wetlands. This area has particular importance due to its location adjacent to the Merri River and South Warrnambool Wetlands. It is also located adjacent to the Stanley Street Bridge.

This area has been identified because of its strategic function at the entrance to the South Warrnambool Village.

**1.0 Design objectives**

[C202warr](#) [05/11/2021](#)

**Village Character**

To ensure that new development addresses street frontages and public areas.

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To ensure that new development includes features that enhance the appearance of the Warrnambool foreshore and environs, or contribute to the area's character or sense of identity.

To ensure that the façade of buildings fronting roads, public reserves and the river are articulated and contain windows to provide for overlooking of these areas.

**Site Layout and Building Envelope**

To ensure that buildings are appropriately set back from sensitive environmental boundaries and street frontages.

**Landscaping**

To encourage appropriate landscaping that enhances the amenity of the area.

**2.0**

**Buildings and works**

C202warr 05/11/2021

A permit is required to construct a fence above 1.2 metres in height.

A permit may be granted to vary the following requirements, except where a specific statement is made that the requirements cannot be varied. A permit will only be granted to vary the requirements if the responsible authority is satisfied that compliance is unreasonable or unnecessary, and that the variation satisfies the design objectives of this schedule.

**Village Character**

Buildings and works are considered to meet the design objectives for Village Character if:

- The maximum height of any development is 9.0 metres above natural ground level.
- Fencing along street frontages and abutting public areas is a maximum of 1.2 metres above natural ground level.
- Exposed brick is not used in external finishes to new buildings.

**Site Layout and Building Envelope**

Buildings and works are considered to meet the design objectives for Site Layout and Building Envelopes if:

- Site coverage is restricted to 60 percent.
- Outbuildings are located behind buildings.
- New developments address street frontages and public areas.
- The minimum setback from street frontages is 4.5 metres.
- A setback of 25 metres applies to any boundary that abuts the high water mark of the Merri River or wetland areas, except where an agreed management plan provides appropriate management techniques to control any impact.
- Provision is made to continue pedestrian access along the eastern flank of the Merri River.

**Landscaping**

Buildings and works are considered to meet the design objectives for Landscaping if:

- Indigenous species are used for landscaping along river frontages.
- Areas disturbed by works are stabilised by engineering works or revegetation.

**3.0**

**Subdivision**

C202warr 05/11/2021

None specified.

**4.0**

**Signs**

C202warr 05/11/2021

None specified.

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**5.0 Application requirements**

C202warr 05/11/2021

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:

- A site context plan and a site context report that demonstrate how the proposed buildings or works satisfy the relevant policies, controls and guidelines applying to the site.

**6.0 Decision guidelines**

C202warr 05/11/2021

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 impact of the proposed subdivision or development on the prevailing character of adjoining and nearby buildings and the South Warrnambool Village area.

**SCHEDULE 11 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

C202warr 05/11/2021

Shown on the planning scheme map as **DDO11**.

RODGER PLACE, BUSHFIELD

**1.0 Design objectives**

C202warr 05/11/2021

~~To set subdivision parameters:~~ [To comply with MD format.]

To ensure the proper protection and management of the existing lot density, pattern and rural residential amenity of the area.

To protect the local environment and significant views.

To provide generous separation between dwellings to enable revegetation of the landscape.

**2.0 Buildings and works**

C202warr 05/11/2021

~~A permit is not required for:~~ [corrected to provide permit exemption]

- ~~Buildings and works in areas subdivided prior to the commencement of this Planning Scheme.~~
- ~~The construction of buildings and works in areas shown and approved as appropriate for development on the site analysis at the time of subdivision.~~

~~None specified.~~

**3.0 Subdivision**

C202warr 05/11/2021

An application to subdivide land should meet the following requirements:

- All lots in the proposed subdivision are required to have an average lot size of 1 hectare.
- Each lot should be capable of containing a rectangle measuring 40 metres by 60 metres.

**4.0 Signs**

C202warr 05/11/2021

None specified.

**5.0 Application requirements**

C202warr 05/11/2021

None specified.

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**6.0 Decision guidelines**

[C202warr](#) 05/11/2021

None specified.

**SCHEDULE 12 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

[C202warr](#) 05/11/2021

Shown on the planning scheme map as **DDO12**.

CARAMUT ROAD BUSINESS PARK AREA AND ENTRANCE PRECINCT

**1.0 Design objectives**

[C202warr](#) 05/11/2021

To establish and maintain a consistently high-quality industry and business environment that protects and enhances the investment of those who choose to locate and work within and the amenity of those who reside near the City's business park.

To create an attractive park-like setting in the City's business park focussing on ample landscaped areas complemented by high quality architecture and urban design.

To ensure that new development is well designed and will enhance the visual and streetscape amenity of the area, particularly along roads with a residential interface.

To ensure that new development along Caramut Road enhances the appearance and function of this road.

To ensure that development and works are located to minimise off-site impacts to adjoining residential areas.

To minimise the impact of commercial traffic on adjoining residential amenity and pedestrian traffic.

To provide effective stormwater management and improve stormwater water quality as part of new development proposals by incorporating the use of Water Sensitive Urban Design treatments.

To ensure that car parking, vehicle access and service areas do not visually impinge on front setbacks or affect streetscape elements such as trees and nature strips.

**2.0 Buildings and works**

[C202warr](#) 05/11/2021

The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

**Architecture**

- Buildings proposed for each site should seek to achieve a high standard of design.
- Outbuildings and/or ancillary installations should be compatible with the design theme established by the primary buildings on each site.
- Plant and equipment is to be concealed or, in the case of freestanding structures, appropriately screened from view.
- Buildings should not occupy more than 50 per cent of the site. Applications for buildings that occupy more than 50 per cent of the site should show how matters such as car parking can be satisfactorily addressed.
- Rubbish enclosures and service areas, including areas used for storage of goods, should be screened and located to the rear of buildings. Rubbish bins, enclosures and loading docks should not be visible from a street.



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**External finishes and materials**

- Buildings and any ancillary structures must be constructed using masonry, or other material suited to the type of building and its use. Roof material must be constructed using muted non reflective materials.
- Office buildings must be constructed primarily of masonry or similar with appropriate use of glazing.
- External walls should be painted or finished with a quality textured coating except where face brickwork is integral to the overall design and appearance of the building.
- The use of galvanised iron as a dominant building material is discouraged.
- Those parts of buildings having any frontage to a road should be constructed of concrete, masonry, glass or other high grade construction materials.

**Building setbacks**

- All buildings should be set back at least 10 metres from any road.

**Landscaping**

- A landscaping setback of a minimum of 6 metres must be provided along all property boundaries where the property abuts a residential property, and along all street frontages.
- The landscaping should be designed to provide appropriate screening of car parking and outdoor storage areas, enhance the amenity of the surrounding area and provide an attractive visual environment for adjoining residential properties and within the business park.
- The landscaping should be designed to contribute to the creation of an attractive business environment and should visually reduce the bulk of new development and enhance the appearance of new buildings.
- Landscaping should be designed to provide summer shade and windbreaks to areas used by pedestrians or occupied by car parking.
- The landscape design should minimise surface run-off and be practical to implement and maintain, and may be incorporated with proposed stormwater treatments.
- Where buildings are not built to side or rear property boundaries, provision should be made for a landscape screen to be established along these boundaries.
- The landscaping design should include automated watering systems to be provided to landscaped areas in the front setback and in all other landscaped areas.
- The location and choice of vegetation should incorporate native vegetation taking account of the existing landscape theme, as well as local soil conditions and prevailing weather; and the selection of species should minimise long-term watering requirements.
- The use of fast growing screening species between properties (alongside boundaries) is encouraged. However, species having a reputation for short lifespan, unstable structure or unruly habit are discouraged.
- The massed planting of single species rather than a mixture of various species should be maximised in the landscape design.

**Fencing**

- The construction of fences along the frontage to each site is discouraged. In the event that fencing is required for security purposes, it is to be designed to have a high degree of transparency and be located beyond/behind the front setback, and screened with landscape planting.
- Fence and gate design is to be integral to the design of buildings proposed for the site.
- Side and rear boundary fences are to be black plastic coated cyclone wire.

**Car parking**

- Large areas set aside for car parking should be provided with landscape islands to allow the planting of shade trees and shrubs.
- Land uses generating regular truck movements are to provide designated truck parking areas in addition to car parking spaces and/or loading bays.

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- Vehicle loading and unloading should be designed to occur totally within the site.
- Common parking areas should be considered as part of any integrated development.

**Drainage**

- The drainage of the land and associated buildings will be in accordance with Water Sensitive Urban Design including on-site retention methods.

**External lighting**

- All premises should provide external lighting to ensure adequate site security.
- All car parking areas should be provided with suitable lighting to ensure safety and security of users after dark.
- All lighting should be located, directed and baffled to limit light spill beyond the site boundaries.

**3.0 Subdivision**

[C202warr](#) 05/11/2021

A permit to subdivide land must meet the following requirements:

- A variety of lot sizes should be provided, to cater for a range of uses complementary to the business park environment. Larger lots should be created along the Caramut Road frontage with appropriate frontages to enable a minimum of 75 metres between access points into each lot.
- Additional access points onto Coghlan Road opposite residential dwellings are discouraged. Subdivision should be designed to provide access to lots that abut Coghlan Road and Morris Road via an internal road.

**4.0 Signs**

[C202warr](#) 05/11/2021

**Business signs**

- Business signs should be sensitive to the style, scale and type of development. Visual clutter, created by too many or inappropriate sign types, is strongly discouraged.
- Business signs should fit within architectural forms and be integrated with building design. Logo or corporate style signage is favoured.
- Freestanding low level signs within the front setback may be considered provided massed understorey planting is provided at its base.
- Where signs are intended or required to be illuminated, illumination should be concealed or integral with the sign by neon, or internally lit box or by sensitively designed spot-lighting.

**Directional signs**

- Each business should provide appropriate directional signs to assist with the movement of pedestrian and vehicular traffic. In general, signs should explain:
  - site entries and exits;
  - staff and visitor car parking;
  - goods delivery and pick-up; and
  - reception/office areas.
- Directional signs should be of a consistent type and style throughout the site.

**5.0 Application requirements**

[C202warr](#) 05/11/2021

None specified.

**6.0 Decision guidelines**

[C202warr](#) 05/11/2021

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:

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- Whether the proposed buildings and works protect the amenity of adjoining residential uses in accordance with the criteria specified in this schedule with respect to:
  - External finishes
  - Building setbacks
  - Landscaping
  - Fencing
  - Drainage
  - External lighting
  - Signs
- The effect of the bulk, siting and design of any proposed buildings and works on the general appearance of the site from Caramut Road and adjoining residentially zoned land.

**SCHEDULE 13 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

C202warr 05/11/2021

Shown on the planning scheme map as **DDO13**.

YOUNGER STREET (WEST)

~~This land is located on the north and west side of Younger Street, adjacent to the Warrnambool Golf Course. The land is located between the Merri River and the coastal dunes on undulating land that is above the designated flood level.~~

~~The development controls in this area recognise the coastal and river location and provide for high quality design, sensitive exterior finishes and colours, native landscaping and overall height controls for future development.~~

~~The preferred future character of this area – Buildings are visually integrated with their rural setting and responsive to the topography of the coastal location. Coastal vegetation indigenous to the area has been established and the built form edges of the development screened by this vegetation relate to the river and wetland interfaces. Views out from the development are retained to the river, dunes and surrounding farmland. [MD doesn't allow for this sort of preamble. It should be located the MPS and the design objectives.]~~

**1.0**

**Design objectives**

C202warr 05/11/2021

~~[MD only allows for 5 objectives. The current objectives sit under Clause 2.0 Buildings and works. The editing that has been done constructs 5 design guidelines from the above words and the existing design guidelines, and moves the existing guidelines to building and works.]~~

**Landscape setting**

To minimise the visual impact of the development from key viewing locations including the Merri River and existing urban areas of Warrnambool.

~~To re-establish vegetation dominated views of the area.~~

~~To ensure that new development includes features that are sympathetic to the appearance of the coastal and river environs.~~

~~To integrate the landscape setting of the Merri River, wetlands and other rural landscapes.~~

~~To limit intrusion on the skyline and ridgeline.~~

**Siting**

To integrate buildings into the river corridor and rural dune landscapes.

~~To ensure that buildings are appropriately set back from sensitive environmental boundaries.~~

~~To provide a consistent vegetation dominated streetscape.~~

~~To develop spacious building setting with space for planting.~~

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#### Height and building form

~~To ensure buildings and structures sit within the coastal dune landscape and vegetation setting.~~  
~~To create a low scale built form by encouraging low pitched roofs and avoiding box like forms.~~

#### Materials and design detail

~~To ensure buildings demonstrate a high standard of contemporary design and complement the coastal setting.~~

#### Streetscape

To maintain the informal semi-rural feel of streetscapes.

~~To ensure fencing is not visually prominent.~~

#### Views

To provide for the reasonable sharing of views to the coastal dunes, river and the surrounding landscape.

~~To protect the local environment and significant views.~~

#### ESD Design

~~To incorporate the use of water sensitive urban design treatments.~~

~~To encourage good environmentally sustainable practices including maximising solar access and rainwater harvesting.~~

#### Landscaping

~~To re-establish the vegetated setting of the site using indigenous species~~[This is repeat]

To encourage landscaping that is indigenous to the coastal environment, enhances the amenity of the area and responds to the river and coastal environment.

## 2.0

### Building and works

C202warr 05/11/2021

A permit is required to construct a fence.

A permit is not required for:

- Routine repairs and maintenance of existing buildings, fences and works.
- Buildings and works associated with informal outdoor recreation.

The Design Responses are the preferred method to satisfy the relevant objective(s). Other methods of achieving the relevant objective may be demonstrated to the satisfaction of the responsible authority.

#### Design Response

##### Landscape Setting

Buildings and works are considered to meet the design objectives for Landscape Setting if:

- ~~To ensure that dwellings and structures are screened by retaining existing trees are retained, and planting and new indigenous trees and other coastal vegetation is established to screen dwellings and structures.~~
- ~~To Re-establish vegetation dominated views of the area.~~
- ~~To ensure that new development includes features that are sympathetic to the appearance of the coastal and river environs in development.~~
- ~~To integrate the landscape setting of the Merri River, wetlands and other rural landscapes.~~
- ~~To limit intrusion on the skyline and ridgeline.~~

##### Siting

Buildings and works are considered to meet the design objectives for Siting if:

- ~~Set buildings back from To ensure that buildings are appropriately set back from sensitive environmental boundaries to that the environmental values are maintained.~~

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- ~~Site buildings and works to enable To provide a consistent vegetation-dominated streetscape to be provided.~~
- ~~To develop spacious building setting with space for planting.~~
- ~~Ensure New developments address street frontages and public areas.~~
- ~~Avoid site coverage of more than 50 percent of the lot. Site coverage is restricted to 50 percent.~~
- ~~Provide a A minimum setback of 5 metres from any boundary that abuts the Merri River public reserve.~~
- ~~Provide Sufficient sufficient space is provided in front of the building for landscaping including canopy trees, with a minimum setback of 6 metres from road frontages.~~
- ~~Buildings are set Set buildings back from both side boundaries with sufficient space for landscaping.~~
- ~~Provide eCar parking is provided on site to minimise the impact of on street parking on the streetscape.~~
- ~~Locate and garages are located behind the front line of buildings to minimise their visual impact.~~

**Height and Building Form**

~~Buildings and works are considered to meet the design objectives for Height and Building Form if all of the following are met:~~

- ~~To ensure buildings and structures sit within the coastal dune landscape and vegetation setting.~~
- ~~To create a low scale built form by encouraging low pitched roofs and avoiding box-like forms.~~
- ~~Design development to Development is kept below below than the future mature tree canopy height and the maximum height of any development is less than 7.5 metres above natural ground level, with no more than 2 storeys above natural ground level.~~
- ~~Wall heights interfacing with the Merri River corridor and adjacent rural areas are should be no higher than 5.0 metres and no higher than 1 storey to a depth of 5 metres.~~
- ~~Minimise the The visual impact of buildings is minimized~~
- ~~Reduce and the need for cut and fill is reduced by designing buildings to follow the contours and step down the site.~~

**Materials and Design Detail**

~~Buildings and works are considered to meet the design objectives for Materials and Design Detail if:~~

- ~~To ensure buildings demonstrate a high standard of contemporary design and complement the coastal setting.~~
- ~~Encourage Simple simple building details are used.~~
- ~~Articulate the form of buildings and elevations, particularly front facades, and include elements that lighten the building form such as balconies, glazing and light transparent balustrading.~~
- ~~Use a mix of contemporary and traditional Warrnambool coastal materials, textures and finishes including timber, render, glazing, stone, brick and iron roofing.~~
- ~~Where buildings are set amongst vegetation, utilize colours and finishes that complement the native vegetation of the local area, including dark, subdued natural colours and matte finishes.~~
- ~~Construct All outbuildings to be constructed using similar materials to the main building.~~
- ~~Glazing and roofing materials to be of low reflectivity.~~
- ~~Fencing height is should be a maximum of 1.2 metres above natural ground level along street frontages and public areas.~~

**Streetscape**

~~Buildings and works are considered to meet the design objectives for Streetscape if:~~

- ~~To ensure fencing is not visually prominent.~~
- ~~Ensure that the area between the building and front property boundary has a mostly permeable surface and is able to support vegetation, including canopy trees.~~
- ~~Front fences are discouraged, and where required should be of post and wire construction or of similar transparency.~~

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- Where side and rear fencing is required, this should be of post and wire construction or of similar transparency.
- Screen fencing may be provided within the immediate cartilages of the building.

**Views**

Buildings and works are considered to meet the design objectives for Views if:

- Buildings and structures should be sited and designed to take into account existing views to the coast and surrounding foothills from nearby properties.

**ESD Design**

Buildings and works are considered to meet the design objectives for ESD Design if:

- The drainage of the land and associated buildings will be in accordance with water sensitive urban design including on-site retentions methods.
- Maximise northern orientation in the development of buildings on lots.
- ~~To incorporate the use of water sensitive urban design treatments.~~ [Duplicates existing policy above]
- ~~To encourage good environmentally sustainable practices including maximising solar access and rainwater harvesting.~~ [Duplicates existing policy above]

**Landscaping**

Buildings and works are considered to meet the design objectives for Landscaping if:

- ~~Use Indigenous-indigenous~~ species are used for landscaping in all areas (private, public or communal land).
- ~~An application for a new dwelling must be accompanied by a landscape plan which includes the planting of appropriate indigenous canopy trees and other vegetation around the dwelling.~~ [Already covered under application requirements]
- ~~The p~~Planting ~~should be is~~ consistent with a landscape plan for the area that is submitted and approved prior to the subdivision of the land into more than two lots.
- ~~The plan to include trees and other coastal vegetation to screen dwellings.~~ [Repeats earlier policy]

**3.0**

**Subdivision**

C202warr 05/11/2021

A permit to subdivide land must meet the following requirements:

- Appropriate Building and Access Areas are to be shown to the satisfaction of the responsible authority on the subdivision plan and are to be located in recognition of the constraints affecting the land.
- Appropriate Building Areas are not to be located within 5 metres of any boundary adjacent to the Merri River Public Reserve.
- Appropriate Building and Access Areas may be limited to the area of a proposed dwelling, outbuildings and vehicle access ways, or may affect a larger area providing flexibility for the location of a dwelling in the future, dependent upon the constraints affecting the site.

An overall subdivision and development plan is required to be submitted and approved by the responsible authority prior to subdivision of the land into more than two lots.

Subdivision is considered to meet the design objectives if:

- Younger Street is utilised as the main access street for development.
- Permeable or connective street layout is used and cul-de-sac streets are avoided.
- Streets are designed to respect the existing topography of the site.
- Direct pedestrian access and access for people with limited mobility is provided.
- An adequate amount of useable open space is provided that connects to the existing and future networks of open space.

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- Development fronts onto the River corridor, floodway open space network and existing golf course.
- Pedestrian and bicycle connection is provided and bridge crossing over the Merri River.
- All services are provided underground.
- Streetscapes are designed to contribute through the use of plant material indigenous to the coastal environment to provide a coastal vegetation dominated landscape.
- The interface with the Merri River is planted with coastal indigenous species.
- Lots are orientated to allow development that maximises solar access.
- An interface is provided with the golf course that minimises negative impacts on residential areas. This could include a high black mesh fence screened with vegetation.

**4.0 Signs**

[C202warr](#) [05/11/2021](#)

Sign requirements are at Clause 52.05. All land is in Category 3.

**5.0 Application requirements**

[C202warr](#) [05/11/2021](#)

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:

- A site context plan and a site context report that demonstrate how the proposed buildings or works satisfy the relevant policies, controls and guidelines applying to the site.
- A landscape plan that demonstrates how the proposed landscaping satisfies the landscape and landscape setting objectives applying to the site.

**6.0 Decision guidelines**

[C202warr](#) [05/11/2021](#)

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:

- How the proposal responds to the design objectives of this schedule.

**7.0 Background documents[not as per MD format]**

- [Design Guidelines for Younger Street, 2005](#)

**SCHEDULE 14 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

[C202warr](#) [05/11/2021](#)

Shown on the planning scheme map as **DDO14**.

PROTECTION OF OCEAN VIEWS FROM THE PUBLIC REALM: RAGLAN PARADE

**1.0 Design objectives**

[C202warr](#) [05/11/2021](#)

To ensure buildings are sited so as to not intrude on views to the ocean from Raglan Parade.  
To ensure development is designed to allow views across and between buildings to the ocean.  
To ensure landscaping is designed and sited to maintain views to the ocean from Raglan Parade.

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**2.0 Buildings and works**

C202warr 05/11/2021

A permit is not required to construct a building or construct or carry out works if:

- The building or works does not exceed the preferred maximum building height as specified in Map 1 to this schedule, and
- The building achieves the front and side setback requirements (ground and upper level) contained in Table 1 of this schedule.

**3.0 Subdivision**

C202warr 05/11/2021

None specified.

**4.0 Signs**

C202warr 05/11/2021

None specified.

**5.0 Application requirements**

C202warr 05/11/2021

None specified.

**6.0 Decision guidelines**

C202warr 05/11/2021

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:

- Whether the proposed development achieves the design requirements and the outcomes to be achieved in Table 1 of this schedule.

**7.0 Background documents [not as per MD format]**

- [Merri Street East & Raglan Parade Analysis and Issues Report \(Planisphere, May 2008\)](#), including Merri Street East Design Guidelines and Raglan Parade Design Guidelines.

**Table 1: Design requirements**

Raglan Parade	Outcome to be achieved
<b>Design requirements</b>	
<b>Building setback requirements</b>	
Provide a front building setback of at least 7 metres to Raglan Parade and the west side of Emma Avenue. Development should be set back a minimum of 2 metres from both side boundaries. For properties fronting Raglan Parade, the upper level of development should be recessed a minimum of 3 metres from the front façade of the building in order to minimise the impact of development on views to the water from Raglan Parade. The upper level(s) of development should be stepped in from the ground floor in order to maintain viewing corridors between buildings.	Buildings that are sited to reflect the predominant pattern of front, side and rear setbacks in the street, having regard to the impact of views to the ocean from Raglan Parade.
<b>Building siting</b>	

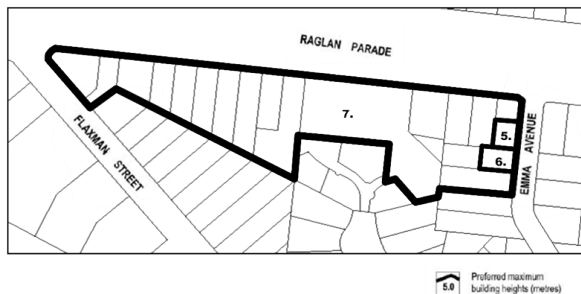


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Give consideration to siting buildings or higher elements of buildings in the lower sections of the site so that the overall height of the building is minimised when viewed from Raglan Parade.	Buildings and buildings elements that do not unreasonably block views to the ocean.
<b>Building Height and form</b>	
Development should be limited to preferred maximum buildings heights specified on Map 1 to this schedule. Design buildings to follow the contours and step down the site in order to minimise the overall height of the building.	Buildings that are designed with consideration of the sharing of ocean views. Buildings that respond to the natural contours of the landscape.
<b>Landscaping</b>	
Vegetation should be sited and appropriate species selected in order to maintain existing ocean viewing corridors from adjoining properties.	Vegetation that is selected and sited to maintain views to the ocean.

Map 1 to Schedule 14 to Clause 43.02

Raglan Parade Preferred Maximum Building Height



**SCHEDULE 15 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

C202warr 05/11/2021

Shown on the planning scheme map as **DDO15**.

FORESHORE DESIGN CHARACTER AND VIEWSHARING: MERRI STREET EAST

**1.0**

**Design objectives**

C202warr 05/11/2021

The following design objectives apply to the precincts shown on Map 1 to this schedule.

**Merri Street East: All Precincts**

To ensure buildings are sited to integrate with existing streetscapes.

To ensure buildings and structures respond positively to the coastal landscape setting.

To encourage buildings that contribute positively to the streetscape through the use of innovative architectural responses and by presenting visually interesting facades to the street.

To encourage buildings that visually complement the features of the surrounding environment.

To maintain the open, informal appearance of the streetscapes.

To provide for the reasonable sharing of views to the coast.

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To ensure buildings are sited and designed to take into account existing views to the coast from nearby properties.

To encourage views between buildings to the surrounding landscape and coast.

To ensure landscaping is integrated with the design of the development and complements the landscaping of the adjoining public realm.

**Merri Street East: Precincts 1 and 2**

To maintain the spacious setting of the streetscapes.

To ensure that new development respects the significance and siting of existing heritage buildings.

To ensure buildings and extensions respect the predominant height and form of buildings in the streetscape and provide for the sharing of ocean views from surrounding areas.

**Merri Street East: Precinct 3**

To maintain the urban setting of development.

To ensure buildings and extensions respect the predominant height and form of buildings in the streetscape.

**2.0 Buildings and works**

[C202warr](#) 05/11/2021

A permit is not required to construct a building or construct or carry out works if:

- The building or works does not exceed a height of 5 metres above natural ground level, and
- The building achieves the front and side setback requirements contained in Table 1 of this schedule.

A permit is required to construct a front boundary fence if there is currently no front boundary fence on the property.

**3.0 Subdivision**

[C202warr](#) 05/11/2021

None specified.

**4.0 Signs**

[C202warr](#) 05/11/2021

None specified.

**5.0 Application requirements**

[C202warr](#) 05/11/2021

None specified.

**6.0 Decision guidelines**

[C202warr](#) 05/11/2021

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:

- Whether the proposed development achieves the design requirements and the outcomes to be achieved in Table 1 of this schedule.

**7.0 Background documents [not as per MD format]**

- [Merri Street East & Raglan Parade Analysis and Issues Report \(Planisphere, May 2008\); including Merri Street East Design Guidelines and Raglan Parade Design Guidelines.](#)

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**Table 1: Design requirements**

<b>Merri Street East: All Precincts</b>	
<b>Design requirements</b>	<b>Outcome to be achieved</b>
<b>Building setback requirements</b>	
The upper level(s) of development should be stepped in from the ground floor in order to maintain viewing corridors between buildings. <i>Refer to Precincts 1, 2 and 3 sections of this table for additional setback requirements.</i>	Buildings and vegetation that do not unreasonably block views to the coast.
<b>Building height and form</b>	
Minimise the visual impact of buildings and reduce the need for cut and fill by designing buildings to follow the contours and step down the site. The upper level(s) of developments should be recessed and articulated to reduce dominance of the upper level and impacts in terms of overlooking and visual bulk. Buildings should incorporate low single pitch roof forms, low hip or gable roof forms, or limited use of high pitch roof forms.	Buildings that respond to the natural contours of the landscape. Buildings that do not visually dominate the street or coastal environment.
<b>Materials and design detail</b>	
Use simple building details. Articulate the form and façades of buildings through the use of different colours and materials, through the composition of openings and setbacks and through variations in wall surfaces. Use a mix of contemporary and traditional coastal materials, textures and finishes including timber, render, glazing, stone, brick, and iron roofing. Materials that weather over time with the landscape should also be considered. Utilise colours and finishes that complement the native vegetation of the local area, including dark, natural colours and matte finishes. Use glazing and roofing materials of low reflectivity.	High architectural quality. Buildings that respond positively to the coastal context.
<b>Streetscape</b>	
Where a front setback is required, ensure the area between the building and the front property boundary is mostly permeable and able to support vegetation, including medium-sized coastal canopy trees. Provide no front fence, or planting instead of a front fence in areas where this is a predominant feature of the streetscape. In other areas, provide an open style front fence to a preferred maximum height of 1.2 metres or fencing appropriate to the architectural style of the building. Locate garages, carport and car parking areas behind the line of the dwelling.	Buildings and building elements that achieve the desired streetscape character. Buildings that are sited to reinforce the landscape character of the coastal environment. Front setbacks that support species-appropriate coastal gardens. Front boundary treatments that reinforce the sense of openness in the streetscape.

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<b>Views</b>	
Buildings should be sited and designed so as not to intrude into major view lines from public viewing locations. Where ocean views are available along a road corridor, have regard for adjoining front setbacks so that new development does not intrude significantly into existing view lines. Vegetation should be sited and appropriate species selected in order to maintain ocean viewing corridors from adjoining properties.	Buildings and vegetation that do not unreasonably block views to the coast.
<b>Landscaping</b>	
Landscaping should provide visual links with the coastal reserve. Retain existing trees and provide for the planting of new vegetation, including medium-sized coastal canopy trees, wherever possible. Require all applications for new dwellings to prepare a landscape plan that includes the planting of appropriate vegetation around the dwelling	Landscaping that is integrated with new buildings and links to the landscaping of the coastal environment.
<b>Merri Street East: Precinct 1</b>	
<b>Design requirements</b>	<b>Outcome to be achieved</b>
<b>Setback requirements</b> Development should be set back from both side boundaries a minimum of 2 metres. Development should be set back from the front boundary a minimum of 5 metres. Or: For development which adjoins an existing heritage property and is located on the same street frontage, ensure development is sited to complement the front, side and rear setbacks of the buildings on the heritage property.	Buildings that are sited to maintain a sense of spaciousness and support coastal vegetation. Development that respects established historic siting patterns.
<b>Building height and form</b> Development should be limited to a preferred maximum height of 7.5 metres above natural ground level (other than architectural details).	Buildings that are not visually dominant and are designed with consideration of the sharing of ocean views.
<b>Merri Street East: Precinct 2</b>	
<b>Design requirements</b>	<b>Outcome to be achieved</b>
<b>Setback requirements</b> Development should be set back from both side boundaries a minimum of 2 metres, having regard to existing ocean views from properties within the Ocean and Wattle Groves Heritage Precinct. Development should be set back from the front boundary a minimum of 3.5 metres. Or: For development which adjoins an identified contributory heritage property and is located on the same street frontage, ensure development is sited to complement the front, side and rear	Buildings that are sited to maintain a sense of spaciousness and support coastal vegetation. Buildings that are sited with consideration for the sharing of ocean views. Development that respects established historic siting patterns.

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setbacks of the buildings on the contributory property.	
<b>Building height and form</b> Development should be limited to a preferred maximum height of 7.5 metres above natural ground level (other than architectural details).	Buildings that are not visually dominant and are designed with consideration of the sharing of ocean views.
<b>Merri Street East: Precinct 3</b>	
<b>Design requirements</b>	<b>Outcome to be achieved</b>
<b>Setback requirements</b> Development should be set back a minimum of 2 metres from the front boundary and 0 metres from both side boundaries.	Buildings that reinforce the existing urban form of development.
<b>Building height and form</b> Development should be limited to a preferred maximum height of 10.5 metres above natural ground level (other than architectural details).	Buildings that are not highly exposed when viewed from key viewing locations.

Map 1 to Schedule 15 to Clause 43.02

Merri Street East Precincts



 Design Guidelines Precincts

**SCHEDULE 16 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

C202warr 05/11/2021

Shown on the planning scheme map as **DDO16**.

WARRNAMBOOL REGIONAL AIRPORT – BUILDING HEIGHT ABOVE 7.5 METRES (RL 79.0m AHD)

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**1.0 Design objectives**

[C202warr](#) [05/11/2021](#)

To ensure that flight paths associated with the Warrnambool Regional Airport are protected from the encroachment of inappropriate obstacles to enable the safe and effective operation of the airport.

To ensure that all buildings and works avoid creating a hazard to aircraft in the vicinity of the Warrnambool Regional Airport in order to facilitate safe aircraft operations.

**2.0 Buildings and works**

[C202warr](#) [05/11/2021](#)

A permit is not required to:

- Construct a building or construct and carry out works that are less than 7.5 metres in height.
- Alter an existing building that is 7.5 metres or more in height provided the building height is not increased.

**3.0 Subdivision**

[C202warr](#) [05/11/2021](#)

None specified.

**4.0 Signs**

[C202warr](#) [05/11/2021](#)

None specified.

**5.0 Application requirements**

[C202warr](#) [05/11/2021](#)

None specified.

**6.0 Decision guidelines**

[C202warr](#) [05/11/2021](#)

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 approved Obstacle Limitation Surface plan for the airport.
- The location and height of the proposed development.
- The need to prevent the development of buildings or structures that could interfere with and cause a safety hazard to aircraft operations.
- The effect of the proposed development, including construction materials, on the clear flight path of aircraft.

**SCHEDULE 17 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

[C202warr](#) [05/11/2021](#)

Shown on the planning scheme map as **DDO17**.

COASTAL/HOPKINS RIVER ENVIRONMENT GROWTH AREA

**1.0 Design objectives**

[C202warr](#) [05/11/2021](#)

**Vegetation**

To re-establish the vegetated setting for the site using indigenous coastal species.

**Landscape Setting**

To ensure landscaping is designed and sited to provide views to the ocean.

To re-establish vegetation dominated views of the area.

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To maximise building and structure absorption within the landscape setting (Hopkins Point Road South).

**Views**

To provide for the reasonable sharing of views to the ocean, coastal dunes, river and the surrounding landscape.

To minimise the visual impact of development from key public viewing locations.

**Siting**

To ensure buildings and structures are sited so as to minimise visual intrusion on views to the ocean.

To ensure buildings and structures are sited to avoid steep slopes.

To integrate buildings and works into the river corridor and rural dune landscapes.

To minimise the visual impact of development along the ridgeline.

To ensure buildings and structures are strategically sited so as to maximise the degree to which the development is absorbed in the landscape.

**Height and building form**

To ensure development is designed to allow views across and between buildings to the ocean.

To ensure buildings and structures sit within the coastal dune landscape and vegetation setting.

**Site coverage**

To develop a spacious building setting with space for planting.

To minimise the dominance of car parking structures and outbuildings.

To ensure that buildings and structures are absorbed within the landscape setting (Hopkins Point Road South).

**Environmental Sustainable Design**

To encourage good environmentally sustainable practices including maximising solar access and rainwater harvesting.

To incorporate the use of Water Sensitive Urban Design principles.

**Materials and design detail**

To ensure buildings demonstrate a high standard of contemporary design and complement the coastal setting.

**2.0**

**Buildings and works**

C202warr 05/11/2021

A permit is required to construct:

- A swimming pool.
- A tennis court.

A permit is required to construct a fence. This does not apply to:

- A front boundary fence that is of post and wire construction.
- A side or rear boundary fence that is of post and wire construction where the land adjoins the coastal reserve/public/common property open space areas.
- A boundary fence that is of post and wire construction where the land adjoins land not covered by this overlay.

**Requirements**

The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

**General**

- Buildings must be located within the approved building envelopes to enable the sensitive siting of buildings in the landscape.

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**Vegetation**

- Provide indigenous vegetation from within the Warrnambool Plains Bioregion in clumps and clusters as opposed to formal rows.

**Landscape setting**

- Site vegetation and select appropriate species to acknowledge existing ocean viewing corridors from adjoining properties.
- Retain existing vegetation and encourage the planting of new vegetation to screen buildings and structures.
- Integrate landscaping with the design of the development and to complement the landscaping of any adjoining public realm.
- Ensure that buildings and structures are lower than the canopy height of the vegetated (or proposed vegetated) backdrop, as far as reasonably possible (Hopkins Point Road South).

**Views**

- Ensure that the height, siting and setback of development provides for the reasonable sharing of views.
- Site and design buildings and structures to:
  - Take into account existing views to the coast and river from nearby dwellings.
  - Maximise building immersion when viewed from the Logans Beach car park, the whale platform, Point Richie car park and Deakin University boat ramp.
  - Protect views from existing dwellings in Banksia Drive and Acacia Court.

**Siting**

- Minimise the visual impact of development by designing buildings and structures to step down the topography and where appropriate to be excavated into the landform.
- Give consideration to siting buildings and structures in lower sections of the site so that the overall height of the development is minimised when viewed from key viewing locations.
- Site buildings and structures to incorporate space for planting of substantial vegetation, including canopy trees.
- Ensure buildings and works are in accordance with the Geotechnical Site Analysis (for sites with greater than 20 percent slope).

**Height and building form**

- Minimise the visual intrusion of development on highly visible areas.
- Encourage low scale building form with second storeys being smaller than the ground floor and recessed.
- Ensure that the siting and design of development enhances the coastal landscape character of the area.
- Keep development below the future mature tree canopy height to a maximum of 7.5 metres above natural ground level.
- Reduce building height to 5.0 metres close to the ridgeline (Hopkins Point Road North).

In addition to the above requirements, the following requirements apply to land within the Hopkins Point Road South area:

- Buildings and structures should be a maximum of 5.0 metres in height above natural.
- Locate buildings and structures to respond to the site and be substantially absorbed by the landscape.
- Locate garages, carports and outbuildings in response to the topography and the view from the street and adjoining properties.
- Ensure building forms follow the natural contour. Where possible, on sloping sites, buildings should utilise footings which allow the natural slope to be maintained.

**Site Coverage**

- Provide sufficient space in the frontage setback for canopy trees and under storey planting.



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- Minimise building footprints.
- Locate garages, carports and outbuildings behind the line of the dwelling.
- Minimise areas of non-permeable surfaces.
- Site buildings and structures within the site topography to ensure that the overall height of the development is minimised when viewed from key viewing locations (Hopkins Point Road South).

**Environmental Sustainable Design**

- Adopt best practice environmentally sustainable development principles; considering solar access and utilising sustainable energy and construction techniques wherever possible.
- Ensure all dwellings are designed and orientated to ensure optimal thermal performance and to utilise natural light.
- Minimise the area of sealed surfaces and ensure that spaces between buildings are able to support vegetation.
- Incorporate Water Sensitive Urban Design techniques to improve the water quality of the catchment and maintain appropriate flows.
- Make use of building material with minimal environmental impact such as recycled materials.

**Materials and design detail**

- Utilise colours and finishes that best immerse the built form within the landscape. Use a mix of contemporary and traditional muted coastal materials, textures and finishes including timber, render, glazing, stone, brick and iron roofing.
- Articulate the form of buildings and elevations, particularly front facades, and include elements that lighten the building form such as balconies, glazing and light transparent balustrading.
- Where buildings and structures are set amongst vegetation (existing and proposed), utilise colours and finishes that complement the vegetation, including dark, natural colours and matte finishes.
- Use glazing and roof material of low reflectivity.
- Ensure that the form of buildings and elevations are unobtrusive and minimise the extent to which they are visible from the Logans Beach car park and the whale watching platform as far as practically possible (Hopkins Point Road South).

**3.0 Subdivision**

C202warr 05/11/2021

None specified.

**4.0 Signs**

C202warr 05/11/2021

None specified.

**5.0 Application requirements**

C202warr 05/11/2021

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:

- A Landscape Plan prepared in accordance with the design requirements of this schedule and the principles established in the Coastal/Hopkins River Environment Structure Plan.
- A Materials and Colour Schedule prepared in accordance with the design requirements of this schedule and the principles established in the Coastal/Hopkins River Environment Structure Plan.
- A Photomontage demonstrating that proposed buildings will be immersed in the landscape when viewed from the Logans Beach car park, the whale watching platform, Point Richie car park and/or Deakin University boat ramp.
- A Geotechnical Site Analysis (for sites with greater than 20 per cent slope), certified by a registered professional engineer, that includes a:

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- Stability Assessment Report (that identifies stability risk and addresses potential stability problems),
- Landslide Hazard Rating Analysis, and
- Foundation Investigation Report (i.e. a soil test report)

## 6.0

### Decision guidelines

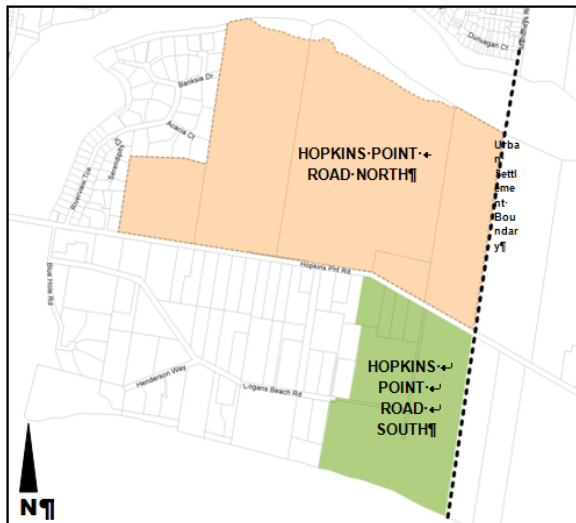
C202warr 05/11/2021

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 Structure Plan and Guidelines within the Coastal / Hopkins River Environment Structure Plan Report (May 2008).
- Whether the development nestles into the coastal dune landscape and vegetation setting.
- The impact of the development on views to, from and across the development site.
- The contribution the development proposal makes to the revegetation of the land.
- The measures that have been taken to incorporate Environmental Sustainable Design.
- The suitability of the materials and design detail in responding to the coastal setting.

#### Map 1 to Schedule 17 to Clause 43.02

#### Coastal/Hopkins River Environment Growth Area



### SCHEDULE 18 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

C103warr 09/07/2020

Shown on the planning scheme map as **DDO18**.

EASTERN ACTIVITY CENTRE - COMMERCIAL AND OFFICE BUILT FORM

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**1.0 Design objectives**

C103warr 09/07/2020

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 Buildings and works**

C103warr 09/07/2020

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.
- 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**

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- 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**

[C103warr](#) 09/07/2020

None specified.

**4.0 Signs**

[C103warr](#) 09/07/2020

None specified

**5.0 Application requirements**

[C103warr](#) 09/07/2020

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.
- 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.

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**6.0 Decision guidelines**

[C103warr](#) 09/07/2020

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.

**SCHEDULE 1 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

[C202warr](#) 05/11/2021

Shown on the planning scheme map as **DPO1**.  
RESIDENTIAL DEVELOPMENT PLAN

**1.0 Objectives**

[C202warr](#) 05/11/2021

None specified.

**2.0 Requirement before a permit is granted**

[C202warr](#) 05/11/2021

A Development Plan must be submitted to and approved by the responsible authority prior to subdivision of the land into more than two lots.

**3.0 Conditions and requirements for permits**

[VC205](#) 20/01/2022

The following conditions and/or requirements apply to permits: [to comply with MD]

- All residential development must be serviced with reticulated water and sewerage.
- Any constraints on subdivision or particular requirements identified in the preparation of the Development Plan should be reinforced by the placement of appropriate conditions on the permit for subdivision of the land.
- All roads which provide direct access to the site must be sealed. Should such a road be identified as a Transport Zone 2 or a Transport Zone 3 the responsible authority will determine the standard of road construction.
- Retention and enhancement of remnant vegetation should be encouraged.
- A permit application for a building proposed to be located in an area which is not nominated as an Appropriate Building Area must be accompanied by supporting information which shows that the proposed dwelling will not cause a significant impact on the local environment. This information may address management of remnant vegetation, soil stability, drainage disposal or similar matters as considered appropriate by the responsible authority.
- No permit is required for the construction of a dwelling or associated outbuilding within an Appropriate Building Area nominated on the Development Plan.

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#### 4.0 **Requirements for development plan**

C202warr 05/11/2021

A development plan must include the following requirements:

- Include a Site Analysis which shows the topography of the land, and the location of any existing vegetation, drainage lines, existing buildings, sites of conservation, heritage or archaeological significance and other features.
- Show the proposed subdivision layout including lots, roads, public open space and other features of the subdivision in a manner which is responsive to the features identified in the Site Analysis.
- Identify the means by which sites of conservation, heritage or archaeological significance will be managed during the construction phase of the subdivision.
- Identify Appropriate Building Areas on the site and within individual lots that are suitable for the construction of dwellings or other buildings, which are not affected by constraints such as slope, potential for inundation, or presence of remnant vegetation to the satisfaction of the responsible authority. If there are no constraints affecting the site, all lots should be notated as Appropriate Building Areas.
- Include a Landscaping Plan showing the location of existing vegetation to be retained and proposed vegetation.
- Show suitable road and pedestrian linkages between the site and adjacent areas.
- Outline arrangements for the provision and funding of physical infrastructure.
- Identify the staging of the subdivision.

#### **SCHEDULE 2 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

C202warr 05/11/2021

Shown on the planning scheme map as **DPO2**.

LOW DENSITY RESIDENTIAL DEVELOPMENT PLAN

#### 1.0 **Objectives**

C202warr 05/11/2021

None specified.

#### 2.0 **Requirement before a permit is granted**

C202warr 05/11/2021

A Development Plan must be submitted to and approved by the responsible authority prior to subdivision of the land into more than two lots.

A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority for the construction of a dwelling, including an extension to an existing dwelling, and/or an outbuilding associated with an existing dwelling. [corrected to provide a permit exemption]

#### 3.0 **Conditions and requirements for permits**

VC205 20/01/2022

The following conditions and/or requirements apply to permits: [to comply with MD]

- Where possible all residential development should be serviced with reticulated water and sewer.
- Any constraints on subdivision or particular requirements identified in the preparation of the Development Plan should be reinforced by the placement of appropriate conditions on the permit for subdivision of the land.
- Where reticulated sewerage infrastructure is not available all lots proposed must be shown to be capable of adequately treating and retaining wastewater within the boundaries of the lot by the submission of soil percolation tests, if required by the responsible authority. The responsible authority must require the submission of soil percolation tests in an area affected by an

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Environmental Significance Overlay. Should the soil percolation tests not correspond with information provided in the preparation of the Development Plan, the Development Plan should be amended accordingly.

- All roads which provide direct access to the site must be sealed. Should such a road be identified as a Transport Zone 2 or a Transport Zone 3 the responsible authority will determine the standard of road construction.
- A permit application for a building proposed to be located in an area which is not nominated as an Appropriate Building Area must be accompanied by supporting information which shows the proposed dwelling will not cause a significant impact on the local environment. This information may address management of remnant vegetation, soil stability, drainage disposal or similar matters as considered appropriate by the responsible authority.
- No permit is required for the construction of a dwelling or associated outbuilding within an Appropriate Building Area nominated on the Development Plan.

**4.0 Requirements for development plan**

[C202warr](#) 05/11/2021

A development plan must include the following requirements:

- Include a Site Analysis which shows the topography of the land, and the location of any existing vegetation, drainage lines, existing buildings, sites of conservation, heritage or archaeological significance and other features.
- Include a Soil and Water Report if reticulated sewerage infrastructure is not available. The Soil and Water Report must demonstrate that the lot sizes proposed are capable of adequately treating and retaining all wastewater within the boundaries of the lot, in compliance with the relevant State Environment Protection Policies namely Code of Practice - Septic Tanks (EPA 1996).
- Identify the means by which sites of conservation, heritage or archaeological significance will be managed during the construction phase of the subdivision.
- Identify Appropriate Building Areas on the site and within individual lots that are suitable for the construction of dwellings or other buildings, which are not affected by constraints such as slope, potential for inundation, or presence of remnant vegetation. If there are no constraints affecting the site all lots on the Development Plan should be notated as Appropriate Building Areas.
- Include a Landscaping Plan including the location of existing vegetation to be retained and proposed vegetation.
- Show suitable road and pedestrian linkages between the site and adjacent areas.
- Outline arrangements for the provision and funding of physical infrastructure.
- Identify the staging of the subdivision.

**SCHEDULE 3 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

[C202warr](#) 05/11/2021

Shown on the planning scheme map as **DPO3**.

RURAL LIVING DEVELOPMENT PLAN

**1.0 Objectives**

[C202warr](#) 05/11/2021

None specified.

**2.0 Requirement before a permit is granted**

[C202warr](#) 05/11/2021

A Development Plan must be submitted to and approved by the responsible authority prior to subdivision of the land into more than two lots.

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A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority for the construction of a dwelling, including an extension to an existing dwelling, and/or an outbuilding associated with an existing dwelling. [corrected to provide a permit exemption]

### 3.0 Conditions and requirements for permits

VC210 04/05/2022

The following conditions and/or requirements apply to permits: [to comply with MD]

- Any constraints on subdivision or particular requirements identified in the preparation of the Development Plan should be reinforced by the placement of appropriate conditions on the permit for subdivision of the land.
- Where reticulated sewerage infrastructure is not available all lots proposed must be shown to be capable of adequately treating and retaining wastewater within the boundaries of the lot by the submission of soil percolation tests, if required by the responsible authority. The responsible authority must require the submission of soil percolation tests in an area affected by an Environmental Significance Overlay. Should the soil percolation tests not correspond with information provided in the preparation of the Development Plan, the Development Plan should be amended accordingly.
- All roads which provide direct access to the site must be sealed. Should such a road be identified as a Transport Zone 2 or Transport Zone 3 the responsible authority will determine the standard of road construction.
- A permit application for a building proposed to be located in an area which is not nominated as an Appropriate Building Area must be accompanied by supporting information which shows the proposed dwelling will not cause a significant impact on the local environment. This information may address management of remnant vegetation, soil stability, drainage disposal or similar matters as considered appropriate by the responsible authority.
- No permit is required for the construction of a dwelling or associated outbuilding within an Appropriate Building Area nominated on the Development Plan, unless a permit is required by another clause of this scheme.

### 4.0 Requirements for development plan

C202warr 05/11/2021

A development plan must include the following requirements:

- Include a Site Analysis which shows the topography, and the location of any existing vegetation, drainage lines, existing buildings, sites of conservation, heritage or archaeological significance and other features on the land, and identification of farming practices on adjacent land (if any).
- Include a Soil and Water Report if reticulated sewerage infrastructure is not available. The Soil and Water Report must demonstrate that the lot sizes proposed are capable of adequately treating and retaining all wastewater within the boundaries of the lot, in compliance with the relevant State Environment Protection Policies namely Code of Practice - Septic Tanks (EPA 1996).
- Show the proposed subdivision layout including lots, roads, public open space and other features of the subdivision in a manner which is responsive to the features identified in the Site Analysis, adjacent farming practices and requirements of the Soil and Water report.
- Identify the means by which sites of conservation, heritage or archaeological significance will be managed during the construction phase of the subdivision.
- Identify Appropriate Building Areas on the site and within individual lots that are suitable for the construction of dwellings or other buildings, which are not affected by constraints such as slope, potential for inundation, or presence of remnant vegetation. Appropriate Building Areas should not be located adjacent to neighbouring properties which are used for farming purposes. If there are no constraints affecting the site all lots on the Development Plan should be notated as Appropriate Building Areas.
- Include a Landscaping Plan including the location of existing vegetation to be retained and proposed vegetation.
- Show suitable road and pedestrian linkages between the site and adjacent areas.



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- Outline arrangements for the provision and funding of physical infrastructure.
- Identify the staging of the subdivision.

**SCHEDULE 6 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

[C202warr](#) [05/11/2021](#)

Shown on the planning scheme map as **DPO6**.

DENNINGTON RISE DEVELOPMENT PLAN

1.0

**Objectives**

[C202warr](#) [05/11/2021](#)

None specified.

2.0

**Requirement before a permit is granted**

[C202warr](#) [05/11/2021](#)

None specified.

3.0

**Conditions and requirements for permits**

[C202warr](#) [05/11/2021](#)

None specified.

4.0

**Requirements for development plan**

[C202warr](#) [05/11/2021](#)

The Development Plan must be in accordance with the *Dennington North Structure Plan (2005)* and must include the following requirements:

- Include a site analysis which shows the topography of the land, and the location of any existing vegetation, drainage lines and existing buildings, available infrastructure and connection points, and any other notable features.
- Show how the proposed development plan relates to the Dennington North Structure Plan.
- Show the proposed subdivision layout including any layout and orientation for lots, density makeup, clear hierarchy of roads, innovative public open space design and other features of the subdivision in a manner which is responsive to the features identified in the site analysis.
- Show suitable road and pedestrian linkages between the site and adjacent areas.
- Identify the staging of the development of the land.
- Include a landscape plan which identifies indicative street tree plantings and any other landscaping treatments and/or features proposed as a response to the site analysis.
- Show the means of servicing the land including reticulated sewerage, water and drainage to all land in the plan.
- Incorporate water sensitive urban design treatments into the development plan area.

**SCHEDULE 7 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

[C202warr](#) [05/11/2021](#)

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

NORTH EAST WARRNAMBOOL GROWTH AREA

1.0

**Objectives**

[C202warr](#) [05/11/2021](#)

None specified.

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## 2.0 **Requirement before a permit is granted**

C202warr 05/11/2021

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

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

## 3.0 **Conditions and requirements for permits**

C202warr 05/11/2021

The following conditions and/or requirements apply to permits: [to comply with MDP

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

## 4.0 **Requirements for development plan**

C202warr 05/11/2021

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

A development plan must include the following requirements:

Development plans must be generally consistent with the *North East Warrnambool Structure Plan 2007*.

A Site Analysis Report and Plan that:

- Requirements applicable to Development Areas A, B, C & D
  - In relation to existing site conditions and features, includes details on the topography of the land, the location of existing vegetation, drainage lines, existing buildings, sites of conservation, heritage or archaeological significance and any other features.
  - Provides a proposed development layout including roads, public open space and other features of subdivision in a manner which is responsive to the identified site features and demonstrates the integration of the development with existing infrastructure within the North East area including access, open space, retailing and schooling.
  - Provides adequate and usable public open space and demonstrates the suitability and accessibility of the provided open space to form part of the open space network.
  - Identifies the means by which any sites of conservation, heritage or archaeological significance will be managed during construction and following the development.
  - Identifies designated areas within the plan area proposed as potentially suitable for medium and higher density housing types based upon accessibility to transport, open space, services and other factors, as well as potential opportunities (if applicable) for areas suitable for non-car based development.
  - Identifies designated areas to be set aside for single dwelling development only.
  - Provides for community interaction, safety and surveillance by the provision of housing to front streets and/or public open space in the development area.
  - Designates a main north-south transport route along Aberline Road, Boiling Downs Road and Gateway Road. This route must align and provide for linkage to the connection to Raglan Parade (Princes Highway) at the Gateway Road intersection.
- Requirements applicable to Development Areas A, B & C
  - Provides linkage between the Merri River and the Russells Creek tributary open space corridors by demonstrating a network of pedestrian permeable access and open space networks through the development.

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- Reinforces Mortlake Road, Aberline Road and Wangoom Road as major roads. Service roads should be provided to allow for appropriate integration of housing to streets and enhance safety.
- Requirements applicable to Development Areas B & C
  - Provides a 'public' linkage to the northern areas of Kings College to provide for a convenient northern access to the school, and to the proposed pedestrian linkage to Balmoral Road through the college.
  - Provides dual purpose pedestrian and cycle paths on Aberline and Wangoom Road.
- Requirements applicable to Development Area C
  - Discourages new roads/streets intersecting Whites Road.

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

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

An Environmental Report that:

- Requirements applicable to Development Areas A, B, C & D
  - Identifies the approach to water sensitive urban design in relation to drainage, road and allotment layout design. A theme should be applied to the entire development and should be based upon best practice provisions of water quality and turbidity, coupled with achieving relatively efficient maintenance provisions.
  - Provides information on the biodiversity of the riparian corridor of any watercourses or existing and proposed open space corridors in the development area.
  - Identifies the opportunities for incorporation of ~~roof water harvesting~~ 'Third Pipe' ~~stormwater collection~~ including demonstration of consultation with Wannon Region Water Authority or its subsequent equivalent authority. ~~[based upon Wannon Water requested change]~~
- Requirements applicable to Development Areas A, B & C
  - Identifies areas of significance along the Merri River corridor and Russells Creek and tributary and identifies design guidelines for lots within significant sections of the corridors to guide building height, roof materials and colours and siting of dwellings.

An Infrastructure Report that:

- Requirements applicable to Development Areas A, B, C & D
  - Integrates drainage as a part of high quality open space nodes and linear linkages. Where possible integrate stormwater management systems such as Bio filter wetlands as a part of high quality open space network.
  - Provides an open space area in each plan that responds to the balance between open space usability and functionality, and the objectives of floodplain management.
  - Provides a staging plan for development of the land in relation to efficient infrastructure provision through stages.

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- Provides for the provision and funding of physical infrastructure (unless included in any approved Development Contribution Plan or scheme for the area, outline arrangements for the provision and funding of physical infrastructure).
- Provides a timing schedule of public and infrastructure works, and staging of development for the development area.
- A Review period that identifies measures for the removal of the Development Plan Overlay from the land once the implementation of the development has been completed (requirement applicable to Development Areas A, B, C & D).

Map 1 to Schedule 7 to Clause 43.04

North East Warrnambool Growth Area Development Areas



**SCHEDULE 8 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

C208warr 22/07/2021

Shown on the planning scheme map as **DP08**.

**NORTH DENNINGTON DEVELOPMENT PLAN**

**1.0**

**Objectives**

C208warr 22/07/2021

**Overall objectives**

To implement the vision depicted in the *North Dennington Structure Plan 2014* to establish a residential community providing for diverse housing densities and lifestyle opportunities, with high quality urban design outcomes that reflect the environmental assets and landscape attributes of the location abutting the Merri River, with specific reference to the following plan elements:

- Land use and density

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- Movement and access
- Open space and natural environment
- Built environment and heritage
- Services, utilities and staging.

To implement the layout, design and density objectives of the North Dennington Structure Plan.

**Land use and density objectives**

To provide for land uses and housing densities that:

- Provides diversity in lot sizes and housing styles that responds to site context, landscape, topography and view lines.
- Focuses smaller lots capable of future subdivision/development in areas designated as appropriate in the North Dennington Structure Plan.
- Achieves an overall density of 12 lots per net developable hectare across the structure plan area.
- Incorporates a high amenity character through use of diverse streetscape cross-sections and treatments to provide a context for diverse and higher density housing outcomes in appropriate locations as identified in the North Dennington Structure Plan.
- Incorporates sensitive design of lots and siting of housing to preserve opportunities for infill subdivision/development to occur over time.
- Identifies measures to sensitively address areas of significant slope.
- Incorporates an identifiable and accessible community hub on Coghlan Road, incorporating a community centre and the St Johns Primary School.
- Identifies opportunities for potential shared use of community facilities.
- Identifies any other locations of proposed non-residential uses.

**Movement and access objectives**

To provide a movement network, including a connector road, local street and pedestrian/cycle path network that:

- Responds to the topography and existing road reserves (internal and external to the development plan area).
- Establishes a modified grid-based local road network with a high level of streetscape diversity, including a variety of street cross-sections.
- Establishes connections between neighbourhoods within the North Dennington Structure Plan area, and to existing, surrounding neighbourhoods where relevant.
- Incorporates a positive landscape character in key locations through use of boulevard treatments and high quality street tree planting.
- Provides an accessible public transport route along Coghlan Road, Station Street, Shannon Road and Harrington Road and a linked pedestrian and cycle network (on and off road).
- Provides for a local edge road treatment to the Merri River floodplain corridor, and local road connections between the river edge loop road and the existing road network.

**Open space and natural environment objectives**

To provide an open space network that:

- Focuses on and enhances the Merri River floodplain corridor.
- Is visually and physically connected to surrounding land uses through use of edge road treatments and active frontages.
- Accommodates a range of functions, including drainage, active and passive recreation, walking/cycling trails and preserves key site features.
- Reinforces the role of streets by establishing small green spaces within the local street network. This could include small parks, widened nature strips and central medians to provide points of difference and to create neighbourhood character.

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- Identifies land within the Merri River floodplain corridor suitable for passive recreation purposes, access/parking node locations and for drainage and conservation purposes, having regard for the 30 metre biodiversity corridor along the river.

**Community facilities objectives**

To provide a centralised activity and community centre that:

- Provides a local focus for the community.
- Identifies opportunities for shared use of land for community facilities, including the primary school and any required Council operated facilities.
- Is accessible via public transport with convenient access to a bus stop.
- Takes a 'street-based' form with a design that enhances visual interaction between the street and the land uses and accommodates on-street parking.
- Provides opportunities for diverse housing options including higher density housing and mixed-use activities.
- Incorporates buildings and uses of a scale sympathetic to the surrounding residential context.

**Built environment and heritage objectives**

To provide development that:

- Draws upon the local character, history and natural environmental features.
- Responds sensitively and appropriately to aboriginal cultural heritage sites and features.

**Services, utilities and staging objectives**

To provide physical services and infrastructure that:

- Meets the needs of the future community and the development.
- Is provided in accordance with the *North Dennington Development Contributions Plan 2014*.
- Provides for the efficient, staged delivery of services and infrastructure to ensure all lots are provided with adequate services.
- Incorporates a Water Sensitive Urban Design approach to stormwater management to protect the water quality of the Merri River.

**2.0 Requirement before a permit is granted**

[C208warr](#) 22/07/2021

The responsible authority may grant a permit for subdivision, use or development prior to the approval of a development plan only, if in the opinion of the responsible authority, the grant of the permit achieves the objectives of the *North Dennington Structure Plan 2014* and the proposal satisfies the criteria set out in Chapter 10 of the *North Dennington Structure Plan 2014*.

**3.0 Conditions and requirements for permits**

[C208warr](#) 22/07/2021

The following conditions and/or requirements apply to permits: [\[to comply with MD\]](#)

- Any application for subdivision must be accompanied by a Traffic Study that reviews road infrastructure requirements and road management requirements unless this requirement has been met to the satisfaction of the responsible authority at the development plan stage.
- Any application for subdivision must be accompanied by a Servicing Report that reviews available services and drainage and identifies any interim or ultimate servicing and drainage requirements to service the subdivision, use or development unless this requirement has been met to the satisfaction of the responsible authority at the development plan stage.
- Any permit granted must include conditions relating to road infrastructure upgrades and traffic management measures required by the Traffic Study to the satisfaction of the responsible authority.
- Any permit granted must include conditions relating to servicing upgrades required by the Servicing Report to the satisfaction of the responsible authority.
- Any permit granted must include conditions required to give effect to the development plan.

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#### 4.0 **Requirements for development plan**

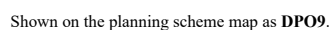
C208warr 22/07/2021

A development plan must include the following requirements:

- A development plan must be generally in accordance with the *North Dennington Structure Plan 2014* and North Dennington Growth Area Framework Plan in this schedule.
- A consolidated site analysis plan that depicts all relevant site analysis and technical background report information.
- A design response that is:
  - based on the results of the site analysis process; and
  - generally in accordance with the objectives and any other requirements of the North Dennington Structure Plan.
- A written report and plans addressing the objectives described in this schedule and in the North Dennington Structure Plan.
- A Development Sequencing Plan that identifies the likely sequence of development, the staging and provision of infrastructure, drainage, roads and other key facilities and evidence that reticulated water supply and sewerage services can be provided to the land in a timely and efficient manner.
- An Infrastructure Delivery Plan that outlines any projects in the *North Dennington Development Contributions Plan 2014* that are proposed to be delivered as 'works in kind'. The Infrastructure Delivery Plan must identify proposed responsibility, staging and timing of works.
- An overall land budget that calculates the area for each category of land use shown on the plan. The overall land budget must specifically identify land that will be set aside for infrastructure and open space in accordance with the *North Dennington Development Contributions Plan 2014*.

With the consent of the responsible authority, a development plan may be prepared in stages generally as identified in the staging plan contained within Part 9.6 of the *North Dennington Structure Plan 2014*.

## North Dennington Growth Area Framework Plan





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DENNINGTON NEIGHBOURHOOD ACTIVITY CENTRE – RETAIL PRECINCT

**1.0 Objectives**

C202warr 05/11/2021

None specified.

**2.0 Requirement before a permit is granted**

C202warr 05/11/2021

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

- To subdivide land into no more than two (2) lots.
- Title reconfiguration.
- To construct or carry out minor works including site preparation works and related activities.
- An alteration or extension to an existing dwelling.

**3.0 Conditions and requirements for permits**

C202warr 05/11/2021

The following conditions and/or requirements apply to permits:

- All proposals to subdivide land, title reconfiguration, and to construct or carry out minor works (including site preparation works) before a development plan has been prepared must be accompanied with a report demonstrating that they will not prejudice the long term future use of the land as envisaged in the Dennington Neighbourhood Activity Centre Structure Plan (Hansen, November 2009).

**4.0 Requirements for development plan**

C202warr 05/11/2021

The development plan must be generally in accordance with the Dennington Neighbourhood Activity Centre Structure Plan (Hansen, November 2009) and must include the following requirements:

- Built Form Design Guidelines that:
  - Provide a building form that is of a low scale and unobtrusive to maintain view lines from surrounding elevated topography (no more than one storey in height or 6 metres in elevation). Two storey development is acceptable fronting Lindsay Street and the Princes Highway to encourage multiple land uses over different storeys.
  - Ensure buildings are designed to front external and internal streets, provide active frontages and well concealed service areas.
  - Ensure new development close to corners is positioned to the lot boundary and clearly demarcates and addresses internal and external intersections.
  - Avoid large expanses of flat roofs.
  - Ensure that plant fittings on rooftops are appropriately screened when viewed from elevated positions.
  - Provide for a material palette that displays a variety of finishes that respond to the natural environment in texture and colour.
  - Avoid the use of large expanses of brightly coloured rendered walls.
- A Signage Plan that:
  - Provides for signage that is respectful of the neighbourhood setting with low scale integrated design preferred.
  - Avoids highway illuminated signage.
- A Traffic Management and Car Parking plan that:
  - Provides for an internal street connection in an east-west alignment with the drainage easement to facilitate traffic and pedestrian movement between Russell and Lindsay Streets.

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- Provides a north-south pedestrian plaza link between retail development in the centre. The plaza should contain street furniture, public notice boards, lighting and high quality landscaping.
- Indicates the number, location, dimensions and layout of all car parks and access-ways to and from the car parking areas.
- Indicates specified car parking rates for all uses, including visitor car parking to the satisfaction of the responsible authority.
- Indicates the location and dimension of all bicycle, vehicle and pedestrian access ways and how these connect to the remainder of the retail precinct and the wider Activity Centre.
- Includes traffic management and traffic control works considered necessary in adjoining and nearby roads when the development is completed.
- Indicates the means of pedestrian and vehicle ingress to and egress from the land.
- A Landscaping Plan that:
  - Includes details on furniture, lighting and the location, quantity and size at maturity of all proposed plants, the botanical names of the plants, the location of all areas to be covered by lawn or other surface materials and provides a specification of works to be undertaken prior to planting.

The development plan may be prepared and implemented in stages.

**SCHEDULE 10 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

[C208warr](#) 22/07/2021

Shown on the planning scheme map as **DPO10**.

**NORTH OF THE MERRI RIVER DEVELOPMENT PLAN**

1.0 **1.0 Objectives**

[C208warr](#) 22/07/2021

**Overall Objectives**

To implement the vision depicted in the *North of the Merri River Structure Plan 2011* to establish a well-connected and well serviced community that demonstrates a positive sense of place, with specific reference to the following plan elements:

- Movement network
- Open space
- Activity centre and community facilities
- Neighbourhoods and density
- Utilities and drainage.

To implement the layout, design and density objectives of the *North of the Merri River Structure Plan*.

**Movement network objectives**

To provide a movement network, including a connector road, local street and pedestrian/cycle path network that:

- Responds to the topography and existing road reserves (internal and external to the Development Plan area).
- Establishes a modified grid-based local road network with a high level of streetscape diversity, including a variety of street cross-sections.
- Establishes connections between neighbourhoods within the structure plan area, and to existing surrounding neighbourhoods where relevant.
- Incorporates a positive landscape character in key locations through use of boulevard treatments and high quality street tree planting.
- Provides an accessible public transport route along Wollaston Road and a linked pedestrian and cycle network (on and off road).

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#### **Open space objectives**

To provide an interlinked open space network that:

- Focuses on the Merri River floodplain and key site features (ridgelines, existing vegetation, heritage features) to create a 'green loop' of open space connected by boulevard roads throughout the structure plan area.
- Is visually and physically connected to surrounding land uses through use of edge road treatments or active frontages.
- Accommodates a range of functions, including drainage, active and passive recreation, walking/cycling trails and preserves key site features.
- Locates local open space to form the heart of neighbourhoods.
- Provides a high amenity setting for diverse housing outcomes, including current and future medium density housing.
- Establishes a distinct character for each open space that reflects the context and intended function of the space and provides for an area of usable open space.
- Reinforces the role of streets by establishing small green spaces within the local street network, including small parks, widened nature strips and central medians to provide points of difference and to create neighbourhood character.
- Identifies land within the floodplain suitable for active and passive recreation purposes and for drainage and conservation purposes, having regard for the 30 metre biodiversity corridor along the river.

#### **Activity centre and community facilities objectives**

To provide a centralised activity and community centre that:

- Provides a local focus for the community, incorporating retail at a local Convenience Centre scale.
- Locates community facilities, including the primary school and local and active open space, adjacent to or nearby the retail/service centre.
- Identifies opportunities for shared use of land for community facilities, including the primary school and any required Council operated facilities.
- Is accessible via public transport with convenient access to a bus stop.
- Takes a 'street-based' form with a design that enhances visual interaction between the street and the land uses and accommodates on-street parking.
- Provides adequate parking for retail and other commercial uses in a location that does not feature prominently from key locations, such as Wollaston Road.
- Provides opportunities for diverse housing options including higher density housing and mixed use activities surrounding the centre, including service businesses and home offices.
- Incorporates buildings and uses of a scale sympathetic to the surrounding residential context.

#### **Neighbourhoods and density objectives**

To provide a series of internal neighbourhoods that:

- Are diverse in landscape, streetscape and built form character, each with a neighbourhood 'core' consisting of a feature (such as open space, a streetscape feature, local activity centre etc).
- Are clearly defined by streetscape features and land uses, yet are connected through use of local streets and the 'green loop' of open space and boulevard connectors.
- Provide diversity in lot sizes and housing styles, with smaller lots in key, high amenity locations around open space and the local activity centre and larger lots in appropriate locations such as on steep slopes.
- Achieve an overall density of 12 lots per net developable hectare across the structure plan area.
- Incorporate a high amenity character through use of diverse streetscape cross-sections and distinct open space to provide a context for diverse and higher density housing outcomes.
- Incorporate sensitive design of lots and siting of housing to preserve opportunities for infill development to occur over time.

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- Provide an appropriate housing and fencing interface to adjoining rural land, and vehicle and pedestrian connections to adjoining residential land.

**Utilities and drainage objectives**

To provide physical services and infrastructure that:

- Meet the needs of the future community and the development.
- Is provided in accordance with the *North of the Merri River Development Contributions Plan 2011*.
- Provides for the efficient, staged delivery of services and infrastructure to ensure all lots are provided with adequate services.
- Incorporates a Water Sensitive Urban Design approach to stormwater management to protect the water quality of the Merri River.

**2.0 Requirement before a permit is granted**

[C208warr](#) 22/07/2021

The Responsible Authority may grant a permit for subdivision, use or development prior to the approval of a Development Plan only where it is satisfied that the proposed subdivision, use or development is generally consistent with the provisions of the *North of the Merri River Structure Plan 2011* and will not prejudice the future development of the area as intended by the *North of the Merri River Structure Plan 2011*.

**1.1 3.0 Conditions and requirements for permits**

[C208warr](#) 22/07/2021

None specified.

**4.0 Requirements for development plan**

[C208warr](#) 22/07/2021

A development plan must include the following requirements:

- A development plan must be generally in accordance with the *North of the Merri River Structure Plan 2011* and the North of Merri River Growth Area Framework Plan in this schedule.
- A development plan should be prepared for a group of landholdings generally in accordance with the Development Plan Precincts identified in the *North of the Merri River Structure Plan*. Variations to the development plan precincts must be to the satisfaction of the responsible authority.
- A detailed site analysis that includes the following items to the satisfaction of the responsible authority:
  - An environmental assessment 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*. The assessment should be guided by the broader environmental assessment and recommendations completed as part of the *North of the Merri River Structure Plan*.
  - An arboriculture assessment of all existing trees on the land which provides a description of the condition, health and integrity of all trees. The assessment must include recommendations for the long term preservation of tree(s) having regard to proposed open space or development in the neighbourhood context. The arboriculture assessment must include a plan showing the location of all vegetation nominated for removal and retention and surveyed locations of the trunk, canopy and tree protection zone of all vegetation nominated for retention.
  - An archaeological survey and heritage assessment 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*. The

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assessment should be guided by the broader archaeological and heritage assessment and recommendations completed as part of the *North of the Merri River Structure Plan*.

- A landscape assessment that defines any important landscape views or vistas and any landscape features.
- An environmental audit 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 consolidated site analysis plan in digital and hard copy format that depicts all relevant site analysis information.
- A design response that is based on the results of the site analysis process, and is generally consistent with the objectives and requirements of the *North of the Merri River Structure Plan*.
- A written report and plans addressing the objectives described in this schedule. The written report and plans must include (where relevant):

**Movement network**

- A street layout plan that details all aspects of the movement network, including streets, intersection treatments, traffic management devices, public transport routes and pedestrian/cycle paths.
- Typical cross-sections for all streets.
- A road hierarchy plan.
- A road traffic safety plan that assigns a traffic volume range to each road and identifies measures to ensure roads do not exceed the traffic volume range commensurate with their position in the road hierarchy.

**Open space**

- An open space plan identifying encumbered open space, passive open space, land suitable for active open space, and any additional open space required to perform a streetscape function or to link open space areas.
- A landscape masterplan that identifies a preferred character/theme for each open space area and a street tree theme for streets and boulevards, including nomination of suitable species.
- A landscape masterplan for the floodplain or part thereof that clearly defines land within the floodplain suitable for active, passive and conservation functions, with a distinct landscape design for each.
- A plan detailing any vegetation to be preserved on site, vegetation to be removed and any revegetation works required in accordance with the recommendations of the flora and fauna assessment.
- Details of fencing treatments proposed for land abutting open space, including land abutting the floodplain.

**Activity centres and community facilities**

- An activity centre plan indicatively identifying the design of the centre, the location and scale of uses, location of bus stops and parking areas and the relationship between the activity centre and the open space, primary school and any community facilities required by the responsible authority.

**Neighbourhoods and density**

- An indicative lot layout plan that identifies areas appropriate for medium density housing, areas that are suitable for potential change over time (potential re-subdivision) and areas appropriate for mixed uses.

**Utilities and drainage**

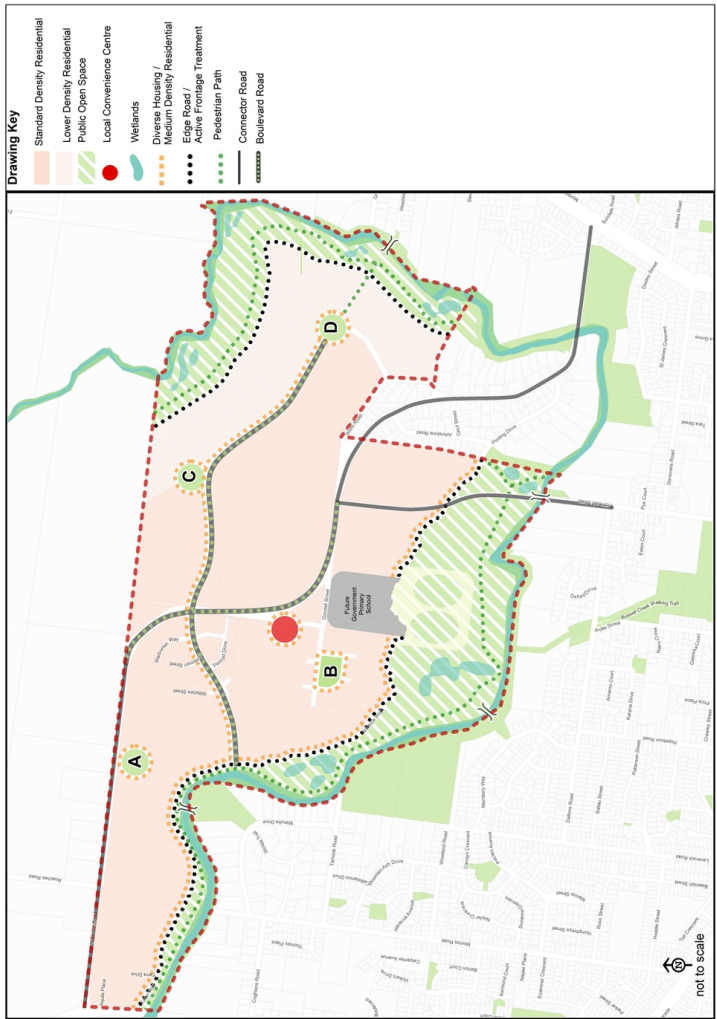
- A development sequencing plan that identifies the likely sequence of development, the staging and provision of infrastructure, drainage, roads and other key facilities and evidence that reticulated water supply and sewerage services can be provided to the land in a timely and efficient manner.

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- An overall land budget that calculates the area for each category of land use shown on the plan. The land budget must specifically identify land that will be set aside for infrastructure and open space in accordance with the *North of the Merri River Development Contributions Plan 2011*.

*North of the Merri River Structure Plan*

**North of Merri River Growth Area Framework Plan**



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## **SCHEDULE 11 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

C202warr 05/11/2021

Shown on the planning scheme map as **DPO11**.

HORNE ROAD INDUSTRIAL AREA DEVELOPMENT PLAN

### **1.2 1.0 Objectives**

C202warr 05/11/2021

To provide for a holistically planned industrial hub that incorporates a high level of accessibility, appropriate services and high quality urban design.

To ensure the structure of the Horne Road Industrial Area fits within a broader land-use plan for the Horne Road corridor as indicatively shown in the *Warrnambool Industrial Land Use Review (2010)* and provides flexibility for connections with adjoining land.

To ensure that new development is well designed and will enhance the visual and streetscape amenity of the area, particularly along Horne Road, Rodgers Road and Dales Road.

To encourage high standards of urban design and landscaping within new development and along Horne Road, Rodgers Road and Dales Road.

To ensure that land uses within the Horne Road Industrial Area are compatible with each other and do not unreasonably impact on the amenity of adjoining land uses.

To ensure appropriate road and drainage infrastructure is provided to service the land for the purposes of an industrial hub.

To minimise industrial traffic impacts on unconstructed roads and residential areas.

To provide a high quality, landscaped buffer between industrial uses and the adjoining Rural Living Zone to the east.

To provide effective stormwater management and improve stormwater quality as part of new development proposals by incorporating the use of Water Sensitive Urban Design treatments.

To mitigate the potentially divisive influence of Horne Road by avoiding use of service roads and by minimising front setbacks of buildings to Horne Road.

To minimise the visual impact of car parking when viewed from Horne Road.

To encourage use of varied building materials and finishes that respond to the preferred character within Warrnambool, including use of glazing, masonry and colour bond.

To provide opportunities for suitable linkages between highways, major roads and urban areas including footpath, bicycle lane and share path networks.

### **2.0 Requirement before a permit is granted**

C202warr 05/11/2021

The responsible authority may grant a permit for subdivision, use or development prior to the approval of a development plan only where it is satisfied that the proposed subdivision, use or development addresses the objectives and design response provisions of this schedule.

### **1.3 3.0 Conditions and requirements for permits**

C202warr 05/11/2021

The following conditions and/or requirements apply to permits: [to comply with MD]

- Any application for subdivision, use or development before a development plan has been prepared must be accompanied by a Traffic Study that reviews road infrastructure requirements and management requirements.
- Any permit granted must include conditions relating to road infrastructure upgrades and traffic management measures considered to be required as a response to the Traffic Study and as determined by the responsible authority.
- Any application for use or development must include a report assessing the proposal against the provisions of the development plan and the building and site design guidelines.
- Any permit granted must include conditions requiring the preparation, approval and satisfactory implementation of site landscaping plans.

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- Any permit granted must include a condition requiring the preparation, approval and satisfactory implementation of a construction management plan.

#### 4.0

##### **Requirements for development plan**

[C202warr](#) 05/11/2021

A development plan must include the following requirements:

- A detailed site analysis that includes the following items to the satisfaction of the responsible authority:
  - An environmental assessment of the flora, fauna and habitat significance of the land which includes recommended actions for management, revegetation and restoration of conservation and vegetation protection areas where relevant.
  - An archaeological survey and heritage assessment which includes recommendations for the protection, restoration and interpretation of significant sites, and where appropriate, design measures to sensitively integrate sites.
  - A land capability assessment that identifies the geotechnical conditions of the land and makes recommendations regarding the suitability of the land to be developed for industrial purposes and any other management recommendations considered appropriate.
  - A drainage analysis identifying the existing drainage conditions and recommendations for interim and ultimate drainage solutions to ensure the site can be adequately drained.
  - A traffic study that identifies existing and proposed road conditions and makes recommendations regarding required road infrastructure improvements to service the industrial hub. The traffic study must specify a breakdown by landholding of projected share of usage of required road infrastructure improvements.
- A design response that is based on the results of the site analysis process and is generally consistent with the indicative Horne Road Framework Plan shown in the *Warrnambool Industrial Land Use Review* (2010).
- A written report and plans addressing the objectives described in this schedule. The written report and plans must include:
  - Provision for a street network providing a high degree of internal and external connectivity and permeability. The road network should have regard for potential future subdivision of adjoining land and the protection of the Rural Living Zone from heavy vehicle traffic.
  - Details of proposed lots sizes and the type of uses proposed.
  - An overall subdivision design that responds appropriately to the interface with the adjacent low-density residential land including through design guidelines which require the locating of development with a stronger built form presence or uses with a potential for off-site amenity impacts towards the Horne Road frontage. Larger lots and uses should generally be located along the Horne Road frontage. Smaller lots and uses that have fewer off-site amenity impacts should be located at the interface with the adjacent Rural Living Zone facing onto an edge road to the open space link/buffer.
  - Indicative cross-section for all streets, including Rodgers Road, Dales Road and Horne Road.
  - Details of the proposed Horne Road, Rodgers Road, Dales Road development interface, including provision for high quality built form, active frontage, a consistent, minimal setback, minimal car parking within front setback and high quality landscaping treatments.
  - Provision of a continuous unbroken open space link/buffer along the eastern boundary and part of the northern boundary of a minimum width of 50 metres. It must extend westerly along Rodgers Road for 180 metres. It must include provision of an edge road condition to the open space link/buffer. The design, alignment and landscaping of this open space link/buffer must take into account the scale of the planned land uses and the proposed built form interface and respond to the site conditions (including topography, vegetation, view lines) and its intended function (primarily as a buffer to adjoining Rural Living Zone, and secondary use as a pedestrian/cycle link). If an edge road treatment is applied, the width of the edge road reserve will be considered as part of the buffer. The design of the open space link/buffer must also be informed by an acoustic assessment. It should include consideration



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of the provision of landscaped mounds at interfaces with sensitive uses along the buffer to reduce the visibility of industrial development.

- A stormwater management plan for the whole of the land, which provides for interim and ultimate drainage solutions. The plan must utilise Water Sensitive Urban Design principles where appropriate and ensure that water discharged from the site does not detrimentally affect the water quality of local streams and wetlands. It must also identify opportunities for incorporation of roof water harvesting including demonstration of consultation with Wannon Region Water Authority or its subsequent equivalent authority. It must take into account the desirability of locating any drainage retention facility alongside the proposed open space buffer.
- A landscape master plan for the whole of the land that identifies a preferred character or theme for the Horne Road corridor, Rodgers Road and Dales Road and details proposed street tree species and open space treatments, including a high quality landscape design for Horne Road, Rodgers Road and Dales Road.
- A traffic management plan that identifies measures to ensure industrial traffic is directed toward constructed parts of the road network and does not unreasonably impact on existing residential areas. The traffic management plan must show deliberate measures to prevent industrial traffic from heading east along Rodgers Road and Dales Road and accessing the industrial area via Staffords Road.
- Provision of infrastructure services to the site including water supply, sewerage and electricity.
- Details of proposed internal and external works required to service the development, including road and drainage infrastructure.
- Details of any land required to be set aside for road, utility and drainage infrastructure to service the development including a strip of land along Horne Road to be set aside as a road reserve for the Horne Road ultimate cross-section.
- Requirements in the form of building and site design guidelines relating to the following:
  - Building setbacks.
  - Building height.
  - Maximum site coverage.
  - Building envelopes.
  - Outdoor storage areas.
  - Building materials and finishes.
  - Variation in lot sizes, width and depth in key locations.
  - The relationship between buildings and pedestrian spaces.
  - Parking provision and configuration.
  - Landscaping and fencing.
  - Methods for protection of native vegetation, including an explanation of how the design guidelines are to be implemented.

In considering whether to approve a development plan, the responsible authority must consider the recommendations and indicative Horne Road Framework Plan contained in the *Warrnambool Industrial Land Use Review* (2010).

**SCHEDULE 12 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

[C208warr](#) 22/07/2021

Shown on the planning scheme map as **DPO12**.  
SOUTH SIDE OF HOPKINS POINT ROAD

1.0

**Objectives**

C208warr 22/07/2021

**Overall objectives**

To implement the vision of the *Coastal/Hopkins River Environment Structure Plan 2008* to create a quality residential environment that responds to local characteristics and context, and provides a range of living opportunities through a diversity of residential densities situated in a variety of landscape settings, with specific reference to the following plan elements:

- Subdivision and building envelopes
- Movement network
- Open space and landscape
- Service provision and drainage

To implement the layout, design and density objectives of the Coastal Hopkins River Growth Area Framework Plan.

**Subdivision and building envelope objectives**

To ensure a comprehensive development approach that:

- Clusters allotments along contours to ensure future buildings and structures can be nestled within the landscape setting.
- Ensures future buildings and structures can be sited to incorporate space for the planting of substantial vegetation.
- Returns the coastal reserve to public ownership.
- Locates roads to minimise the extent of cut and/or fill that is visible from areas outside the site.
- Has wide nature strips to allow planting that dominate the roadside setting.
- Incorporates the use of Water Sensitive Urban Design principles.

**Movement network objectives**

To provide a movement network, including a connector road, local street and pedestrian/cycle path network that:

- Responds to the topography.
- Establishes a permeable street network which allows for safe and convenient pedestrian, bicycle and vehicle movement.
- Enhances pedestrian and bicycle links between public open spaces within and beyond the development plan area and between existing and future residential development in the Coastal/Hopkins River Environment area.
- Ensures that development is designed to be integrated with existing public transport systems.
- Manages the impacts of residential development on the existing road network.

**Open space and landscape objectives**

To provide a landscape setting that:

- Uses native coastal species for revegetation on common property areas, nature strips and public open space.
- Undertakes extensive site revegetation with native coastal species.
- Provides pedestrian/cycle links to Logans Beach Road.
- Manages and limits access to the beach to avoid erosion of the coastal dunes.

**Service provision and drainage objectives**

To provide physical services and infrastructure that:

- Meets the needs of the future community and the development.
- Provides for the efficient, staged delivery of services and infrastructure to ensure all lots are provided with adequate services.
- Incorporates a Water Sensitive Urban Design approach to stormwater management to protect water quality.

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**2.0 Requirement before a permit is granted**

[C208warr](#) 22/07/2021

A permit may be granted for the use, development or subdivision of land prior to the approval of a development plan provided the responsible authority is satisfied that the granting of a permit will not prejudice the future development of the area as intended by the *Coastal/Hopkins River Environment Structure Plan 2008* and the objectives and design response provisions of this schedule.

**3.0 Conditions and requirements for permits**

[C208warr](#) 22/07/2021

None specified.

**4.0 Requirements for development plan**

[C208warr](#) 22/07/2021

A development plan must include the following requirements:

- A development plan should be generally consistent with the requirements of the *Coastal/Hopkins River Environment Structure Plan 2008* and the Coastal Hopkins River Growth Area Framework Plan in this schedule.
- A detailed site analysis that includes the following items to the satisfaction of the responsible authority:
  - An environmental assessment 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 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*.
  - A landscape assessment that defines any important landscape views or vistas and any landscape features.
  - An environmental audit 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 consolidated site analysis plan that depicts all relevant site analysis information.
- A design response that responds to the site analysis, and is generally consistent with the objectives and requirements of *Coastal/Hopkins River Environment Structure Plan 2008* and the Coastal Hopkins River Growth Area Framework Plan.
- A written report and plans addressing the objectives described in this schedule. The written report and plans must include (where relevant):

**Subdivision and building envelopes**

- An indicative lot layout plan in accordance with the Coastal Hopkins River Growth Area Framework Plan and the following requirements:

**Environmental cluster lots:**

- A minimum lot size of 2,000 square metres.
- Lot size and orientation which respond to topography and provide opportunities for view sharing.

**Open space cluster lots:**

- Lots which range in area from 400 square metres to 1,000 square metres, and have a minimum area of 400 square metres.
- Lots which are clustered within revegetated areas.
- Lot size and orientation which responds to topography and provides opportunities for view sharing.

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- A minimum lot size of 1,000 square metres should be achieved on lots with an interface to the Residential Transitional Area.
- Opportunities for integration with the Residential Transitional Area and future residential areas to the west should be provided.

**Residential transitional area:**

- Lot size and orientation which responds to topography and provides opportunities for view sharing.
- A minimum lot size of 2,000 square metres.
- Building envelopes are to be shown on each lot for a dwelling, outbuildings and vehicle access ways. Building envelopes are to allow opportunities for view sharing.
- Building envelopes on lots with an interface to the Residential Transitional Area are to include 'no build zones' in appropriate locations to maintain view sharing.
- Building envelopes on lots with an interface to the Residential Transitional Area are to include a 10 metre setback from the common property boundary and incorporate 'no build' zones to protect view corridors from adjoining properties.
- Building envelopes are to allow for appropriate setbacks from adjoining properties and must be sited to ensure appropriate landscape areas can be provided.

**Movement network**

- Street layout plan (informed by a Traffic Management Plan) that details all aspects of the movement network, including streets, intersection treatments, traffic management devices, public transport routes and pedestrian/cycle paths.
- The design and location of infrastructure such as pedestrian/cycle paths within the coastal reserve and any proposed beach access must take into account Coastal Hazard Vulnerability modelling to reduce risks associated with coastal erosion.
- Typical cross-sections for all streets.
- Shared paths (minimum 2.5 metre wide) are to be provided on any existing and/or proposed collector road (including Hopkins Point Road).
- Road alignment and infrastructure are to be low visual impact including narrow road pavements, rollover kerbs and wide nature strips where possible.
- Road reserves are to contain significant space to provide a vegetated backdrop/foreground to future buildings and structures.
- Vehicle access is to be provided within the Residential Transition Area to allow future development opportunities for the Residential Transition Area.
- A pedestrian / cycle linkage is to be provided to Logans Beach Road.

**Open space and landscape**

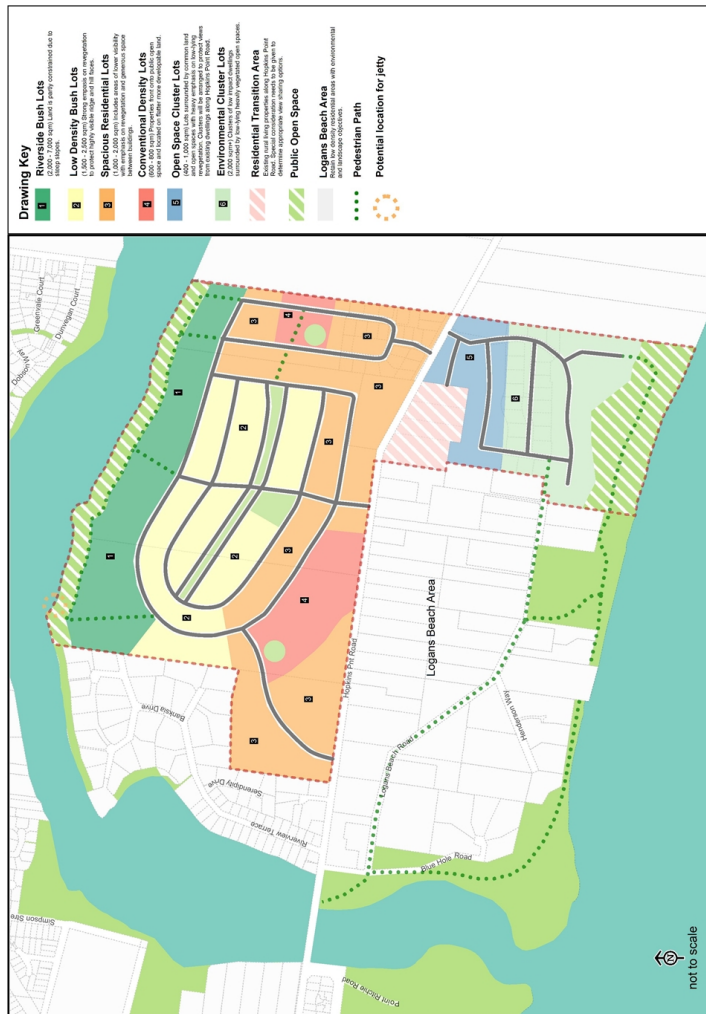
- An open space plan generally in accordance with the open space network contained in the Coastal Hopkins River Growth Area Framework Plan.
- A landscape masterplan for any proposed open space area and a street tree theme for streets and any common property accessways, including nomination of suitable species.
- A plan detailing any vegetation to be preserved on site, vegetation to be removed and any revegetation works required in accordance with the recommendations of the flora and fauna assessment, including the types of species to be used.
- Details of fencing treatments proposed for land abutting open space areas.

**Service provision and drainage**

- A drainage report detailing how stormwater will be collected and treated, including adoption of Water Sensitive Urban Design principles, overland flow paths, and treatment and storage of stormwater.
- A physical services report detailing the provision of water, sewerage, drainage and other utility services in accordance with requirements of relevant service authorities.

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### Coastal Hopkins River Growth Area Framework Plan



### SCHEDULE 13 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

C208warr 22/07/2021

Shown on the planning scheme map as **DPO13**.

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#### NORTH SIDE OF HOPKINS POINT ROAD

### 1.0

#### Objectives

C208warr 22/07/2021

##### Overall objectives

To implement the vision of the *Coastal/Hopkins River Environment Structure Plan 2008* to create a quality residential environment that responds to local characteristics and context, and provides a range of living opportunities through a diversity of residential densities situated in a variety of landscape settings, with specific reference to the following plan elements:

- Subdivision and building envelopes.
- Movement network.
- Open space and landscape.
- Service provision and drainage.

To implement the layout, design and density objectives of the Coastal Hopkins River Growth Area Framework Plan.

##### Subdivision and building envelope objectives

To provide a neighbourhood that:

- Provides diversity in lot sizes and housing styles, with smaller lots in key, high amenity locations and larger lots in appropriate locations such as on steep slopes.
- Ensures future buildings and structures can be sited to incorporate space for the planting of substantial vegetation and avoids steep slopes.
- Has wide nature strips to allow planting that dominate the roadside setting.
- Incorporates the use of Water Sensitive Urban Design principles.

##### Movement network objectives

To provide a movement network, including a connector road, local street and pedestrian/cycle path network that:

- Responds to the topography.
- Establishes a permeable street network which allows for safe and convenient pedestrian, bicycle and vehicle movement.
- Enhances pedestrian and bicycle links between public open spaces within and beyond the study area and between existing and future residential development in the Coastal/Hopkins River Environment area.
- Ensures that development is designed to be integrated with existing public transport systems.
- Manages the impacts of residential development on the existing road network.

##### Open space and landscape objectives

To provide an interlinked open space network that:

- Provides accessible and high amenity public open spaces incorporating existing landscape and environmental features and takes advantage of key views.
- Provides the opportunity for views of the surrounding landscape from private allotments, and public domain.
- Minimises the visual intrusion of residential development when viewed from key locations in the surrounding areas.
- Provides pedestrian links in open space to adjoining areas.

##### Service provision and drainage objectives

To provide physical services and infrastructure that:

- Meets the needs of the future community and the development.
- Provides for the efficient, staged delivery of services and infrastructure to ensure all lots are provided with adequate services.

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- Incorporates a Water Sensitive Urban Design approach to stormwater management to protect water quality.

**2.0 Requirement before a permit is granted**

[C208warr](#) 22/07/2021

A permit may be granted for the use, development or subdivision of land prior to the approval of a development plan provided the responsible authority is satisfied that the granting of a permit will not prejudice the future development of the area as intended by the *Coastal/Hopkins River Environment Structure Plan 2008* and the objectives and design response provisions of this schedule.

**3.0 Conditions and requirements for permits**

[C208warr](#) 22/07/2021

None specified.

**4.0 Requirements for development plan**

[C208warr](#) 22/07/2021

A development plan must include the following requirements:

- A development plan must be generally in accordance with the *Coastal/Hopkins River Environment Structure Plan 2008* and the Coastal Hopkins River Growth Area Framework Plan in this schedule.
- A detailed site analysis that includes the following items to the satisfaction of the responsible authority:
  - An environmental assessment 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 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*.
  - A landscape assessment that defines any important landscape views or vistas and any landscape features.
  - An environmental audit 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 consolidated site analysis plan in digital and hard copy format that depicts all relevant site analysis information.
  - A geotechnical assessment that incorporates at least the following information:
    - Location of proposed lots.
    - Proposed services, such as sewer, stormwater, water, gas, electricity, telephone and other utility services.
    - Contour lines to AHD (500mm vertical intervals).
    - Earthwork details.
    - Identification of trees to be removed or retained.
  - A geotechnical site analysis that includes a:
    - Stability Assessment Report; and
    - Landslide Hazard Rating Analysis.
- A design response that is based on the results of the site analysis process, and is generally consistent with the objectives and requirements of *Coastal/Hopkins River Environment Structure Plan 2008*.

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- A written report and plans addressing the objectives described in this schedule. The report and plans must include (where relevant):

**Subdivision and building envelopes**

- An indicative lot layout plan in accordance with the Coastal Hopkins River Growth Area Framework Plan and the following requirements:

**Area 1 - Riverside Bush Lots:**

- Lots which range between 2,000 - 7,000 square metres at a maximum density of 2.5 dwellings per hectare. Smaller lots (minimum 2,000 square metres) are only permitted on land with less than 20 percent slope.
- Lots which are capable of containing a building envelope measuring 20 metres by 40 metres.
- Building envelopes which are located close to the street frontage (9 metre setback to street frontage) to enable substantial re-vegetation in the rear yards and to protect steep slopes.
- A setback of a minimum of 50 metres from the shared boundary for lots abutting the biodiversity corridor along the Hopkins River.
- Building envelopes which are set back a minimum of 5 metres from each side boundary.

**Area 2 - Low Density Bush Lots:**

- Lots which range between 1,500 - 2,500 square metres.
- Low Density Bush Lots which are designed so that buildings parallel to the contours can be accommodated.
- Lots which are capable of containing a building envelope measuring 20 metres by 30 metres. Envelopes which indicate a maximum building height of 5 metres above natural ground level.
- Building envelope should be set back a minimum of 3 metres from each side boundary and 6 metres from the street frontage and include access to the site.

**Area 3 - Spacious Residential Lots:**

- Lots which range between 1,000 - 2,000 square metres.
- Lots should be designed to allow site responsive buildings with an emphasis on spacing and re-vegetation between the buildings.
- Lots which are capable of containing a building envelope measuring 20 metres by 30 metres. The building envelope should be located close to the street frontage to allow substantial re-vegetation in the rear yards of properties.
- The building envelope set back a minimum of 3 metres from each side boundary and 6 metres from the street frontage and include access to the site.
- Lots abutting Hopkins Point Road are to be designed so that dwellings front that road. A service lane may be required to provide safe and convenient access to these lots.
- Dwellings adjacent to the shared east-west boundary with lots fronting Banksia Drive and Acacia Court are to where possible be built to the 38 metre contour line or lower, or alternatively be staggered between the view lines of existing dwellings, to ensure that current views to the coast especially at the Hopkins River opening are fully retained.

**Area 4 - Conventional Density Lots:**

- Lots which range between 600 - 800 square metres.
- Lots abutting Hopkins Point Road are to be designed so that dwellings front that road. A service lane may be required to provide safe and convenient access to these lots.

All building envelopes are to allow opportunities for view sharing.

**Movement network**

- Street layout plan (informed by a Traffic Management Plan) that details all aspects of the movement network, including streets, intersection treatments, traffic management devices, public transport routes and pedestrian/cycle paths.
- Typical cross-sections for all streets. 2.5 metre wide shared paths must be provided on any existing and/or proposed collector road (including Hopkins Point Road).



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- Where possible, pedestrian and cycle accesses should be located on slopes less than 5 percent.
- Road alignment and infrastructure should be low visual impact including narrow road pavements, rollover kerbs and wide nature strips where possible.
- Road reserves should contain significant space to provide a vegetated backdrop/foreground to future buildings and structures.
- Linkages to adjacent areas to the east.

**Open space and landscape**

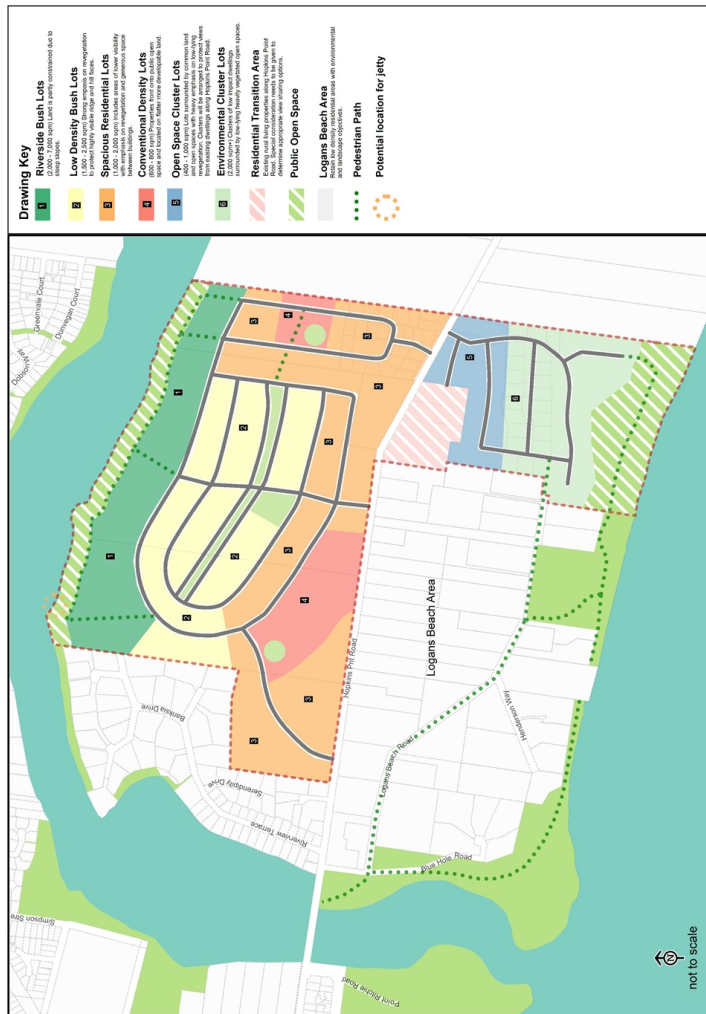
- An open space plan generally in accordance with the Open Space Network contained in the *Coastal/Hopkins River Environment Structure Plan 2008*. Any proposed beach access must be in accordance with the *Coastal Management Act 1995*. The plan must include:
  - A biodiversity corridor of at least 50 metres in width along the Hopkins River edge.
  - An open space corridor of at least 30 metres in width along the ridge line within Area 2 (Low Density Bush Lots). This must link the road network to the west and the road network and open space reserve to the east as shown on the Coastal/Hopkins River Environment Structure Plan.
  - Details of proposed signage including aquatic safety signage and educational signage.
  - A 1 hectare park located south of the ridgeline.
- A landscape masterplan for each open space area and a street tree theme for streets and any common property accessways, including nomination of suitable species. The landscape masterplan should encourage the retention of the green ridge line or skyline when viewed from key surrounding points through controlling development, revegetation and protecting vegetation including the selection and site vegetation so as to reduce the visual impact of the height and built form of buildings and structures, and allows for the reasonable sharing of views to the ocean and/or the Hopkins River from adjoining properties.
- Select site vegetation to encourage the use of indigenous native species and species that realise appropriate growth heights and forms to achieve a vegetated backdrop and softening of future residential development.
- A plan detailing any vegetation to be preserved on site, vegetation to be removed and any revegetation works required in accordance with the recommendations of the flora and fauna assessment, including the types of species to be used.
- Details of fencing treatments proposed for land abutting open space areas.
- Landscape envelopes for all lots within Residential Precincts 1 and 2.

**Service provision and drainage**

- A drainage report detailing how stormwater will be collected and treated, including adoption of Water Sensitive Urban Design principles, overland flow paths, and treatment and storage of stormwater.
- A physical services report detailing the provision of water, sewerage, drainage and other utility services in accordance with requirements of relevant service authorities.

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### Coastal Hopkins River Growth Area Framework Plan



### SCHEDULE 14 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

C103warr 09/07/2020

Shown on the planning scheme map as **DPO14**.

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EASTERN ACTIVITY CENTRE RESIDENTIAL SOUTH CHARACTER PRECINCT

**1.0 Objectives**

[C103warr](#) 09/07/2020

- To reinforce the Precinct's defining heritage and gateway attributes.
- To provide diverse residential lot sizes and housing outcomes across the precinct.
- To ensure a connected street network and pedestrian and cycling paths that connects to the adjoining road networks and public open space.
- To achieve high quality landscape treatments (including the creation of boulevards, canopy tree and screen plantings in appropriate locations).
- To ensure lot layouts and housing designs respond appropriately to the interface with Princes Highway, heritage features, rail corridor, and commercial areas.

**2.0 Requirement before a permit is granted**

[C103warr](#) 09/07/2020

A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared provided the responsible authority is satisfied that the granting of a permit will not prejudice the future use or development of land for the purpose of the objectives and requirements of this schedule and the *Warrnambool Eastern Activity Centre Structure Plan 2016*.

**3.0 Conditions and requirements for permits**

[C103warr](#) 09/07/2020

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.

**4.0 Requirements for development plan**

[C103warr](#) 09/07/2020

A development plan must be generally in accordance with the Warrnambool Eastern Activity Centre Structure Plan 2016 and include the following requirements:

**Subdivision and Staging of Development:**

- Provide residential subdivision generally at conventional density (lot sizes of approximately 400-600 square metres) with opportunities for smaller and larger lots across the precinct.
- Indicative lot layouts, new streets, pedestrian/cycling paths and public open space.
- Proposed locations of easements for underground services.
- Any proposed staging of development, including staging of infrastructure and open space delivery.

**Housing Options**

- Details showing how different housing options will be distributed through the precinct, as appropriate, and how the proposed mix and type of housing responds to local housing need.

**Urban Context and Site Analysis Plan which includes:**

- Existing conditions, including surrounding land uses and development, adjoining roads and pedestrian links, public transport routes, topography, heritage features, railway corridor, easements and infrastructure.
- A site analysis and design response.

**Urban Design Master Plan which provides:**

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- Subdivision design that incorporates discrete design elements that will result in a diverse and attractive public realm and sense of place across the precinct, such as (but not limited to):
  - an internal road network that provides a high level of access within the precinct for all vehicular and non-vehicular traffic and which responds to the topography of the site.
  - use of small-scale open spaces and public nodes.
  - varied block sizes and frontages.
  - diverse cross-sections of roads and road reserves, including boulevards and widened streetscape.
  - a movement network designed to maximise public realm views to existing heritage fabric.
- Optimises solar access to as many lots as possible.
- Appropriate landscaping within road reserves including canopy tree species.
- Appropriate setbacks to Princes Highway and internal roads. Any residential setback to Princes Highway should respond to the character and dimension of existing residential setbacks present along the south of the road corridor.
- Appropriate transition and interface design treatment to commercial areas including canopy landscaping and development designed to minimise the visual impact of commercial areas from the public realm.
- An appropriate gateway interface design treatment to the railway corridor comprised of a continuous row of canopy trees (of a species appropriate to the image of the Warrnambool area), and which may include a linear public cycling/pedestrian linkage where appropriate.
- Appropriate interface design treatment between open space areas and proposed development, including primary dwelling orientation and/or landscaping.

**Heritage Assessment which includes:**

- Recommendations for the protection, restoration and interpretation of heritage significant individual sites and, where appropriate, design measures to sensitively integrate sites into the precinct. Any recommendation should be meaningfully integrated into the Development Plan and master plans.

**Open Space and Landscape Master Plan which includes:**

- Location of existing significant trees, trees to be retained and any tree protection measures required to provide for their retention, where appropriate.
- An overall landscape master plan, for proposed open space, including street tree master plan.
- A description of the hierarchy of open spaces in the precinct and how it is proposed to provide public access to those spaces.
- A plan of pedestrian connectivity and integration within and external to the precinct.
- Street cross-sections demonstrating how canopy trees can be integrated in road reserves.
- A management plan for the establishment of all landscape treatments, including open space and trees.

**Integrated Transport and Traffic Management Plan which includes:**

- Encourage legibility and convenience of movement into and within the precinct and to create opportunities for access to, and use of public and active transport nodes.
- Specification of road, bicycle and footpath dimensions, using cross sections where appropriate.
- Identification of upgrades to the external road network to the satisfaction of the responsible authority.
- Pedestrian and cycling linkages to key destinations outside the precinct.
- Provision for a pedestrian/bicycle path along the rail corridor for future connection to Sherwood Park.
- Traffic and car parking management measures, as appropriate.

**Circulation and Movement Plan which includes:**

- The internal road and pedestrian and cycling path network including but not limited to:
  - Primary vehicle access and egress from Princes Highway.

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- Secondary vehicle access and egress from Reginald Grove.
- Pedestrian and cycling path linkages to Princes Highway.

**Contamination Report which provides:**

- Possible sources and location of contamination that may affect the land.
- Options for remediation measures, as appropriate.
- Any restrictions on future development of the site including restrictions on built form.

**Drainage and Stormwater Management Plan which provides:**

- Details an integrated approach to stormwater system management for the whole precinct, 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.
- 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.
- Includes 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.

**SCHEDULE 1 [TO COMPLY WITH MD] TO CLAUSE 44.03 FLOODWAY OVERLAY**

C202warr 05/11/2021

Shown on the planning scheme map as **FO1** or **RFO1**. [to comply with MD]

**1.0 Floodway objectives to be achieved**

C202warr 05/11/2021

None specified.

**2.0 Statement of risk**

C202warr 05/11/2021

None specified.

**3.0 Permit requirement**

C202warr 05/11/2021

None specified.

**4.0 Application requirements**

C202warr 05/11/2021

None specified.

**5.0 Decision guidelines**

C202warr 05/11/2021

None specified.

**SCHEDULE 1 [TO COMPLY WITH MD] TO CLAUSE 44.04 LAND SUBJECT TO INUNDATION OVERLAY**

C202warr 05/11/2021

Shown on the planning scheme map as **LSIO1**. [to comply with MD]

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**1.0 Land subject to inundation objectives to be achieved**

[C202warr](#) [05/11/2021](#)

None specified.

**2.0 Statement of risk**

[C202warr](#) [05/11/2021](#)

None specified.

**3.0 Permit requirement**

[C202warr](#) [05/11/2021](#)

None specified.

**4.0 Application requirements**

[C202warr](#) [05/11/2021](#)

None specified.

**5.0 Decision guidelines**

[C202warr](#) [05/11/2021](#)

None specified.

**SCHEDULE 1 TO CLAUSE 44.06 BUSHFIRE MANAGEMENT OVERLAY**

[C202warr](#) [05/11/2021](#)

Shown on the planning scheme map as **BMO1**.

WARRNAMBOOL BAL-12.5 AREAS

**1.0 Statement of the bushfire management objectives to be achieved**

[C202warr](#) [05/11/2021](#)

To specify bushfire protection measures to construct or extend one dwelling on a lot.

To specify referral requirements for applications to construct or extend one dwelling on a lot.

**2.0 Application**

[C202warr](#) [05/11/2021](#)

The application to construct or extend one dwelling on a lot must include all the requirements set out in this schedule.

Clause 53.02 applies in all other circumstances.

**3.0 Permit requirement**

[C202warr](#) [05/11/2021](#)

None specified.

**4.0 Application requirements**

[C202warr](#) [05/11/2021](#)

The following application requirements apply to an application for a permit under Clause 44.06:

- A bushfire management plan that:
  - Shows all of the required bushfire protection measures specified in this schedule.
  - Includes written conditions that implement the required bushfire protection measures.
  - Identifies water supply including the location of any fire hydrant within 120 metres of the rear of the building.
  - Details vehicle access.

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**5.0 Requirements to be met**

[C202warr](#) 05/11/2021

The following requirements apply to an application to construct a single dwelling on a lot:

- The dwelling must be constructed to BAL-12.5.
- Defendable space is to be provided for a distance of 30 metres around the dwelling or to the property boundary, whichever is the lesser and maintained in accordance with the vegetation management requirements of Clause 53.02 with the following variation:
  - The canopy of trees must be separated by at least 2 metres.
- A static water supply must be provided in accordance with Clause 53.02.
- Vehicle access must be provided in accordance with Clause 53.02.

If these requirements are not met, the requirements of Clause 53.02 apply.

**6.0 Substitute approved measures for Clause 53.02**

[C202warr](#) 05/11/2021

None specified.

**7.0 Additional alternative measures for Clause 53.02**

[C202warr](#) 05/11/2021

None specified.

**8.0 Mandatory Condition**

[C202warr](#) 05/11/2021

An application must include the mandatory conditions as specified in Clause 44.06-5.

**9.0 Referral of application not required**

[C202warr](#) 05/11/2021

An application for a single dwelling on a lot meeting all of the required bushfire protection measures is not required to be referred under Section 55 of the Act to the person or body specified as the referral authority in Clause 66.03.

**10.0 Notice and review**

[C202warr](#) 05/11/2021

None specified.

**11.0 Decision guidelines**

[C202warr](#) 05/11/2021

The following decision guidelines apply to an application for a permit under Clause 44.06, in addition to those specified in Clause 44.06 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether all of the bushfire protection measures in this schedule have been met.

**SCHEDULE 1 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN  
OVERLAY**

[C202warr](#) 05/11/2021

Shown on the planning scheme map as **DCPO1**.

NORTH OF THE MERRI RIVER DEVELOPMENT CONTRIBUTIONS PLAN

**1.0 Area covered by this development contributions plan**

[C202warr](#) 05/11/2021

Land that is bounded by Wollaston Road to the north, Caramut Road to the west, and the Merri River to the south and east, known as the North of the Merri River Structure Plan area.

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2.0

**Summary of costs**

C69 12/04/2012

Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
Roads and Intersections	\$15,127,248	Generally concurrent with subdivision	\$14,569,207	96
Active Open Space*	\$3,698,347	Long term	\$415,347	11
Passive Open Space	\$1,097,400	Generally concurrent with subdivision	\$1,097,400	100
Community Facilities	\$300,000	Medium Term	\$300,000	100
Off-Road pedestrian and cycle trails	\$1,708,750	Medium Term	\$1,708,750	100
Planning Costs	\$125,000	Completed	\$125,000	100
Infrastructure	\$700,000	Generally concurrent with subdivision	\$700,000	100
Drainage Infrastructure	\$4,879,471	Generally concurrent with subdivision	\$4,879,471	100
<b>TOTAL</b>	<b>\$27,636,217</b>		<b>\$23,795,175</b>	

\*Active open space projects to be funded by Council except for AO05.

3.0

**Summary of contributions**

C202warr 05/11/2021

Facility	Levies payable by the development (\$)					
	Development infrastructure		Community infrastructure		All infrastructure	
	residential	non-residential	residential	non-residential	residential	non-residential
Roads and intersections	\$82,312	-	-	-	\$82,312	-
Active open space*	\$2,347	-	-	-	\$2,347	-
Passive open space	\$6,200	-	-	-	\$6,200	-
Community facilities	\$1,694	-	-	-	\$1,694	-
Off-Road pedestrian and cycle trails	\$9,653	-	-	-	\$9,653	-
Planning costs	\$706	-	-	-	\$706	-



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Infrastructure	\$3,954	-	-	-	\$3,954	-
Drainage infrastructure	\$27,567	-	-	-	\$27,567	-
<b>TOTAL</b>	<b>\$134,436</b>	-	-	-	<b>\$134,436</b>	-

*Levies are payable per hectare of net developable area.*

*Levies are adjusted annually in accordance with the North of the Merri River Structure Plan (incorporated document).*

**4.0 Land or development excluded from development contributions plan**

C202warr 05/11/2021

None specified.

Note:

This schedule sets out a summary of the costs and contributions prescribed in the development contributions plan. Refer to the incorporated development contributions plan for full details.

**SCHEDULE 2 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY**

C202warr 05/11/2021

Shown on the planning scheme map as **DCPO2**.

NORTH DENNINGTON DEVELOPMENT CONTRIBUTIONS PLAN

**1.0 Area covered by this development contributions plan**

C90 09/07/2015

This Development Contributions Plan (DCP) applies to land within the North Dennington Growth Area (excluding Dennington Rise). This area is shown as DCPO2 in the Warrnambool Planning Scheme maps.

**2.0 Summary of costs**

C90 09/07/2015

Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
Roads and Intersections	\$8,381,038	Generally concurrent with subdivision	\$7,956,605	95
Community Facilities	\$2,050,000	Long term - refer to DCP	\$777,000	38
Open Space – Riverpark	\$500,788	Generally concurrent with subdivision	\$500,788	100
Pedestrian and Cycle Trails	\$1,347,720	Generally concurrent with subdivision	\$1,347,720	100
Planning Costs	\$197,000	Completed	\$197,000	100
Drainage	\$3,428,326	Generally concurrent with subdivision	\$3,428,326	100

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<b>TOTAL</b>	<b>\$15,904,871</b>		<b>\$14,207,439</b>	
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3.0

**Summary of contributions**

[C202warr](#) 05/11/2021

Facility	Levies payable by the development (\$)					
	Development infrastructure		Community infrastructure		All infrastructure	
	residential	non-residential	residential	non-residential	residential	non-residential
Roads and Intersections	\$81,017	-	-	-	\$81,017	-
Community Facilities	\$7,912	-	-	-	\$7,912	-
Open Space – Riverpark	\$5,099	-	-	-	\$5,099	-
Pedestrian and Cycle Trails	\$13,723	-	-	-	\$13,723	-
Planning Costs	\$2,006	-	-	-	\$2,006	-
Drainage	\$34,909	-	-	-	\$34,909	-
<b>TOTAL</b>	<b>\$144,666</b>	-	-	-	<b>\$144,666</b>	-

Levies are payable per hectare of net developable area identified in the North Dennington Development Contributions Plan. For the purposes of this Schedule, all net developable land is considered residential land within the North Dennington Structure Plan (unless specifically excluded by 4.0 of this Schedule).

Levies are listed in 2013 dollars and exclude GST. Levies are adjusted annually in accordance with the North Dennington Development Contributions Plan.

4.0

**Land or development excluded from development contributions plan**

[C202warr](#) 05/11/2021

Land in the Dennington Rise estate (refer to Property 44 in the North Dennington Development Contributions Plan) and any land developed for a non-government school is excluded from this development contributions plan.

Note:

This schedule sets out a summary of the costs and contributions prescribed in the development contributions plan. Refer to the incorporated North Dennington Development Contributions Plan for full details

**SCHEDULE TO CLAUSE 45.12 SPECIFIC CONTROLS OVERLAY**

[C200warr](#) 07/01/2019

1.0

**Specific controls**

[C209warr](#) 31/03/2022

PS Map Ref	Name of incorporated document
SCO1	Racehorse Training on Levys Beach, December 2018

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SCO3	West Warrnambool Industrial Precinct, May 2015
SCO4	Premier Speedway Signage, June 2016
SCO5	Warrnambool Line Upgrade - Incorporated Document, December 2019
SCO6	69-75 Mortlake Road, Warrnambool, August 2020

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**SCHEDULE TO CLAUSE 51.01 SPECIFIC SITES AND EXCLUSIONS**

VC148 31/07/2018

**1.0 Specific sites and exclusions**

C201warr 10/10/2019

Address of land	Title of incorporated document
None specified	None specified

**SCHEDULE TO CLAUSE 52.02 EASEMENTS, RESTRICTIONS AND RESERVES**

C202warr 05/11/2021

**1.0 Under Section 23 of the Subdivision Act 1988**

C202warr 05/11/2021

Land	Easement or restriction	Requirement
None specified		

**2.0 Under Section 24A of the Subdivision Act 1988**

C202warr 05/11/2021

Land	Person	Action
None specified		

**3.0 Under Section 36 of the Subdivision Act 1988**

C202warr 05/11/2021

Land	Easement or right of way	Requirement
None specified		

**SCHEDULE TO CLAUSE 52.05 SIGNS**

C202warr 05/11/2021

**1.0 Exemption from notice and review**

C202warr 05/11/2021

Land	Condition
None specified	

**SCHEDULE TO CLAUSE 52.16 NATIVE VEGETATION PRECINCT PLAN**

C202warr 05/11/2021

**1.0 Native vegetation precinct plan**

VC49 15/09/2008

Name of plan
None specified

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**SCHEDULE TO CLAUSE 52.17 NATIVE VEGETATION**

[C202warr](#) [05/11/2021](#)

**1.0 Scheduled area**

[C202warr](#) [05/11/2021](#)

Area	Description of native vegetation for which no permit is required to remove, destroy or lop
None specified	

**2.0 Scheduled weed**

[C202warr](#) [05/11/2021](#)

Area	Description of weed
None specified	

**SCHEDULE TO CLAUSE 52.27 LICENSED PREMISES**

[C202warr](#) [05/11/2021](#)

**1.0 Permit not required**

[C202warr](#) [05/11/2021](#)

Land	Type of licence
None specified	

**2.0 Permit may not be granted**

[C202warr](#) [05/11/2021](#)

Land	Type of licence
None specified	

**SCHEDULE TO CLAUSE 52.28 GAMING**

[C202warr](#) [05/11/2021](#)

**1.0 Objectives**

[C202warr](#) [05/11/2021](#)

None specified.

**2.0 Prohibition of a gaming machine in a shopping complex**

[C202warr](#) [05/11/2021](#)

Installation or use of a gaming machine as specified in Clause 52.28-4 is prohibited on land described in Table 1 below.

**Table 1**

Name of shopping complex and locality	Land description
Gateway Plaza Shopping Centre, Warrnambool	154 Raglan Parade Warrnambool, also described in C/T Vol.9733 Fol.268

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**3.0 Prohibition of a gaming machine in a strip shopping centre**

[C202warr](#) [05/11/2021](#)

A gaming machine as specified in Clause 52.28-5 is prohibited in all strip shopping centres on land covered by this planning scheme.

**4.0 Locations for gaming machines**

[C202warr](#) [05/11/2021](#)

None specified.

**5.0 Venues for gaming machines**

[C202warr](#) [05/11/2021](#)

None specified.

**6.0 Application requirements**

[C202warr](#) [05/11/2021](#)

None specified.

**7.0 Decision guidelines**

[C202warr](#) [05/11/2021](#)

None specified.

**SCHEDULE TO CLAUSE 52.32 WIND ENERGY FACILITY**

[VC148](#) [31/07/2018](#)

**1.0 Wind energy facility prohibition**

[VC148](#) [31/07/2018](#)

**Land where a Wind energy facility is prohibited**

All land within five kilometres of the high water mark of the coast, east of the Hopkins Highway.

All land within five kilometres of a residential zone, an industrial zone, a business zone or a special purpose zone in the urban area of Warrnambool.

**SCHEDULE TO CLAUSE 52.33 POST BOXES AND DRY STONE WALLS**

[VC148](#) [31/07/2018](#)

**1.0 Permit requirement for dry stone walls**

[VC148](#) [31/07/2018](#)

**Land**

All

**SCHEDULE TO CLAUSE 53.01 PUBLIC OPEN SPACE CONTRIBUTION AND SUBDIVISION**

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VC148 31/07/2018

1.0 **Subdivision and public open space contribution**

VC148 31/07/2018

Type or location of subdivision	Amount of contribution for public open space
Land within the North of the Merri River Structure Plan	1.67% Land/and or cash contribution requirements must be in accordance with the North of the Merri River Development Contributions Plan (September, 2011).
Land within the North Dennington Structure Plan area (excluding Dennington Rise)	3% cash contribution in accordance with the North Dennington Development Contributions Plan (November, 2014).

**SCHEDULE TO CLAUSE 53.06 LIVE MUSIC ENTERTAINMENT VENUES**

GC175 18/02/2021

1.0 **Areas to which Clause 53.06 does apply**

VC210 04/05/2022

Name of area	Description
None specified	

2.0 **Areas to which Clause 53.06 does not apply**

VC210 04/05/2022

Name of area	Description
None specified	

3.0 **Other venues to which Clause 53.06 applies**

VC210 04/05/2022

Name of venue	Address	Condition or limitation
None specified		

**SCHEDULE TO CLAUSE 53.15 STATEMENT OF UNDERLYING PROVISIONS**

VC148 31/07/2018

1.0 **Incorporated statement**

C202warr 05/11/2021

Land	Incorporated Document
None specified	

**SCHEDULE TO CLAUSE 59.15 LOCAL VICSMART APPLICATIONS**

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VC148 31/07/2018

1.0 **Table 1 Classes of VicSmart application under zone provisions**

C202warr 05/11/2021

Name of zone or class of zone	Class of application	Permit requirement provision	Information requirements and decision guidelines
None specified			

2.0 **Table 2 Classes of VicSmart application under overlay provisions**

C202warr 05/11/2021

Name of overlay or class of overlay	Class of application	Permit requirement provision	Information requirements and decision guidelines
None specified			

3.0 **Table 3 Classes of VicSmart application under particular provisions**

C202warr 05/11/2021

Name of particular provision	Class of application	Permit requirement provision	Information requirements and decision guidelines
None specified			

**SCHEDULE 1 TO CLAUSE 59.16 INFORMATION REQUIREMENTS AND  
DECISION GUIDELINES FOR LOCAL VICSMART APPLICATIONS**

C202warr 05/11/2021

1.0 **Information requirements**

C202warr 05/11/2021

None specified.

2.0 **Decision guidelines**

C202warr 05/11/2021

None specified.



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**SCHEDULE TO CLAUSE 66.04 REFERRAL OF PERMIT APPLICATIONS UNDER LOCAL PROVISIONS**

[C202warr](#) 05/11/2021

**1.0 Referral of permit applications under local provisions**

[C202warr](#) 05/11/2021

Clause	Kind of application	Referral authority	Referral authority type
<a href="#">Schedule 1 to Clause 42.01 (ESQ)</a>	<a href="#">All applications</a>	<a href="#">Department of Environment, Land, Water and Planning</a>	<a href="#">Determining authority [WPSEOR, p26]</a>
<a href="#">Schedule 1 to Clause 42.01 (ESQ)</a>	<a href="#">All applications</a>	<a href="#">Glenelg Hopkins Catchment Management Authority</a>	<a href="#">Determining authority [WPSEOR, p26]</a>
<a href="#">Schedule 2 to Clause 42.01 (ESQ)</a>	<a href="#">All applications</a>	<a href="#">Glenelg Hopkins Catchment Management Authority</a>	<a href="#">Determining authority [WPSEOR, p30]</a>
<a href="#">Schedule 5 to Clause 42.01 (ESQ)</a>	<a href="#">All applications</a>	<a href="#">Department of Environment, Land, Water and Planning</a>	<a href="#">Determining authority [ESO5 Decision Guidelines]</a>
<a href="#">Schedule 3 to Clause 43.02 (DDQ)</a>	<a href="#">All applications</a>	<a href="#">Environment Protection Authority</a>	<a href="#">Determining authority [DD03 Decision Guidelines]</a>
<a href="#">Schedule 5 to Clause 43.02 (DDO)</a>	<a href="#">Applications which do not meet the design objectives for flooding</a>	<a href="#">The relevant floodplain manager</a>	<a href="#">Determining authority [DD05 Decision Guidelines]</a>
<a href="#">Schedule 11 to Clause 43.04 (DPO)</a>	<a href="#">All Applications</a>	<a href="#">Wannon Water</a>	<a href="#">Determining authority</a>

**SCHEDULE TO CLAUSE 66.06 NOTICE OF PERMIT APPLICATIONS UNDER LOCAL PROVISIONS**

[C202warr](#) 05/11/2021

**1.0 Notice of permit applications under local provisions**

[C202warr](#) 05/11/2021

Clause	Kind of application	Person or body to be notified
<a href="#">None specified</a>	<a href="#">None specified</a>	<a href="#">None specified</a>

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**SCHEDULE TO CLAUSE 72.01 RESPONSIBLE AUTHORITY FOR THIS  
PLANNING SCHEME**

VC148 31/07/2018

**1.0 Responsible authority for administering and enforcing this planning scheme:**

VC148 31/07/2018

The Warrnambool City Council is the responsible authority for administering and enforcing the planning scheme, except for matters specified in Clause 72.01-1 and matters listed in this schedule.

**2.0 Responsible authority for administering and enforcing a provision of this planning scheme:**

VC148 31/07/2018

None specified.

**3.0 Person or responsible authority for issuing planning certificates:**

VC148 31/07/2018

Minister for Planning.

**4.0 Responsible authority for VicSmart and other specified applications:**

VC179 06/05/2020

The Chief Executive Officer of Warrnambool City Council is the responsible authority for considering and determining VicSmart applications to which Clause 71.06 applies, in accordance with Divisions 1, 1A, 2 and 3 of Part 4 of the Act.

The Chief Executive Officer of Warrnambool City Council is the responsible authority for considering and determining any application that the notice and review exemption in Clause 52.10-2 applies to, in accordance with Divisions 1, 1A, 2 and 3 of Part 4 of the Act.

**SCHEDULE TO CLAUSE 72.02 WHAT AREA IS COVERED BY THIS PLANNING  
SCHEME?**

VC148 31/07/2018

**1.0 Area covered by this planning scheme:**

VC148 31/07/2018

Municipal district of Warrnambool City Council.

**72.03 WHAT DOES THIS PLANNING SCHEME CONSIST OF?**

VC148 31/07/2018

This planning scheme consists of this document, any maps specified in the schedule to this clause, and any document incorporated in the scheme in accordance with the Act. A document is not incorporated in this scheme by reason only that it is referred to in the scheme.

This document consists of State standard provisions and local provisions. Local provisions are:

- If included in this planning scheme:
  - Clause 02 (Municipal Planning Strategy).
  - Clause 21 (Municipal Strategic Statement).
  - Clause 22 (Local Planning Policies).
- All clauses in the Planning Policy Framework that include the letter 'L' in the clause number.
- All schedules to zones, overlays, particular provisions, general provisions and operational provisions.

All other provisions are State standard provisions.

Maps specified in the schedule to this clause show how land is zoned and whether land is affected by

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**SCHEDULE TO CLAUSE 72.03 WHAT DOES THIS PLANNING SCHEME  
CONSIST OF?**

VC148 31/07/2018

**1.0 Maps comprising part of this planning scheme:**

C206warr 24/09/2020

- 1, 1DCPO, 1DDO12, 1DDO16, 1DPO, 1ESO, 1FO, 1HO
- 2, 2DDO11, 2DDO16, 2DPO, 2ESO, 2HO
- 3, 3ESO
- 4, 4DDO12, 4DDO13, 4DPO, 4EAO, 4ESO, 4FO, 4HO, 4LSIO 4SLO, 4BMO, 4SCO
- 5, 5DCPO, 5DDO1, 5DDO12, 5DPO, 5ESO, 5FO, 5HO, 5LSIO
- 6, 6DCPO, 6DDO1, 6DPO, 6ESO, 6FO, 6HO, 6LSIO
- 7, 7DPO, 7HO, 7LSIO, 7BMO
- 8, 8DDO15, 8DPO, 8EAO, 8ESO, 8FO, 8HO, 8LSIO, 8SLO, 8SCO
- 9, 9DDO14, , 9HO, 9LSIO, 9SCO
- 10, 10HO, 10DPO, 10LSIO, 10BMO, 10SCO, 10DDO
- 11, 11DDO5, 11DDO6, 11DDO7, 11DDO8, 11DDO9, 11DDO10, 11DDO15, 11DPO, 11EAO, 11ESO, 11HO, 11LSIO, 11SLO, 11BMO, 11SCO
- 12, 12DDO15, 12EAO, 12ESO, 12HO, 12SLO, 12BMO, 12SCO
- 13, 13DDO2, 13DDO17, 13DPO, 13ESO, 13HO, 13SLO, 13BMO, 13SCO
- 14, 14DPO, 14EAO, 14BMO, 14SCO, 14DDO
- 15, 15DDO3, 15DDO17, 15DPO, 15ESO, 15HO, 15SLO, 15BMO, 15SCO
- 16, 16DDO3, 16ESO, 16HO, 16SCO
- 17, 17ESO, 17SLO, 17BMO

**SCHEDULE TO CLAUSE 72.04 DOCUMENTS INCORPORATED IN THIS  
PLANNING SCHEME**

VC148 31/07/2018

**1.0 Incorporated documents**

C209warr 31/03/2022

Name of document	Introduced by:
<i>Commercial Precinct Heritage Design Guidelines</i> (Warrnambool City Council, 2020)	C208warr
<i>Fairy Street Precinct Heritage Design Guidelines</i> (Warrnambool City Council, 2020)	C208warr
<i>Logans Beach Urban Design Guidelines</i> (Connell Wagner, February 2000)	C12
<i>North Dennington Development Contributions Plan</i> (Mesh Pty Ltd, November 2014)	C90
<i>North Dennington Structure Plan</i> (Hansen Partnership Pty Ltd, September 2014)	C90
<i>North of the Merri River Development Contributions Plan</i> (Mesh Pty Ltd, September 2011)	C69
<i>North of the Merri River Structure Plan</i> (Mesh Pty Ltd, September 2011)	C69
<i>Premier Speedway Signage</i> (Warrnambool City Council, June 2016)	C83

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<i>Railway Precinct Heritage Design Guidelines</i> (Warrnambool City Council, 2020)	C208warr
<i>Racehorse Training on Levys Beach</i> (Department of Environment, Land, Water and Planning, December 2018)	C200warr
<i>St. John's Church Precinct Heritage Design Guidelines</i> (Warrnambool City Council, 2020)	C208warr
<i>Warrnambool Infrastructure Incorporated Plan</i> (Warrnambool City Council, December 2012)	C68
<i>Warrnambool Line Upgrade - Incorporated Document</i> (Rail Projects Victoria, December 2019)	GC121
<i>West Warrnambool Industrial Precinct</i> (Department of Environment, Land, Water and Planning, May 2015)	C199
<i>69-75 Mortlake Road, Warrnambool</i> (Department of Environment, Land, Water and Planning, August 2020)	C206warr

**SCHEDULE TO CLAUSE 72.05 WHEN DID THIS PLANNING SCHEME BEGIN?**

VC148 31/07/2018

**1.0 Date this planning scheme began:**

VC148 31/07/2018

22 April 1999

**SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS**

VC148 31/07/2018

**1.0 Background documents**

C204warr 14/04/2022

Name of background document	Amendment number - clause reference
<i>Coastal/Hopkins River Environment Structure Plan</i> (Planisphere, 2008)	C93
<i>Coastal Spaces Landscape Assessment</i> (Department of Sustainability and Environment, 2006)	C93
<i>Dennington Flood Study</i> (Water Technology 2007)	C78 (Pt 1)
<i>Dennington Neighbourhood Activity Centre Structure Plan</i> (Hansen Pty Ltd, 2009)	C93
<i>Design Guidelines for Younger Street</i> (Planisphere, 2005)	C40
<i>Glenelg Hopkins Regional Catchment Strategy 2013- 2019</i> (Glenelg Hopkins Catchment Management Authority, 2013)	C93
<i>Great Ocean Road Destination Management Plan</i> (Urban Enterprise, 2012)	C93
<i>Infrastructure Design Manual</i> (Local Government Infrastructure Design Association, 2020)	GC112
<i>Landscape Management Plan for the South Warrnambool Wetlands</i> (Scenic Spectrums Pty Ltd & Ecology Australia Pty Ltd for Warrnambool City Council, 1996).	CXXX 42.01s4.[ES04]

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<a href="#">Merri River Parklands Framework (Warrnambool City Council, 3 August 2020) [to implement Council adopted policy]</a>	CXX <a href="#">19.02-6L-02</a>
<i>Merri Street East and Raglan Parade Analysis and Issues Report (Planisphere, 2008) (including Merri Street East Design Guidelines and Raglan Parade Design Guidelines)</i>	C67
<i>North East Warrnambool Structure Plan (Connell Wagner, 2008)</i>	C93
<i>North Warrnambool Flood Study (Cardno, 2010)</i>	C78 (Pt 1)
<a href="#">South of Merri Open Space Precinct Plan (Outilis, Warrnambool City Council, Blom Design, 2020)</a>	CXX <a href="#">19.02-6L-03</a>
<i>South Warrnambool Flood Study (Water Technology 2007)</i>	C78 (Pt 1)
<i>Warrnambool Affordable Housing Policy (Warrnambool City Council, 2012)</i>	C93
<i>Warrnambool Coastal Management Plan (Warrnambool City Council, 2013)</i>	C93
<i>Warrnambool City Centre Revitalisation - The Structure Plan (Davis Planning Solutions, One Collective, 2012)</i>	C93
<i>Warrnambool City Council Advertising Signage Policy - Background Report (Warrnambool City Council, 2019)</i>	C204warr
<i>Warrnambool City-Wide Housing Strategy (Warrnambool City Council, 2013)</i>	C93
<i>Warrnambool Community Services and Infrastructure Plan (Warrnambool City Council, 2013)</i>	C93
<i>Warrnambool Eastern Activity Centre Structure Plan (Mesh Pty Ltd, 2016)</i>	C103warr
<i>Warrnambool Environmental Sustainability Strategy 2008- 2013 (Warrnambool City Council, 2008)</i>	C93
<i>Warrnambool Health and Wellbeing Plan 2013-2017 (Warrnambool City Council, 2013)</i>	C93
<i>Warrnambool Heritage Gap Study - Individual Statements of Significance (Heritage Matters, 2009)</i>	C73
<i>Warrnambool Heritage Gap Study - 3A Precincts (Heritage Matters, 2010)</i>	C68
<i>Warrnambool Heritage Guidelines and Precinct Statement of Significance (Grieve Gillett, 2012)</i>	C68
<i>Warrnambool Industrial Land Use Review (Mesh Pty Ltd, 2010)</i>	C72
<i>Warrnambool Open Space Strategy (Warrnambool City Council, 2014)</i>	C93
<a href="#">Warrnambool Principal Pedestrian Network (Warrnambool City Council, 2022)</a>	CXX <a href="#">18.02-1L</a>
<i>Warrnambool Sustainable Transport Strategy 2010-2020 (Warrnambool City Council, 2010)</i>	C93
<i>Warrnambool Urban Conservation Study (Andrew Ward in association with Auty Wilson &amp; Herriot, 1983)</i>	C43

**SCHEDULE TO CLAUSE 74.01 APPLICATION OF ZONES, OVERLAYS AND PROVISIONS**

WARRNAMBOOL PLANNING SCHEME  
DOWNLOADED 13/10/22

C208warr 22/07/2021

## 1.0 Application of zones, overlays and provisions

VC210 04/05/2022

This planning scheme applies the following zones, overlays and provisions to implement the Municipal Planning Strategy and the objectives and strategies in Clauses 11 to 19:

- Commercial 1 Zone to create vibrant mixed use commercial centres for retail, office, business, entertainment, community and residential uses.
- Commercial 2 Zone to encourage areas for offices, service industries and bulky goods retailing.
- Mixed Use Zone to activity centres and commercial precincts with potential for complementary residential, commercial and industrial activities.
- General Residential Zone to facilitate residential opportunities and to provide a diversity of housing types and moderate housing growth in locations offering good access to services and transport.
- Neighbourhood Residential Zone within the Coastal Hopkins Growth Area to ensure that development respects identified environmental and landscape characteristics.
- Township Zone to facilitate residential opportunities and a range of other uses that reflect the community needs of a small town in Allansford.
- Low Density Residential Zone to areas that support low density residential development in the townships of Bushfield, Woodford and Allansford.
- Industrial 1 Zone to identify areas suitable for industrial uses.
- Industrial 3 Zone to identify areas suitable for light industrial uses and where there is a sensitive interface and the need to manage potential amenity impacts.
- Rural Living Zone to areas that support rural residential uses, including areas in Woodford and Bushfield, Allansford, north of Wangoom Road and Rodgers Road / Staffords Road area.
- Farming Zone to provide for the use of land for agriculture and to encourage the retention of productive agricultural land.
- Special Use Zone to:
  - The Warrnambool Racecourse to allow for the efficient operation of the racecourse and associated facilities (SUZ1).
  - The Warrnambool Showgrounds to allow for the efficient operation of the showgrounds (SUZ2).
  - Land between existing residential development and the West Warrnambool Industrial Precinct (land in vicinity of Scott Street and Eccles Street) (SUZ3).
- Public Use Zone to local government, health, utility and education facilities.
- Public Park and Recreation Zone to:
  - Areas identified as public open space.
  - Coastal Crown land to protect recreation values (including Lake Pertobe and between the Foreshore and the Breakwater).
- Public Conservation and Resource Zone to:
  - Areas identified as public open space.
  - Publicly owned river corridors, wetlands, floodplains, and coastal reserves.
  - Coastal Crown land to protect flora and fauna values.
- Transport Zone 2 or Transport Zone 3 to identify significant existing roads.
- Urban Floodway Zone to undeveloped urban land within high hazard major flood paths.
- Environmental Significance Overlay:
  - Over the coastal reserve, rivers, land adjacent to river corridors and wetlands and other significant habitats (ESO1, ESO2 and ESO4).
  - To land within close proximity of Lake Gilleard (ESO3).
- Significant Landscape Overlay to protect significant landscapes and ridgelines.

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- Heritage Overlay to sites, places and buildings of historic or cultural importance.
- Land Subject to Inundation Overlay to:
  - Areas affected by possible sea level rise and storm surge.
  - Land in flood storage or flood fringe areas.
- Floodway Overlay to rural land and developed urban land within high hazard major flood paths.
- Design and Development Overlay:
  - Schedule 2 (DDO2) to the land within the Logans Beach Area to specify requirements relating to the design and built form of new development.
  - Schedule 3 (DDO3) to land within proximity of the Premier Speedway.
  - Schedules 5 - 10 (DDO5, DDO6, DDO7, DDO8, DDO9 and DDO10) within South Warrnambool to specify requirements relating to the design and built form of new development.
  - Schedule 11 (DDO11) to land within Rodger Place, Bushfield to specify requirements relating to the design and built form of new development.
  - Schedule 12 (DDO12) to land within the Caramut Road Business Park Area and Entrance Precinct to specify requirements relating to the design and built form of new development.
  - Schedule 13 (DDO13) to the Younger Street (West) land to specify requirements relating to the design and built form of new development.
  - Schedule 14 (DDO14 - Protection of Ocean Views from the Public Realm: Raglan Parade) to specify requirements relating to the design and built form of new development.
  - Schedule 15 (DDO15 - Foreshore Design Character and View Sharing: Merri Street East) to specify requirements relating to the design and built form of new development.
  - Schedule 16 (DDO16) to land within proximity of the Warrnambool Regional Airport.
  - Schedule 17 (DDO17) to land within the Coastal/Hopkins River Environment Growth Area to specify requirements relating to the design and built form of new development.
  - Schedule 18 (DDO18) to specify requirements relating to the design and built form of new commercial development within the Eastern Activity Centre.
- Development Plan Overlay to:
  - Growth areas to implement adopted structure plans.
  - Industrial precincts to ensure future industrial development incorporates a high level of accessibility, appropriate services and high quality urban design.
  - The Residential North Precinct (Eastern Activity Centre).
  - The Mixed Use Urban Core Precinct (Eastern Activity Centre).
  - The Office/Employment Precinct (Eastern Activity Centre).
- Development Contribution Plan Overlay to growth areas to collect development contributions towards community infrastructure, as appropriate.
- Environmental Audit Overlay to recognise potentially contaminated land which requires investigation prior to being used for a sensitive use.
- Bushfire Management Overlay to bushfire hazard areas where there is potential for extreme bushfire behaviour, consistent with state hazard criteria and mapping.
- Schedule to Clause 52.28 Gaming to identify areas of prohibition of a gaming machine in a shopping complex, and prohibition of a gaming machine in a strip shopping centre.

**SCHEDULE TO CLAUSE 74.02 FURTHER STRATEGIC WORK**

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DOWNLOADED 13/10/22

C208warr 22/07/2021

1.0

**Further strategic work**

C208warr 22/07/2021

Prepare a housing and neighbourhood character strategy to guide built form and land use outcomes. [\[PSR review\]](#)

Implement the Warrnambool Planning Scheme Environmental Significance Overlay Review [\[PSR review\]](#)

Review the Design and Development Overlays and Development Plan Overlays to correct inadequacies and inappropriate drafting. [\[PSR review\]](#)

Prepare infrastructure contributions plans for future growth corridors, which may include funding infrastructure outside of growth corridors if there is a clear nexus. [\[PSR review\]](#)

Prepare a car parking strategy to manage car parking demands throughout the municipality. [\[PSR review\]](#)

Prepare an agricultural precinct strategy to support agricultural productivity and identify appropriate agri-tourism in rural areas. [\[PSR review\]](#)

Prepare a planning scheme amendment to implement the Warrnambool Floodplain Management Plan 2018-2023 and the South Warrnambool Flood Investigation. (in consultation with the Catchment Management Authority and the Department of Transport and Planning). [\[PSR review\]](#)

Prepare a structure, framework or precinct plan for:

- South Dennington Growth Area
- East of Aberline Road
- Logans Beach
- Bushfield/Woodford

Review the Warrnambool Retail Strategy to cover the new greenfield areas. [\[PSR review\]](#)

Review land uses and zoning within the Northpoint Village Neighbourhood Activity Centre precinct.

Introduce an Open Space Contributions Policy. [\[Current review\]](#)

Prepare a planning scheme amendment to implement the Green Warrnambool 2018, the Active Warrnambool Strategy 2019-2030, the Merri River Parklands Framework 2020, the South of Merri Open Space Precinct Plan 2020 and the Principal Bicycle Network. [\[PSR review\]](#)



## **7.7. ECONOMIC DEVELOPMENT STRATEGY - PUBLIC CONSULTATION FEEDBACK**

**DIRECTORATE : City Growth**

### **PURPOSE:**

***For Council to adopt the Economic Development Strategy 2023-2028 noting the feedback received during the public consultation period and adjustments made.***

### **EXECUTIVE SUMMARY**

There were seven submissions received during the public consultation period. The majority were ideas or projects which sit within the four themes identified for the strategy which have been collated for consideration. Of the higher level or strategic considerations these are now contained within the strategy.

Inclusions and adjustments into the final draft strategy are recommended and outlined in the conclusion of this report.

---

**MOVED: CR MAX TAYLOR**

**SECONDED: CR ANGIE PASPALIARIS**

**That Council adopt the Economic Development Strategy 2023-2028 with the following adjustments taken on board during the public consultation period as outlined under the issues section of the report.**

**CARRIED - 6:0**

---

### **BACKGROUND**

The WCC Economic Development Draft Strategy for 2023-2028 was developed over May to July of this year. Some additional priorities were discussed with some further consultation with external keys stakeholders taking place through August. The public consultation then commenced for four weeks and closed on Friday 1<sup>st</sup> September.

Seven submissions were received during the public consultation period – refer **Attachments 1-7**.

### **ISSUES**

The public consultation period has seen members of the public, local businesses and organisations contribute a broad range of ideas which are projects and ideas which can be considered further. A summary of the submissions is included in the attachments.

After careful consideration some minor adjustments and inclusions into the final draft strategy are recommended and outlined below.

The table below summarises the suite of changes made.

Page	Section	Description
1	Executive Summary - Overview	Updated purpose of the strategy to include the following statement: <i>The purpose of this Strategy is to ensure that Warrnambool continues to be a thriving and sustainable Regional City that serves as the key population, employment and tourism hub for the region.</i>

2	Vision	<p><b>New wording:</b> <i>Warrnambool is a productive, prosperous Regional City that is a national leader in sustainability and innovation</i></p> <p><b>Previous wording:</b> <i>Warrnambool is a thriving and sustainable Regional City that serves as the key population, employment and tourism hub for the region.</i></p>
3	Overview	<p><b>Updated to include Council plan and other strategies:</b></p> <p>The Strategy has been designed to support the needs and aspirations of the community, workers and local businesses, in alignment with the Warrnambool 2040 Community Vision, as well as the Council Plan 2021-25 <u>and other strategies which underpin Council's direction.</u></p>
9	Policy Context	<p><b>Inclusion of local economy goals from W2040:</b></p> <p>W2040 sets the following goals relate for the local economy:</p> <ul style="list-style-type: none"> <li>• Warrnambool will embrace digital innovation and technical change;</li> <li>• Warrnambool grows its resilient and diverse economy;</li> <li>• Warrnambool fosters a creative and collaborative culture;</li> <li>• Warrnambool thinks globally; and</li> <li>• Warrnambool invests in its liveability to grow the economy.</li> </ul> <p>These goals help to establish the areas of focus and strategic priorities for economic development in the City</p>
14	Strategic Considerations – popular visitor destination	<p><b>Changed wording as per feedback</b></p> <p>Warrnambool is a well-established visitor destination, with strengths in its beaches, coastal views, nature-based activities and whale watching. Warrnambool's role as a service centre <u>provides opportunities to attract visitors from across the Great Ocean Road region</u> and drive visitor yield.</p>
17	Economic Development Vision	<p><b>New Wording:</b> "Warrnambool is a productive, prosperous Regional City that is a national leader in sustainability and innovation"</p> <p><b>Previous Wording:</b> "Warrnambool is a thriving and sustainable Regional City that serves as the key population, employment and tourism hub for the region."</p>
18	Theme 1	<p><b>Added</b> in Warrnambool Foreshore Framework Plan to focus areas</p>
20	Major Investment Attraction Strategy and Prospectus	<p><b>Details regarding Investment Attraction Prospectus</b></p> <p><b>Additional Wording:</b> The Investment Attraction Prospectus will promote living, working and investing in Warrnambool to potential investors, developers, businesses, workers and families.</p>
21	Warrnambool Foreshore Framework Plan	<p>Additional project – includes:</p> <p><b>Warrnambool Foreshore Framework Plan</b> An overarching planning framework for the Warrnambool Foreshore precinct is under development, with the aim to integrate previous planning projects and set the objectives and funding priorities for the area. This will support future investment into the precinct and activate the area to increase utilisation. The Framework Plan should have regard to social, economic and environmental values. It will help improve the amenity of the asset to enhance</p>

		Warrnambool's role as a Regional City and meet the needs of residents and visitors
24	Housing Strategy	<b>Affordable Housing Strategy now includes:</b> Delivering the Affordable Housing Strategy (underway), with support of an affordable housing 'think tank' responsible for conducting consultation activities with the community and ensure the outcomes meet community needs.
26	Local Product Development Plan	<b>Foreshore development and activation</b> <b>New Wording:</b> Foreshore development and activation, in line with the Foreshore Framework Plan (in progress), through investment that activates the area, supports visitation and drives yield. <b>Previous Wording:</b> Foreshore development and activation, encouraging accessibility and utilisation of the asset, through investment in supporting amenity, services and commissionable activities;
27	Warrnambool Event Strategy	<b>Added in food and fibre event opportunity and changed year to 2023</b> Support the delivery of the Warrnambool Events Strategy <u>(2023)</u> to identify: <ul style="list-style-type: none"> <li>• The current state of events and event infrastructure in Warrnambool;</li> <li>• Key event stakeholder issues and opportunities for improvements;</li> <li>• Provide strategic direction to guide the future of the events sector, including event attraction and infrastructure priorities; and</li> <li>• <u>Opportunities for events focussed on Warrnambool's food and fibre industry.</u></li> </ul>
<b>Action Plan</b>		<b>Changes as per above are reflected in the action plan</b>

It is also recommended the ideas which are project based and put forward during public consultation are shared with the relevant areas of council for their consideration.

## FINANCIAL IMPACT

The development of the strategy will be completed within the allocated budget.

## LEGISLATION / POLICY / COUNCIL PLAN CONTEXT

### 1 A healthy community

1.1 Be a welcoming and inclusive city: Warrnambool will be a city that is more welcoming to all and which fosters diversity.

1.4 An accessible city: Council will improve physical and social accessibility to community services, facilities, places and precincts.

### 3 A strong economy

3.1 Build on competitive strengths: Council will support initiatives that foster ongoing development and investment in the industries which underpin Warrnambool's economic strengths and comparative advantages

3.2 Emerging industries: Council will encourage emerging industry sectors that contribute to Warrnambool's economic growth and diversity.

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

3.4 Workforce capability: Council will foster the development of a workforce capable of supporting the needs of the local and regional economy

#### **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**

5.7 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**

For Council to adopt the Economic Development Strategy 2023-2028 at the meeting scheduled for 2 October 2023.

### **COMMUNITY IMPACT / CONSULTATION**

The community consultation period was open for four weeks closing on Friday 1<sup>st</sup> September with all feedback received through the council website. The consultation period was heavily publicised through our social media, economic development newsletter and business database resulting in seven submissions.

A response will be provided to all who provided submissions during the public consultation period.

### **LEGAL RISK / IMPACT**

No risk assessment is required.

### **OFFICERS' DECLARATION OF INTEREST**

N/A

### **CONCLUSION**

It is recommended the Economic Development Strategy 2023-2028 be adopted at the scheduled Council meeting on Monday 2 October 2023 with the adjustments tabled above added to the final draft strategy after considering the public consultation submissions.

### **ATTACHMENTS**

1. Laxon Fowler FW Subject Comments on Warrnambool Council's Draft Economic Development Strategy 2025- [7.7.1 - 5 pages]
2. Lisa Mc Leod - CONNECT CONSULTING SUBMISSION - Eco Dev Strategy - FINAL 06092023 [7.7.2 - 5 pages]
3. Penny Irons Response to Economic Development strategy [7.7.3 - 3 pages]
4. Leanne Williams - Economic Development Strategy Draft [7.7.4 - 2 pages]
5. Rod Brugman - WCC Economic Development Strategy - Public Consultation Period [7.7.5 - 4 pages]
6. Luke Cann ( CE O) WRC - Accommodation Wbool Racing Club [7.7.6 - 2 pages]
7. Fletcher Jones Family Foundations - Economic Development Strategy Submission [7.7.7 - 2 pages]
8. Warrnambool Economic Development Strategy Final Report 150923 [7.7.8 - 44 pages]
9. Summary of all feedback [7.7.9 - 4 pages]

**From:** Economic Development  
**Sent:** Tue, 22 Aug 2023 09:16:25 +1000  
**To:** Edward Ivermee  
**Subject:** FW: Subject: Comments on Warrnambool Council's Draft Economic Development Strategy 2025-28

**Economic Development | | Economic Development**

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

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**From:** Laxon <[laxonfowler@optusnet.com.au](mailto:laxonfowler@optusnet.com.au)>  
**Sent:** Tuesday, 22 August 2023 8:56 AM  
**To:** Economic Development <[ecodev@warrnambool.vic.gov.au](mailto:ecodev@warrnambool.vic.gov.au)>  
**Subject:** Subject: Comments on Warrnambool Council's Draft Economic Development Strategy 2025-28

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

**Subject:** Comments on Warrnambool Council's Draft Economic Development Strategy 2025-28

**1/- Leading comment-** This Draft Economic Development Strategy 2025-28 is not fit for its purpose, and should not be accepted by Council without substantial improvement. For whatever it cost, this draft merely presents some background data, numerous generic platitudes applicable to virtually any regional town, and practically nothing that could be called a definite concrete plan. It is not even an actual strategy, for which you have goals, direction, criteria, timelines for delivery of the various stages from ideas, feasibility, design, contracting etc through to the completed functioning asset. At least some idea of when you've got there .. Surely this is vastly over-priced for what was delivered, and woefully short of the mark as the direction towards Warrnambool's prosperous and thriving immediate future as envisioned and led by its City Council.

**2/- Second comment-** Per this action plan as drafted, Council would only deliver 'soft' results – intentions, studies, think-tank reports, unquantifiable relationship improvements and the like – plans to make plans – nothing of a specific substantial nature. **C/-** Warrnambool actually needs concrete developments to be completed and functioning through the coming five-year period to 2028 – the strategy requires firm goals, decision-making processes, timelines for every development to be delivered. None of these is evident for any topic in this draft.

**3/- Third comment-** The inherent insubstantiality appears to be part of an increasing and deplorable political/bureaucratic trend or fashion – to embed a deliberately vague and insubstantial strategy, intended to facilitate the endorsement for anything whatsoever that’s subsequently delivered. This document does not provide cover for any such endorsement to deliver any substantial development.

**4/- Review of the Draft Action Plan - point-by-point consideration ..**

**Theme 1-** Planning for Sustainable Regional City growth -

#1.1- Major Investment Attraction Strategy & Prospectus- The call to actually make a plan – have ideas, develop them, consider cost, schedule, feasibility – say ‘go’ or ‘no go’ to the detailed development stage – isn’t this the subject matter of this outsourced report? Nothing in this draft suggests any actual engagement with any of the subject matter. This is merely a collation of the obvious points to begin from ..

#1.2- Strengthen Strategic. Partnerships, encourage regional collaboration- Sounds like the everyday networking part of the daily job ..

#1.3- Warrnambool Airport Masterplan- Goal, decision criteria, process, timeline? Any significant development would be a 10-year project – serious consideration would be urgent if an upgrade by say 2030 is intended. No mention of a purpose or goal .. is it to beat the train? Support day-trippers from Melbourne, Sydney? Tourists or business people? How many passengers in/out are targetted? Do we intend something like that at Mt Gambier .. is there space at the current site for enough runway, servicing etc – or where does it go? Do we expect Rex Aviation, Qantas Link? How would increased air traffic be considered ‘sustainable’? Why would the Airport lead this – surely Council sees this as an interest of theirs .. Only med priority, med term to make a beginning?

#1.4- Residential & Employment Land Strategies- another item everyday business? Have I missed the point? What is the picture of Warrnambool in 2030? Areas, traffic movements, goals for various industries and their workforces?

#1.5- Streamline Planning Processes- ditto. Please just resolve ‘for every new provision introduced – Council must discard two provisions already in place ..’

#1.6- Renewable Energy Study- What is ‘Investigate the potential to prepare a study ..’ – this proves my point – How many ‘Renewable Energy Studies’ are already underway everywhere in the world .. another pile-on is not needed .. an area to practice restraint ..

#1.7- Livestock Exchange Strategic Land Use Plan- Goals, criteria, process timeline? When does the fallow period expire? Write it down – that’s the target to begin construction .. Not even an outline of the issues to consider, desired criteria .. surely this is important, and not simply another sprawl of low-density housing .. How about a farm-oriented commercial/industrial complex, complementing the similar sector already at this Caramut Rd portal of the city – plus something complementing the sports facilities nearby (Aquazone #2) and a pub & café precinct down by the riverside .. This is clearly not the answer to my question to Council on 3<sup>rd</sup> July. I would expect the feasibility study work to be high priority, short term ..

**Theme 2-** Collaborative, Productive & Diverse Industry –

#2.1- Suppt Development of a local Chamber of Commerce- First thing, who is it for? What's the goal? What would it do – ie deliver – for this Regional City? Is 'all of commerce' in Warrnambool to be included – considering the markedly different goals of the various branches of commerce we already have, may in future have. Their customers may be Warrnambool 'region' residents (most of retail), distant businesses (food & fibre processing), regional farmers etc, tourists, etc. Can all of these diverse entities be expected to be covered by one umbrella in one step? Such a body cannot be created simply for it's own sake – it must have a discernible purpose and justification for being.

#2.2- Industry Attraction Plan- yet another everyday business? Have I missed the point?

#2.3- Circular Economy Initiatives- Makes me think of a perpetual motion machine. Circular Economy – 'an economic system based on the reuse and regeneration of materials or products, especially as a means of continuing production in a sustainable or environmentally friendly way' – actually buzzwords for 'sustainable' etc – I'd say, as a topic, this is adequately covered elsewhere in this missive .. NB this is not the same as 'thrift' – which is just simply making the most of what you have, being effective and efficient, minimising waste ..

#2.4- Suppt the Great South Coast Food & Fibre Strategy- What is intended – goals, criteria, etc .. Here at last is the reason-to-be, the core purpose, the obvious sustainable function, of Warrnambool – a regional centre surrounded by fertile and well-watered food & fibre industry pastures .. the primary industry – fronted by the sea/ocean. Where is the secondary processing? Yes, we have Midfield and three Milk processing works within our range .. but surely we ought to have saleyards/livestock exchange and something supporting/levering-off the more intensive agriculture/market gardening activity around us – but look how potato etc production is dying off .. This is a 'wake up Australia' topic actually – 85% of us live in cities and think everything comes out of the back corner of a supermarket .. We must expect our Regional City Council to see this topic area as one of its primary focus areas ..

#2.5- Food and Fibre Value-Add Opportunities- my thoughts included in #2.4 ..

#2.6- Support Indigenous Businesses + Social Enterprises- What are the goals, criteria, processes and timelines of the Indigenous Businesses + Social Enterprises – these need to be expressed first – then the support by Council may follow .. As applies with every business, social enterprise ..

#2.7- Facilitate Growth in Professional, Financial and Creative Industries- An insubstantial 'action strategy' with low priority & long term – but how can Warrnambool become a place to retain our capable and enterprising younger people without a real and urgent encouragement for professionals of every kind – to flourish in real purposeful careers – not just token 'place-holding' in University and Tafe.. Without such priority, we're left with 'staffing' only, of retail, manufacturing, servicing, retirement homes and tourism – we really do need to reverse the brain-drain – we need reasons for our capable younger people to want to be here .. this has to be urgent and high priority ..

#2.8- 8 Customer Relationship Management (CRM) Database- The strategy/action sounds like Big Brother – we already have enough .. Relationships come from networking with people, not from databases ..

**Theme 3-** Workforce attraction & skills development-

#3.1- Housing strategy- We must have better intentions than to merely surround the urban area with further urban sprawl – we need movement towards higher density living – towards actually becoming a City rather than an overgrown town ..

#3.2- Short-Term Worker Housing Program- Midfield have done it for themselves .. Is Council really competent to do more than encourage, facilitate this requirement? We ought to be encouraging some high-density development – reasonably restrained developments of duplexes, apartment blocks etc

#3.3- Workforce and Skills Attraction Strategy- Ref comments on #2.7- unless there are purposeful careers, nobody who's capable, well trained and competent will stay - what's here now for young guns to get their teeth into?

#3.4- Public Realm Investment and Placemaking Initiatives- Does this mean 'encourage the private sector?' Or have I missed the point? NB surely we do need to encourage private enterprise – again, as part of Council's daily job – most particularly vs items 2.2, 2.4, 2.5, 2.7 and 3.3 as a cluster ..

**5/- Furthermore-** Some topics I think ought to be in Warrnambool's development strategy -

**5.1/-** Industry / Commercial – we have a sprawl of 'heavy retail' – vehicles, farm equipment, etc – ribboning along Raglan Pde, the Hwy .. I'd like to see steps taken to make sure that goes no further than Bunnings Corner eastwards, Dennington Bridge westwards .. cf Colac sprawling east & west along its bit of the highway .. lets keep as much of our rich farmland growing 'food & fibre' as we can .. further to #1.4, 2.2, 2.4, 2.5, 2.7 and 3.3 as a cluster ..

**5.2/-** Housing sprawl – are we going to simply continue concreting over all the prosperous farmland surrounding the existing urban area, bringing with it the stretches and strains on all modes of infrastructure – roading, water, electricity, gas, sewerage, stormwater, public transport, etc – to the loss of fabulous market-garden-quality productive farmland – or will we apply our imaginations towards increasing the population density of the area already developed .. duplexes, apartments, etc - multi-story, etc

**5.3/-** Heavy through traffic – logtrucks etc – plans toward a heavy traffic bypass – running from say Illowa / Princes Hwy at the west - through upgraded minor road alignments (eg Lanes Ln, McCullaghs Ln ) and greenfield easements - to join Spring Road, near its Hopkins Hwy junction, to the west – with strategic realignments through the transitions from Spring Road to Wangoom Road, Wangoom Road to Hopkins Falls Road and the junction from Hopkins Falls road onto Princes Hwy. Put a roadhouse/retail complex near the Bypass/Hopkins Hwy intersection, accessible to/from both .. By this, get rid of the heavy through traffic from our CBD and work to make sure those we want to visit the city do feel welcome and do visit .. This also helps make Caramut road a viable 4<sup>th</sup> gate to the city .. and links well to the Hopkins Hwy/ Hamilton Hwy system. Yes, this would be Main Roads, but surely W'bool Council has a major interest .. and it's aiming for 5, 10 years time ..

**5.4/-** The Airport .. further to #1.3, some proper solid Warrnambool-centric thinking is needed – what would be wanted/needed in 5, 10 years time??



**5.5/-** The Railway .. not even mentioned – is it passenger only? Will people keep harping about ‘fast trains’? – we have nowhere near the population/traffic density to require a 6-8 carriage train running full every hour .. (not even Melb – Syd) ..

**5.6/-** Road network .. again, not even mentioned - our vital links in from east – Princes Hwy and ‘The Great Ocean Road’ – and from west – Port Fairy, Portland, Mt Gambier and from north – Hamilton, Grampians etc ... Further to #1.7 above, we can make more of Caramut Road, the Saleyards precinct and Caramut / Coughlans Rds intersection .. esp the agricultural/farmers heartland service sector ..

**5.7/-** Hopkins river bridge #2 – perhaps to link with Rowan’s Lane or Mahoney’s Rd – because the #1 existing bridge will shortly become an intolerable bottleneck .. even with major debottlenecking of the bridge itself and its western approaches through its clutter of non-arterial routes ..

**5.8/-** Look to a purposefully streamlined link from the Great Ocean Road into the Merri Street end of the city centre via this Hopkins Point area

**5.9/-** A new Merri River Bridge on the northern extension of Bromfield St, in light of suburban sprawl north of the Merri, over-loadings on the indirect routes via Hopkins Road and Caramut Road ..

**5.10/-** What is planned to unify the heart of Warrnambool? We have a business and shopping precinct along Liebig St, an arts and admin precinct at its southern end, around the Timor St intersection – and a tourism centre up on Flagstaff hill, separated by housing, half-a-km away.

**6/- In addition** – The temporary modular West Warrnambool Neighbourhood house development is an underway project within the orbit of the ‘5-years to 2023’ Economic Development Strategy .. What therefore were the goals, criteria, processes and timelines applicable to its inception? For example, what goal, purpose does it serve? We have been told nothing apart for ‘the urgent need’ – what is that urgent need? – who has that need? – are they being advocated for by Council alone, or by another agency? Further, considering that decisions have already been made that it be ‘temporary’ and ‘located at Pecten Ave Playground’ – what was the justification for those decisions? Considering ‘urgent’ – adaptation of an existing small house in the area would have been almost immediate, readily manageable in terms of cost and timeline, and generally risk free. Why was this option not chosen? A superficial reason such as ‘the appearance’ in relation to taking one house during a housing shortage would not constitute such justification. Further, considering that preliminary design drawings have existed for some time now, and that the pedestrian crossing part of the development has already been built, what aspects of this project are the subject matter for the ‘deliberative community consultation’ process which we are given to believe is currently occurring – although there is no visible evidence for this.

Many thanks – Laxon Fowler



**6 September 2023**

Attn Luke Coughlan  
Director City Growth  
Warrnambool City Council  
Via email [lcoughlan@warrnambool.vic.gov.au](mailto:lcoughlan@warrnambool.vic.gov.au)

Dear Luke,

**Re: Draft Economic Development Strategy**

Connect Consulting is submitting a response to the draft Economic Development Strategy (EDS) published by the Council. We applaud the Council for updating the strategy, as significant changes have occurred. This submission is made on behalf of my clients, who are dedicated business and community stakeholders invested in the future of Warrnambool.

Connect Consulting and its clients acknowledge the challenges the Council faces in addressing the issues affecting Warrnambool and its economy. Despite these challenges, we request that the Council seize this opportunity to promote collaboration, embrace innovative thinking, and cultivate relationships that bring the community together to explore new ways to unlock Warrnambool's full potential.

We are making this submission as some clients were consulted about the EDS earlier this year. Although this feedback was previously raised during the engagement process, we felt it necessary to reiterate our submission after reviewing the draft strategy:

**1. THE EDS VISION**

Warrnambool's community believes in the city's potential and ability to work together to achieve shared goals. *The EDS's draft vision doesn't represent Warrnambool as a modern, creative, innovative, and forward-thinking city.*

Warrnambool's unique factors have contributed to its past success and present opportunities, which people may overlook.

Warrnambool is an excellent location for living, working, and investing. The EDS must present an innovative and forward-looking vision to showcase the City's potential. The EDS should outline a modern, ambitious vision for the city's future and serve as a prospectus for maximising investment in Warrnambool.

## 2. THE EDS DOES NOT ALIGN WITH THE EXISTING STRATEGIC CONTEXT

**Warrnambool 2040** (W2040) is the community's long-term vision for the future. It was developed through an extensive community-led process over a two-year period in 2018-19. It provides an over-arching strategic direction for the city.

W2040 has goals and outcomes to be met by 2026 & 2040. The draft EDS doesn't reference these or align its recommendations to meet them. It should be made clear if the W2040 goals are not being pursued in the EDS.

Below are the five Economic goals included in the W2040 Community Plan. While Goal 20 has been selected as an example, each of the Economic goals makes a detailed statement and should be considered and built on in drafting the new EDS.

### ECONOMY

Warrnambool will be Australia's most resilient & thriving regional economy



#### GOAL 20

- Warrnambool is nationally recognised as a highly desirable place to live, work and visit.
- The city's renowned liveability encourages population (growth) and workforce attraction, which in turn supports the economy.

#### 2040 outcome measures:

- Warrnambool is Australia's most liveable regional city (according to the IPSOS Life in Australia Survey).
- Warrnambool's liveability is a key element of the city's identity and brand nationally.
- Due to its high-quality lifestyle, Warrnambool is recognised as the ideal regional location for flexible and remote workers who work globally.

The W2040 goals and outcome measures are available here: <http://www.w2040.com.au/economy>

*We recommend that the Councillors, Officers, and project consultants refresh their knowledge of the process and watch the W2040 community panel presentation about the future of Warrnambool's economy. After a full day of deliberation in October 2018 involving over 100 community members, it may be helpful to consider whether the draft EDS aligns with their aspirations and insights.*

The economy presentation can be viewed here <https://www.youtube.com/watch?v=DBk98zdFYaQ>.

The **Green Warrnambool Plan** (adopted in 2018) presents the City's roadmap for creating an environmentally sustainable and resilient future.

The plan's vision is for Warrnambool to be Australia's most environmentally sustainable regional city.

The goals identified below, which offer environmental and cost-of-living benefits for residents and businesses, should be reinforced in the draft EDS.



The zero carbon goals in the Green Plan, which the EDS could reinforce, include:

- Warrnambool's energy is sourced from renewables.
- 100% of homes and businesses use renewable energy for their energy needs.
- Residents are actively engaged in reducing their carbon footprints.
- Warrnambool community's main forms of transport are walking, cycling or using solar-powered vehicles.
- Community vehicular transport is approaching 100% fuelled by renewables.

## **2. THE EDS DOES NOT ACKNOWLEDGE THE URGENCY TO ACT**

The draft EDS doesn't sufficiently recognise that the global, national and local contexts have totally changed since the last EDS (2015-2020).

The escalating housing crisis, the cost of living, and accelerating climate risk significantly impact people's lives and the economy at all levels.

Although each challenge is complex, their impact and opportunities to respond are interconnected. There is no easy solution, but the draft EDS must acknowledge the significance and urgency of finding local solutions by supporting the community to be innovative, take risks and experiment.

Other levels of government are taking steps to address these challenges, but more needs to be done at a local level. The new EDS is an opportunity to integrate and align the goals of WCC's related strategies and act on critical priorities.

We request that the Council consider facilitating multi-sectoral think tanks on housing, Zero Warrnambool/renewable energy and addressing the cost of living to find innovative and collaborative ways forward.

### **3. THE CITY'S TOP ECONOMIC DEVELOPMENT PRIORITY MUST BE HOUSING - SUPPLY, AFFORDABILITY AND DIVERSITY**

Housing - the lack of supply, affordability, and diversity - is Warrnambool's most significant and immediate economic threat.

Recently, federal, state and territory governments announced a shared commitment to build 1.2 million new homes in five years from July 2024.

The national cabinet also agreed to a National Planning Reform Blueprint, which included promoting medium and high-density housing in well-located neighbourhoods and updating local governments' strategic plans to reflect housing policy targets.

We request that the EDS highlight the need to innovate and collaborate to find a solution. The council could facilitate discussions between the not-for-profit housing sector, the State Government and residential developers to identify short-term opportunities.

While the recommended housing strategy is needed to update and integrate the previous work, Warrnambool could consider piloting approaches to deliver increased density and diversity of homes, providing affordable and key worker housing in the shortest possible term.

This submission requests that the EDS consider the establishment of a cross-sector think tank to consider how to increase access to housing for key target groups (e.g. key/essential workers, older people, lone-person households and residents with a disability) in the city centre and in established and developing residential neighbourhoods, in the shortest possible time.

### **4. THE EDS NEEDS TO PRESENT WARRNAMBOOL AS A LEADER IN RENEWABLE ENERGY TRANSFORMATION**

While some exciting, large-scale renewable energy projects are identified in the draft EDS, community or 'system-level' change, to be facilitated and supported by the Council and businesses, to expedite the move to renewable energy would be an excellent outcome both environmentally and economically.

This is already a commitment by the Council in the Green Plan 2018 (refer to section 1).

We submit that the draft EDS should reinforce the Green Plan's Zero Carbon vision and recommend actions that promote "contemporary ideas and technologies, being innovative and bold, and working collaboratively on smart solutions to build our city and its transport systems for a sustainable future." (Green Plan, p 6)

There are opportunities for Warrnambool's households and businesses to reduce energy costs, reliance on the grid and greenhouse gas emissions. We request the Council facilitate support for ZERO Warrnambool goals as part of the EDS.

## **5. REALISING WARRNAMBOOL'S 'X FACTOR'**

The new EDS has an opportunity to support the delivery of the Council's existing strategies, which aim to develop Warrnambool into a contemporary city with an unsurpassed lifestyle, so it is sustainable, liveable and prosperous.

The EDS should reinforce the other strategies goals around achieving best practice urban design, high levels of connectivity, a focus on culture and creativity, reduced car dependence, and implementing the 15-minute city model which would boost Warrnambool's liveability. Such a plan would improve the quality of life for current residents and attract new ones, giving the city a competitive edge.

My clients are passionate about making Warrnambool a leader in lifestyle by investing in developments that:

- Offer the modern lifestyle that people desire and require. This includes providing local destinations and activity centres within the neighbourhood, encouraging active transportation for short trips, improving neighbourhood connections by offering meeting places such as co-working spaces, and providing a high-quality environment for recreation and well-being.
- Prioritise place-making and developing high-quality public spaces to boost residents' well-being and visitors' impression of the city.
- Celebrate the culture and creativity of our community, acknowledging the past and optimising the future for generations to come.

As major investors in the present and future of Warrnambool, my clients are committed to enhancing the city's sustainability, prosperity, and quality of life. They are eager to collaborate with other stakeholders to innovate, tackle challenges, and ensure the city offers a unique proposition to realise its potential.

Yours sincerely,



Lisa McLeod

**Connect Consulting**

0400 921 078

## **Executive Summary**

### **Strategic Considerations**

"Attracting large scale tourism events, as well as tourism product and infrastructure development, to maintain growth and in the visitor economy"

*Type of events and scale of same and what connection to regional/local industries, cultural interests*

*What type of Tourism products to be attracted and what is their connection with local natural and manmade existing attractions both within shore and nearby?*

*What types of infrastructure is required to achieve this.*

Improve destination branding and increase destination awareness as a key visitor attraction within the GOR

*Warrnambool is adjacent to and part of, the destination Plains Lakes and Volcanoes and growing Indigenous product in the extended day trip locations, to gain the leverage of this good working relations with the Shires whose boundaries include these attractions*

## **5.2 Popular Visitor Destination**

"Warrnambool is a well-established visitor destination with strengths in its beaches, coastal views, nature based activities and whale watching"

*This area of Nature based Tourism does not appear to be a priority in current promotions. "Story telling" relating to Whales is not currently been part of promotions. It appears to be the responsibility of members of the public. A key feature of the region which requires a dedicated platform.*

"as a service centre of the GOR " "driver of Visitation and visitor yield"

*I would question these statements considering we are at the most distant point of the GOR and do not enjoy the same levels of visitation due to many of the tours and independent visitors heading inland or back to Melbourne before reaching Warrnambool. The "Greatopia" campaign provides limited promotion of Warrnambool. I too would not consider visiting on the basis of that program.*

## **6 / Theme 2 Support Indigenous Business and Social Enterprises**

Cultural Awareness training programs

*Is this intended for Indigenous businesses and their employees or for Council Employees. Is it intended to have direct links with Indigenous sites and major attractions.*

## **6 Theme 4 Overview**

*e.g Whale watching*

*The need to develop a story around this and not just expect it to happen. Sammy Seal has a real presence in town despite him being absent from the boat ramp on many days, but he has been characterised by being given a name. I believe the whales' profile would benefit from developing a "story" to provide an identity and a connection to the mammals.*

*"festivals and events"*

*We are the centre of one of the richest agricultural and developing horticultural regions in Victoria and yet Warrnambool has no festivals or events celebrating our food and fibre industries.*

## **6 Theme 4 Focus Areas**

*Destination branding and Awareness*

*If we are to support promotions and awareness of Warrnambool as a destination should we not have a stronger identity and not rely so heavily on our "limited" connection to the GORT.? Would the Branding be designed to demonstrate the uniqueness and specialty of Warrnambool as a destination?*

*Festivals and Events*

*What would a diverse calendar of events aim for, and would these events be Council driven or would independent organisations be encouraged to bring events to Warrnambool.*

## **Project Opportunities**

*Indigenous Tourism Activities etc*

*We live in a unique landscape, being one of the largest volcanic plains on the globe. There is an opportunity here to develop a Natural and Cultural Heritage Museum that would interpret this unique landscape with a history dating back several million years. The past 65, 000 + years this land has been home to the Indigenous peoples of the SW. The land was and is an important element in their lifestyle providing for their needs as it did for the settlers and continues to support all peoples today. A museum and*



*educational site would be a celebration of both the natural and cultural heritage of this region and has the opportunity to value add to the visitor experience and economics of Warrnambool.*

#### **Foreshore development etc**

*This point is not clear in its meaning. I imagine the need for more changing facilities is part of this, but an explanation of "services and commissionable activities" would provide interpretation of this point.*

#### **Tracks and Trails etc**

*More connected cycling / walking pathways for visitors to access safely without needing to use a vehicle*

*Interpretation boards to develop awareness of animal, birdlife and natural heritage along trails linked with more detailed interpretation and accompanying maps via an app.*

#### **Packaged Itineraries etc**

*Would this products be developed by Warrnambool Visitor Services and promoted to wholesalers or would wholesalers have access to a familiarisation and other promotional content to allow for them to develop more local content in their product.*

#### **Support the implementation of the GORT Visitor Economy Masterplan.**

*To support the above more evidence that future promotions would provide greater value to Warrnambool than has been demonstrated by the Greatopia campaign. Warrnambool brand is diluted by this campaign.*

#### **Branding....**

*Essential to develop Warrnambool's own and unique branding that is associated with GORT but can stand alone and be consistent, relevant and reliable.*

#### **Flagstaff Hill Rebranded.**

*Will this be demonstrated by the work completed in the recent survey undertaken by the Melbourne Tourism Consultants.*

**Penny Irons**  
**Tourism and Tour Guiding Consultant**  
Warrnambool. 3280

**From:** Stephen Hoy  
**Sent:** Mon, 21 Aug 2023 15:14:25 +1000  
**To:** Luke Coughlan; Edward Ivermee  
**Subject:** FW: Economic Development Strategy Draft

Hi Gents,

Leanne who sits on EDTAC replied with her thoughts. Nothing so much strategy wise just, mainly some ideas.

She asks if we reviewed the last strategy which finished in 2020 and I am sure we all put comments into a spread sheet for this when Helen was coordinator. Ed you may recall?

Jetting off to Karratha in 30mins....30 during the day and 20 at night!

Cheers Steve

**Stephen Hoy | Manager | Economic Development & Events**  
Warrnambool City Council | Warrnambool 3280 | P.O Box 198 Warrnambool 3280  
T: +61 355594956 | M: +61 427453011 | F: +61 355594900 | E: shoy@warrnambool.vic.gov.au  
**We value accountability, collaboration, respectfulness, progressiveness and wellbeing.**  
**Council acknowledges the Traditional Owners and Custodians of the lands on which we live and work and pays respects to Elders past, present and emerging.**

[www.warrnambool.vic.gov.au](http://www.warrnambool.vic.gov.au) |

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**From:** leanne3663@gmail.com <leanne3663@gmail.com>  
**Sent:** Tuesday, 15 August 2023 1:59 PM  
**To:** Stephen Hoy <SHoy@warrnambool.vic.gov.au>  
**Subject:** Economic Development Strategy Draft

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Hi Steve,

Hope you're well.

What follows are a few thoughts – made a little in haste and very much in note form.

Under visitor economy – a very long time ago, while working at WCC I joked that we needed to build Disneyland at Yambuk – to entice Great Ocean Road visitors further into our region. I still

don't think we've managed to do that as well as we possibly could. Maybe we could consider ramping up relationships with cities and shires toward and including SE Sth Aust and up into the Wimmera to create and promote packages and holiday programs that will convince people to not turn around at Loch Ard.

??Consider a more deliberate expansion of the boundaries of the local development plan or other project opportunities include attractions and events in the region – Budj Bim, Grampians, Nelson and even Limestone Coast and Coonawarra. Great Ocean Road Masterplan reference includes mention but could we see an even greater focus on linkages with regional attractions and events happening to our north and west to entice visitors to town and through town instead of turning around at the Apostles.

Fully endorse Council's take up of a powerful CRM solution – much information and time-saving to be gained

Have the measurements and metrics in the previous Economic Development Strategy document (concluded 2020?) been revisited to determine what was/was not achieved? The successes or otherwise of that plan and the factors affecting outcomes could certainly inform strategies moving forward.

Cheers,  
Leanne



**Leanne Williams**

Phone: 0427622425  
Email: [leanne3663@gmail.com](mailto:leanne3663@gmail.com)

[www.southcoastaquatics.com.au](http://www.southcoastaquatics.com.au)



*Thankyou for taking the time to read my email. It was sent on a day and at a time that suited me. Please respond (if necessary) at a time that suits you.*

**From:** Luke Coughlan  
**Sent:** Mon, 21 Aug 2023 14:00:48 +1000  
**To:** Edward Ivermee  
**Cc:** Stephen Hoy  
**Subject:** RE: WCC Economic Development Strategy - Public Consultation Period

Thanks Ed, we will want to assess whether the feedback needs to amend the draft plan in any way, or get a response from the consultant that it is already incorporated. I probably don't agree with the Fletcher Jones comments as it is privately owned as identified.

Cheers

---

**From:** Edward Ivermee <eivermee@warrnambool.vic.gov.au>  
**Sent:** Monday, 21 August 2023 1:58 PM  
**To:** Luke Coughlan <LCoughlan@warrnambool.vic.gov.au>  
**Cc:** Stephen Hoy <SHoy@warrnambool.vic.gov.au>  
**Subject:** FW: WCC Economic Development Strategy - Public Consultation Period

Hi Luke

Following up from this morning's catch up.

The Draft Strategy was out for commentary from Tuesday August 8<sup>th</sup>, closing for feedback tomorrow.

The below email from Rod is the only piece of written feedback we have received in this period.

Cheers

Ed

---

**From:** Rod Brugman <[rod@eresources.com.au](mailto:rod@eresources.com.au)>  
**Sent:** Wednesday, 9 August 2023 3:55 PM  
**To:** Economic Development <[ecodev@warrnambool.vic.gov.au](mailto:ecodev@warrnambool.vic.gov.au)>  
**Subject:** RE: WCC Economic Development Strategy - Public Consultation Period

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Hi.

I have read the draft and overall feel it is a great strategy, very well prepared, well done.  
I have two considerations,

- 1) The document identifies the large number of self-employed ABN businesses but, I couldn't see where it directly acknowledges micro, boutique and craft manufacturers. I feel that this could align to many economic opportunities including business diversity, economic activation areas, tourism, and efficient land use. All these of course dovetail nicely with strategic considerations of Food and Fibre, Manufacturing, and Tourism.
- 2) The strategic document mentions projects including Flagstaff Hill, Art Gallery and Whale watching. I feel that many in the community also wish to acknowledge the textile industry and our heritage Fletcher Jones site. I understand that this site is privately owned, but also that the owner has benevolent plans (and obligations). Developing this concept represents a rare opportunity to improve tourism and assist theme#2 of collaborative, productive and diverse industry.

I hope my feedback is of some use.

Regards,  
Rod

Rod Brugman MBA | Managing Director | 03 5561 2094 | 0407 040 048

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**From:** Stephen Hoy <[SHoy@warrnambool.vic.gov.au](mailto:SHoy@warrnambool.vic.gov.au)>  
**Sent:** Tuesday, August 8, 2023 8:48 AM  
**To:** [Leanne3663@gmail.com](mailto:Leanne3663@gmail.com); [marty.ellul@seaway.com.au](mailto:marty.ellul@seaway.com.au); [pennyirons@gmail.com](mailto:pennyirons@gmail.com); [zita.tattersall@deakin.edu.au](mailto:zita.tattersall@deakin.edu.au); [paul@regionalrising.com.au](mailto:paul@regionalrising.com.au); [sarah@avtes.com.au](mailto:sarah@avtes.com.au); Rod Brugman <[rod@eresources.com.au](mailto:rod@eresources.com.au)>  
**Cc:** Luke Coughlan <[LCoughlan@warrnambool.vic.gov.au](mailto:LCoughlan@warrnambool.vic.gov.au)>; Edward Ivermee <[eivermee@warrnambool.vic.gov.au](mailto:eivermee@warrnambool.vic.gov.au)>  
**Subject:** WCC Economic Development Strategy - Public Consultation Period

Dear EDTAC Members,

Council last night approved the attached draft of the 2023-2028 Warrnambool Economic Development Strategy to be released for public consultation.

As members of the Economic Development Tourism Advisory Committee (EDTAC) we would welcome any feedback from you during this period which can be done until **5.00pm on Tuesday 22<sup>nd</sup> August** directly to our units email [ecodev@warrnambool.vic.gov.au](mailto:ecodev@warrnambool.vic.gov.au)

From the draft strategy circulated to EDTAC members at the last meeting in June some further consultation was undertaken. The attached draft now includes robust actions to reflect social equity and arts and culture, through the following items:

- Additional arts and culture projects in Theme 4 relating to the Warrnambool Art Gallery and Arts & Culture Strategy;
- Additional detail in the Local Product Development Plan project;
- Additional project for Council to support Indigenous businesses in Theme 2
- Amended EDS objectives to reflect social equity and sustainability.
- A focus on night-time economy to activate locals and the visitor economy
- Increased focus on Branding and Marketing of the city

A reminder our next EDTAC meeting is on **Friday 15<sup>th</sup> September from 2.00pm - 4.00pm.**

Regards

Stephen Hoy | Manager | Economic Development & Events

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We value accountability, collaboration, respectfulness, progressiveness and wellbeing.

Council acknowledges the Traditional Owners and Custodians of the lands on which we live and work and pays respects to Elders past, present and emerging.

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# NOMINATIONS NOW OPEN

.....

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**From:** Luke Coughlan  
**Sent:** Wed, 30 Aug 2023 18:02:28 +1000  
**To:** Edward Ivermee; Stephen Hoy  
**Subject:** Fwd: WRC - Accommodation

Gday Ed,

This can be considered a submission to the eco Dec Strategy, to discuss with other responses next week

Thanks

Luke Coughlan  
Director City Growth  
0481 037 711

Luke Coughlan | Director City Growth | City Development  
Warrnambool City Council | Warrnambool 3280 | P.O Box 198 Warrnambool 3280  
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**From:** Luke Cann <[L.cann@warrnamboolracing.com.au](mailto:L.cann@warrnamboolracing.com.au)>  
**Sent:** Wednesday, August 30, 2023 5:16:47 PM  
**To:** Luke Coughlan <[LCoughlan@warrnambool.vic.gov.au](mailto:LCoughlan@warrnambool.vic.gov.au)>  
**Subject:** WRC - Accommodation

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Good evening Luke,

Thanks for the chat this afternoon, really appreciate your time.

A discussed, I noted the article in the Standard last week regarding the current squeeze on commercial accommodation options in Warrnambool. As your planning progresses in relation to this issue, please let me know if there would be an opportunity to chat at all about an option that could possibly include the Warrnambool Racing Club.

I think there is real potential with this concept based on the following:



- Great central location with proximity to parkland, sports facilities, also not far from the CBD.
- Capacity to capture outstanding views of the racecourse.
- The ability for an accommodation provider to leverage off the WRC's long-established brand and reputation.
- Affordability of developer leasing land rather than having to buy.
- Access to event and conferencing facilities onsite – opening substantial new market opportunities for the provider, Club, and City.

Obviously there would need to be a fair bit of water to go under the bridge with this concept but it is certainly something I would be happy to further investigate.

Have a great night.

Cheers, Luke.

**Luke Cann** | Chief Executive Officer | Warrnambool Racing Club  
2-64 Grafton Road | PO Box 48, Warrnambool, VIC, 3280  
03 5562 2211 | 0409 860 094 | [l.cann@warrnamboolracing.com.au](mailto:l.cann@warrnamboolracing.com.au)





7 September 2023

Attn Luke Coughlan  
Director City Growth  
Warrnambool City Council  
Via email [lcoughlan@warrnambool.vic.gov.au](mailto:lcoughlan@warrnambool.vic.gov.au)

Dear Luke,

**Re: Submission to the draft Economic Development Strategy  
Fletcher Jones Factory & Gardens – 77 Flaxman Street, Warrnambool**

The Fletcher Jones Family Foundations is submitting a response to the Warrnambool Economic Development Strategy (EDS) draft. We missed the chance to provide input during the exhibition period, but we hope our late response will still be considered.

We want to draw attention to the Fletcher Jones Factory and Gardens, which were recently put up for sale. Although the sale did not go through, and there are currently no plans for a change in ownership, we believe the site holds immense strategic value for Warrnambool and should be acknowledged in the EDS.

We share the community's concerns about the lack of strategy and planning policy guiding the site's future development. The site has incredible potential for creating a modern, mixed-use neighbourhood that honours Sir Fletcher Jones's vision and values and transforms the inner east of Warrnambool. It could accommodate needs identified in the draft strategy, including housing, co-working spaces, creative and cultural enterprises, social enterprises, tourism businesses, commercial accommodation, community infrastructure priorities (e.g. conference facilities) and more.

The Warrnambool Planning Scheme supports this type of development to strengthen the city's economic, social, and environmental outcomes. We believe the site can reach its full potential as an infill development site and be recognized for its history while transforming into a thriving new precinct in a more compact City.

We urge the Council to acknowledge the Fletcher Jones Factory & Gardens as a critical strategic asset for Warrnambool. The Foundation is interested in working with all stakeholders to see the site transformed through contemporary urban design principles into a new mixed-use precinct that could drive significant economic and social benefits for the city and surrounding region.

The Foundation welcomes the opportunity to discuss this submission with the Council and urges them to act and ensure that the Fletcher Jones Factory and Gardens continue contributing to Warrnambool's future prosperity by creating new opportunities for the people of southwest Victoria.

Yours sincerely,



**Carly Jordan**

Executive Officer

m: 0487215983

e: [eo.fjffoundations@gmail.com](mailto:eo.fjffoundations@gmail.com)



# WARRNAMBOOL ECONOMIC DEVELOPMENT STRATEGY 2023-28

## FINAL REPORT

WARRNAMBOOL CITY COUNCIL | SEPTEMBER 2023



[www.urbanenterprise.com.au](http://www.urbanenterprise.com.au)

## **AUTHORS**

Jonathan Rochwerger (Director)

Julia Cretan (Senior Consultant)

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## ACRONYMS

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

## GLOSSARY OF TERMS

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

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

## EXECUTIVE SUMMARY

### OVERVIEW

The Warrnambool Economic Development Strategy 2023-2028 (Strategy or EDS) guides economic growth priorities and actions for Warrnambool City Council (Council) over the next five years. The purpose of this Strategy is to ensure that Warrnambool continues to be a thriving and sustainable Regional City that serves as the key population, employment and tourism hub for the region.

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

### CITY OF WARRNAMBOOL DEMOGRAPHIC AND ECONOMIC TRENDS

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

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

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

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

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

### STRATEGIC CONSIDERATIONS

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

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



- ✓ Investment in population services and amenity to support worker attraction and retention, as well as catering to the broader regional catchment.
- ✓ Build regional collaborations and partnerships across Council, industry and government to achieve economic development outcomes.

ECONOMIC DEVELOPMENT FRAMEWORK

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

Vision

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

*“Warrnambool is a productive, prosperous Regional City that is a national leader in sustainability and innovation”*

Objectives

The Strategy and vision are supported by the following objectives:



Themes and Strategic Directions

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

T1. ECONOMIC DEVELOPMENT FRAMEWORK

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

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

# 1. INTRODUCTION

## 1.1. OVERVIEW

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

The Strategy has been designed to support the needs and aspirations of the community, workers and local businesses, in alignment with the *Warrnambool 2040* Community Vision, as well as the Council Plan 2021-25 and other strategies which underpin Council's direction.

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



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

## 1.2. LOCAL GOVERNMENT'S ROLE IN ECONOMIC DEVELOPMENT

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

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

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

1. Supporting the Existing Business Base
2. Attracting New Businesses and Jobs
3. Promoting Liveable and Sustainable Communities
4. Growing the Visitor Economy<sup>1</sup>

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

#### 1.4. LOCAL INSIGHTS

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

#### T2. CONSULTATION SUMMARY

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

#### 1.5. REPORT STRUCTURE

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

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

## 2. STRATEGIC CONTEXT

### 2.1. WARRNAMBOOL

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

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

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

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

The municipality, which has an estimated resident population of 35,406<sup>2</sup>, is supported by a high level of amenity and services, including public open spaces, a central business area, health and education facilities.

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

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

F1. WARRNAMBOOL REGIONAL CONTEXT



Source: Urban Enterprise, 2023

<sup>2</sup> ABS Census of Population & Housing, 2021

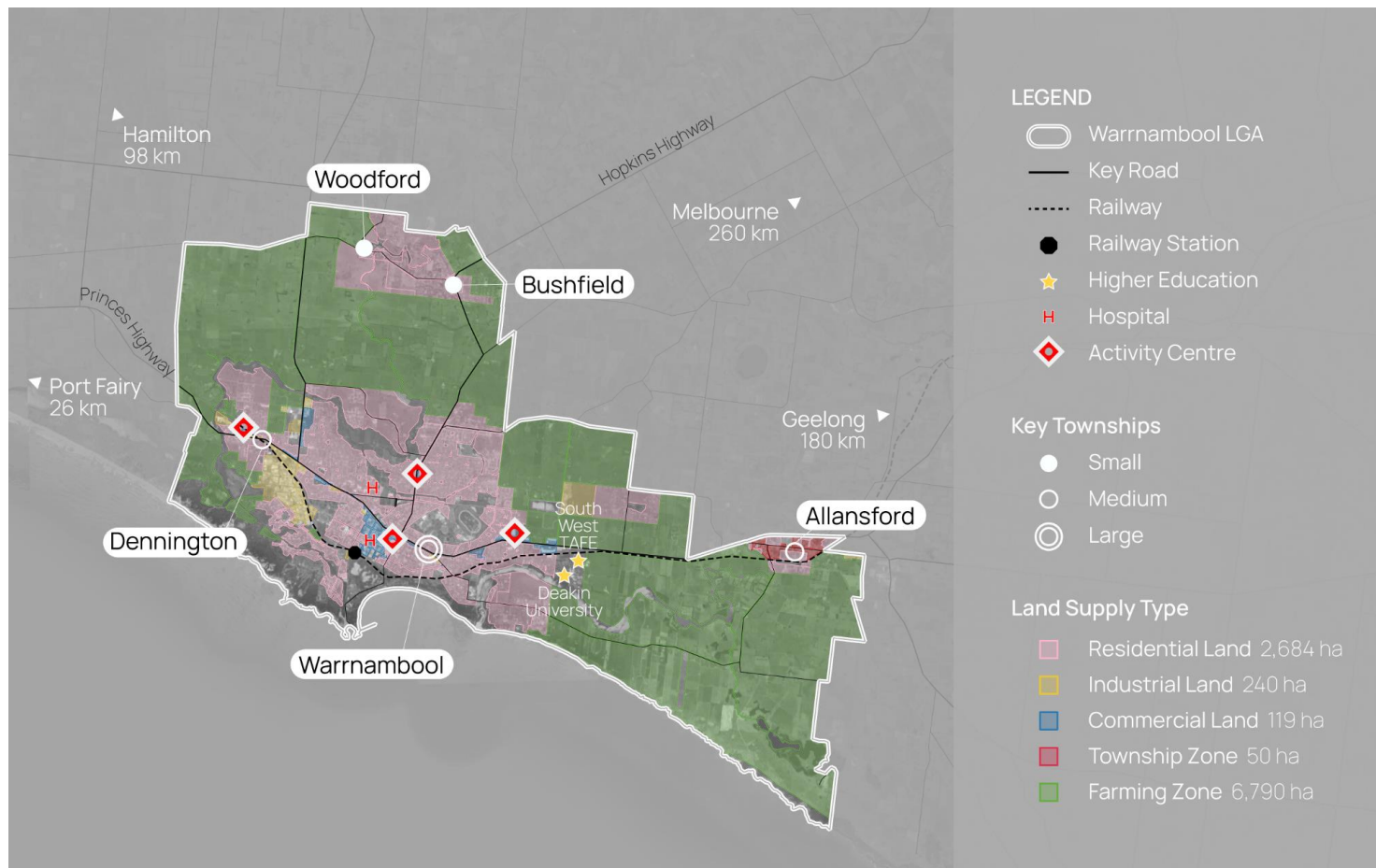
### 2.1.1. KEY ECONOMIC AND EMPLOYMENT AREAS

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

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



## F2. WARRNAMBOOL KEY ECONOMIC AND EMPLOYMENT AREAS



Source: Urban Enterprise, 2023



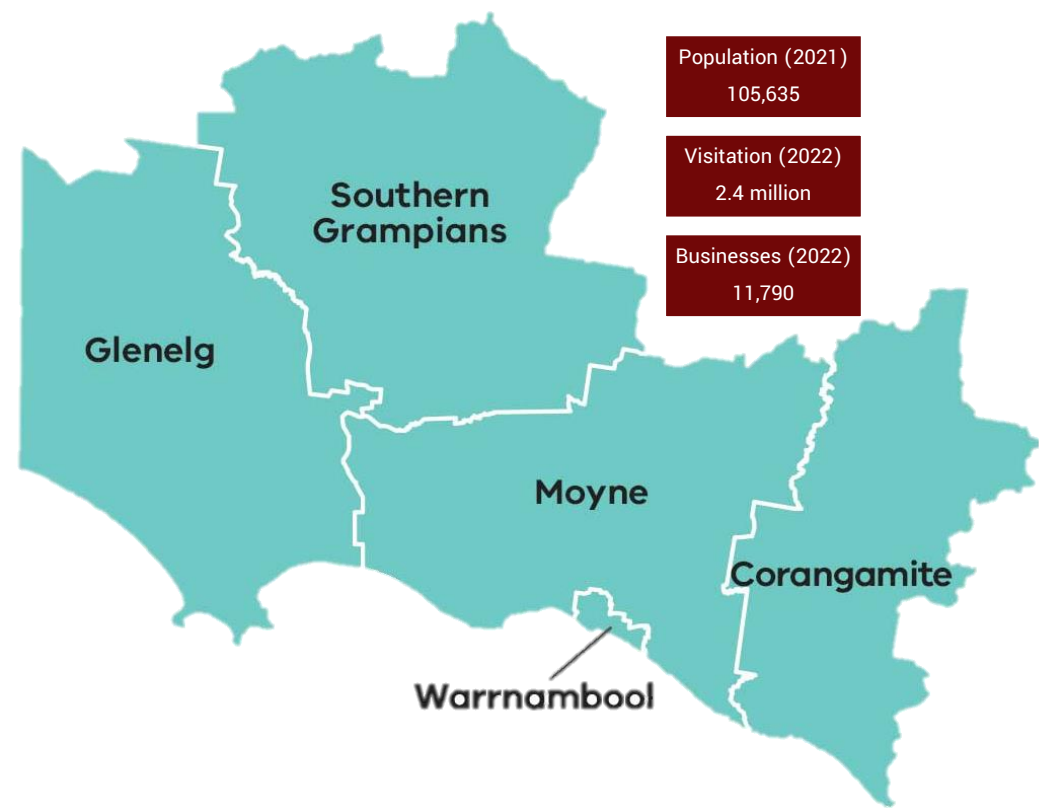
2.2. GREAT SOUTH COAST REGION

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

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

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

F3. GREAT SOUTH COAST REGION



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

### 2.3. POLICY CONTEXT

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

#### Warrnambool 2040 Community Vision

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



W2040 sets the following goals relate for the local economy:

- Warrnambool will embrace digital innovation and technical change;
- Warrnambool grows its resilient and diverse economy;
- Warrnambool fosters a creative and collaborative culture;
- Warrnambool thinks globally; and
- Warrnambool invests in its liveability to grow the economy.

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

#### Warrnambool City Council Plan (2021-2025)

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

*A thriving city at the heart of coast and country.*

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

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

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

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



#### **Great South Coast Regional Economic Development Strategy (2022)**

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

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

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

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

These documents are listed in Appendix A.

## 2.5. MACROECONOMIC CONTEXT

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



### COVID-19 and business recovery

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



### Rise of remote and flexible working arrangements

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



### Workforce shortages in key service sectors

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



### Global economic uncertainty

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



### Rising inflation and cost of living pressures

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



### Growth of advanced manufacturing

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



### Shifting agricultural practices

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



### Climate resilience and environmental sustainability

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



### Growing demand for health care

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

### 3. DEMOGRAPHIC SNAPSHOT

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

#### POPULATION AND DWELLINGS

2021 to 2036



Population

**35,419**

105,283 Great South Coast



**2,360 p.a.** growth to 2036

3,164 p.a. Great South Coast



Dwellings

**16,025**

50,936 Great South Coast



**842 p.a.** growth to 2036

1,964 p.a. Great South Coast

#### AGE PROFILE

2021 to 2036



**42**

Median Age

38 Median Age  
in Victoria

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

#### PROPERTY MARKET INDICATORS

2021

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

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

## 4. ECONOMIC SNAPSHOT

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

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

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

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

### KEY ECONOMIC INDICATORS

2022

Local Jobs

**18,518**

30% of Great South Coast

Total Output

**\$5.0B**

25% of Great South Coast

Total GRP

**\$2.6B**

20% of Great South Coast

Total Exports

**\$1.5B**

29% of Great South Coast

Local Consumption

**\$1.3B**

**\$1B**

Warrnambool Residents 78%

**\$247M**

Great South Coast Residents 19%

**\$44M**

Other Visitors 3%

### TOP INDUSTRIES

2021

By Employment

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

By Output

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

By Regional Export

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

### EMPLOYMENT

2021



**2.8%**

Unemployment Rate June 2022

**+1,743** +2.1% p.a.

Local Jobs Growth 2016-2021

**81%**

Job Containment Rate

### BUSINESSES

2022



**2,916**

Registered Businesses  
11,790 Great South Coast

**56%**

Non-Employing Businesses

**41%**

SMEs 1-19 employees

Business Count by Industry

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

### DOMESTIC VISITOR ECONOMY

2022



**452K**  
Visitors



Day trip 53%



Overnight 47%



**\$266M**  
Visitor Spend



Day trip 32%



Overnight 68%

**\$141**

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

**\$379**

Average spend per overnight visitor  
\$383 Great South Coast

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

## 5. STRATEGIC CONSIDERATIONS

### 5.1. OVERVIEW

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

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

### 5.2. STRENGTHS

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



#### Role as a Regional City (population and employment centre)

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



#### Large Business Base and Population

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



#### Competitive Advantages in Food and Fibre

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



#### Manufacturing (Food Processing)

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



#### Hycel Hydrogen Program (Deakin)

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



#### Popular Visitor Destination

Warrnambool is a well-established visitor destination, with strengths in its beaches, coastal views, nature-based activities and whale watching. Warrnambool's role as a service centre provides opportunities to attract visitors from across the Great Ocean Road region and drive visitor yield.



#### Lifestyle Attributes

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



#### DAMA (Designated Area Migration Agreements) Program

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

### 5.3. CHALLENGES

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



#### Lack of Affordable and Available Housing Stock

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



#### Workforce and Skills Shortages

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



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

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



#### Transport Connectivity – Including Public Transport and Road Infrastructure

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



#### Lack of Industry Representation

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



#### Ageing Population

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



#### Lack of Foreshore Development and Connectivity

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



#### Lack of Commercial Accommodation

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

## 5.4. ECONOMIC OPPORTUNITIES

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

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





## 6. ECONOMIC DEVELOPMENT FRAMEWORK

### 6.1. OVERVIEW

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

### 6.2. ECONOMIC DEVELOPMENT VISION

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

*"Warrnambool is a productive, prosperous Regional City that is a national leader in sustainability and innovation"*

### 6.3. ECONOMIC DEVELOPMENT OBJECTIVES

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





## 6.5. ECONOMIC DEVELOPMENT THEMES

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

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

### T3. ECONOMIC DEVELOPMENT FRAMEWORK

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

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



## THEME 1: PLANNING FOR SUSTAINABLE REGIONAL CITY GROWTH

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

### OVERVIEW

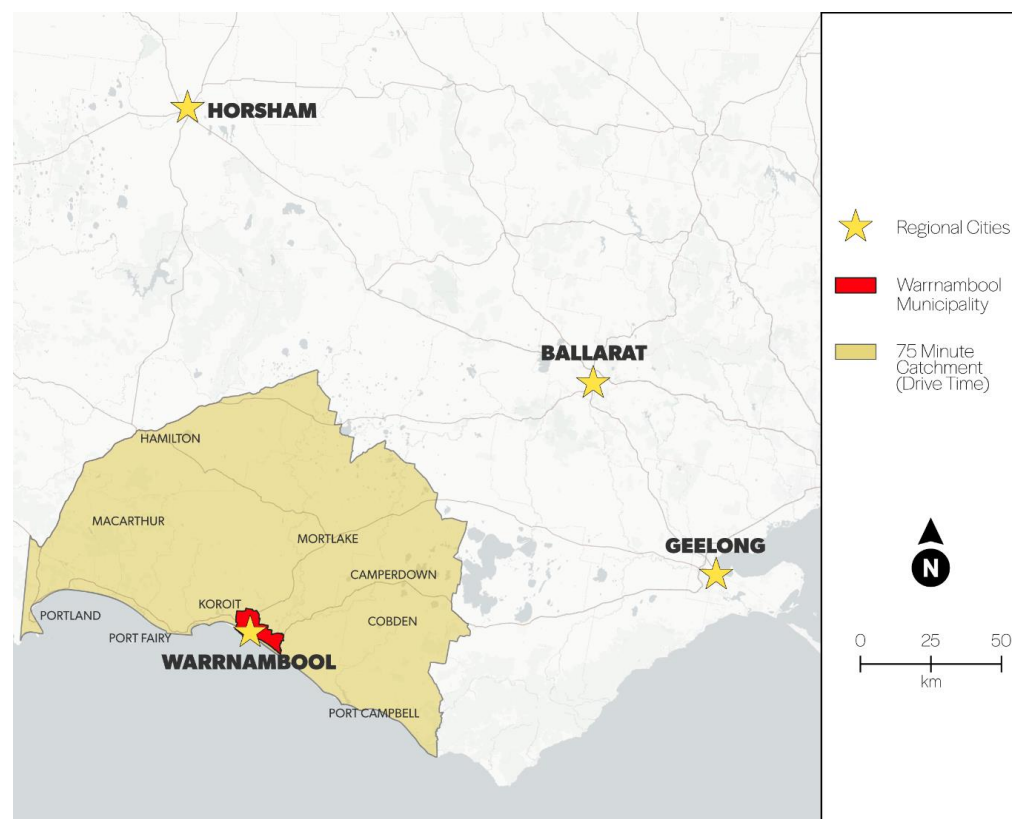
Warrnambool provides a critical role as the service centre for the regional population (105,635), visitors (2.4 million) and business base (11,790) for south-west Victoria.

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

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

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

### F4. WARRNAMBOOL REGIONAL CATCHMENT (KEY TOWNS)



Source: Urban Enterprise, 2023

#### FOCUS AREAS

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



#### PROJECT OPPORTUNITIES

##### Major Investment Attraction Strategy and Prospectus

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

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

The Investment Attraction Prospectus will promote living, working and investing in Warrnambool to potential investors, developers, businesses, workers and families.

##### Strengthen Strategic Partnerships and Encourage Regional Collaboration.

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

#### **Warrnambool Airport Masterplan**

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

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

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

#### **Renewable Energy Study**

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

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

#### **Residential and Employment Land Strategies**

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

#### **Warrnambool Livestock Exchange Strategic Land Use Plan**

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

#### **Streamline Planning Processes**

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

#### **Warrnambool Foreshore Framework Plan**

An overarching planning framework for the Warrnambool Foreshore precinct is under development, with the aim to integrate previous planning projects and set the objectives and funding priorities for the area. This will support future investment into the precinct and activate the area to increase utilisation.

The Framework Plan should have regard to social, economic and environmental values. It will help improve the amenity of the asset to enhance Warrnambool's role as a Regional City and meet the needs of residents and visitors.



## THEME 2: A COLLABORATIVE, PRODUCTIVE AND DIVERSE INDUSTRY

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

### OVERVIEW

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

Therefore, this core theme is designed to:

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

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

### FOCUS AREAS

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

### PROJECT OPPORTUNITIES

#### Support the Development of a Local Chamber of Commerce

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

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

#### Industry Attraction Plan

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

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

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

#### **Circular Economy Initiatives**

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

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

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

#### **Support the Great South Coast Food & Fibre Strategy**

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

#### **Food and Fibre Value-Add Opportunities**

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

#### **Support Indigenous Businesses + Social Enterprises**

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

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

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

#### **Facilitate Growth in Professional, Financial and Creative Industries**

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

#### **Customer Relationship Management (CRM) Database**

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

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



### THEME 3: WORKFORCE ATTRACTION AND SKILLS DEVELOPMENT

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

#### OVERVIEW

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

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

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

#### FOCUS AREAS

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

#### PROJECT OPPORTUNITIES

##### Housing Strategy

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

This has created a lack of suitable accommodation needed to attract and house workers, which requires housing strategies and policies to focus on:

- Increasing housing diversity, particularly medium to high density housing in urban areas to support young professionals;
- Increasing overall housing supply (through provision of 'investment-ready' residential land); and
- Delivering the Affordable Housing Strategy (underway), with support of an affordable housing 'think tank' responsible for conducting consultation activities with the community and ensure the outcomes meet community needs.

##### Short-Term Worker Housing Program

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

#### **Workforce and Skills Attraction Strategy**

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

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

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

#### **Public Realm Investment and Placemaking Initiatives**

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

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

#### **Expand DAMA Program and Community Integration**

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

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

#### **Support the Delivery of the Retail Strategy**

The prime retail centre in Warrnambool, the Warrnambool CBD, is currently at 94% occupancy. Implementing the actions identified in the Warrnambool Retail Strategy to support the sector, which provides important amenity and services for residents, visitors and businesses across the region.

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

#### **Regional Jobs Expo**

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





## THEME 4: A SUCCESSFUL AND HIGH VALUE VISITOR ECONOMY

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

### OVERVIEW

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

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

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

### FOCUS AREAS

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

### PROJECT OPPORTUNITIES

#### Local Product Development Plan (Tourism Strategy)

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

Key product and investment potential includes the following:

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

#### **Support the Implementation of the Great Ocean Road Visitor Economy Masterplan**

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

#### **Branding and Digital Marketing Strategy**

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

#### **Accommodation Audit and Investment Plan**

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

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

#### **Delivery of Warrnambool Event Strategy (refresh)**

Support the delivery of the Warrnambool Events Strategy (2023) to identify:

- The current state of events and event infrastructure in Warrnambool;
- Key event stakeholder issues and opportunities for improvements;
- Provide strategic direction to guide the future of the events sector, including event attraction and infrastructure priorities; and
- Opportunities for events focussed on Warrnambool's food and fibre industry.

#### **Flagstaff Hill Re-Imagined**

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

#### **Deliver Arts and Culture Strategy**

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

#### **Warrnambool Art Gallery Revitalisation**

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

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

## 7. ACTION PLAN

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

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

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

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

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



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

**THEME 1: PLANNING FOR SUSTAINABLE REGIONAL CITY GROWTH**

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

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

**Progress Measures and Monitoring Tools**

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

**THEME 2: A COLLABORATIVE, PRODUCTIVE AND DIVERSE INDUSTRY**

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

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



#### Progress Measures and Monitoring Tools

Measure	Monitor	Frequency
Increase in industry peak bodies/memberships.	Local business organisations or industry representatives.	Annually
Increase the number and frequency of business engagements.	Council and industry peak bodies tracking and recording events and/or a CRM database	Annually
Increases in business investment (i.e. number of businesses within Warrnambool), including for Indigenous businesses/social enterprises.	Economic databases (e.g. REMPLAN), a CRM software and/or the ABR database.	Annually
Increase in investment enquiries, planning and building permits.	Council databases and/or CRM software (inc. recording the investment enquiries by business type and industry)	Annually
Reduction in waste generated by businesses.	Council's existing databases and waste management systems	Annually
Increased uptake of renewable energy sources (e.g. solar).	Business surveys	Annually
An increase in the number of co-working spaces and facilities.	Council's Property Rates Database and Building Permit Data	Annually

### THEME 3: WORKFORCE ATTRACTION AND SKILLS DEVELOPMENT

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

No.	Project	Action/s	Stakeholder/s		Priority Status	Timeframe
			Lead	Partner		
3.7	Regional Jobs Expo	<ul style="list-style-type: none"> <li>Collaborate with industry peak bodies, major employers and employment providers to deliver a Regional Jobs Expo event (for the Great South Coast Region) that matches prospective employees with skills and jobs providers.</li> </ul>	Council  RDV (Great South Coast Regional Partnership)	Local Industry Representatives  Major employers (health, education)	Low	Short-term

#### Progress Measures and Monitoring Tools

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

**THEME 4: A SUCCESSFUL AND HIGH VALUE VISITOR ECONOMY**

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

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

#### Progress Measures and Monitoring Tools

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

## APPENDICES

### APPENDIX A POLICY DOCUMENT REVIEW

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



## Public Consultation Summary Economic Development Strategy 2023-2028 DRAFT Consultation Period: 7/8/23 to 1/9/23

### Submissions Received

Laxon Fowler - Resident  
Rod Brugman – Business Owner / EDTAC Member  
Penny Irons – Resident & EDTAC Member  
Leanne Williams – Business Owner & EDTAC Member  
Luke Cann - (CEO) W.Bool Racing Club  
Lisa McLeod (Connect Consulting)  
Carly Jordan (CEO – Fletcher Jones Foundation)

A total of seven submissions were received during the public consultation period. Responses varied from some high level strategic input but were generally ideas and projects which fit with the four themes contained in the draft strategy or within other strategies within council. These have been collated and a response will be provided to all those who provided a submission. All submissions are attached to the EMT Report.

Feedback Provided	
<b>Laxon Fowler - Resident</b>	
<b>Residential &amp; Employment Land Strategies:</b>	Need a clear picture of Warrnambool in 2030? Areas, traffic movements, goals for various industries and their workforces?
<b>Livestock Exchange Strategic Land Use Plan:</b>	Goals, criteria, process timeline?
<b>Industry / Commercial:</b>	We have a sprawl of 'heavy retail' – vehicles, farm equipment, etc – ribboning along Raglan Pde, the Hwy. I'd like to see steps taken to make sure that goes no further than Bunnings Corner eastwards, Dennington Bridge westwards .. cf Colac sprawling east & west along its bit of the highway .. lets keep as much of our rich farmland growing 'food & fibre' as we can.
<b>The Railway:</b>	Is it passenger only? Will people keep harping about 'fast trains'? – we have nowhere near the population/traffic density to require a 6-8 carriage train running full every hour .. (not even Melb – Syd) ..
<b>Hopkins river bridge #2</b>	– perhaps to link with Rowan's Lane or Mahoney's Rd – because the #1 existing bridge will shortly become an intolerable bottleneck.. even with major debottlenecking of the bridge itself and its western approaches through its clutter of non-arterial routes ..
<b>A new Merri River Bridge</b>	on the northern extension of Bromfield St, in light of suburban sprawl north of the Merri, over-loadings on the indirect routes via Hopkins Road and Caramut Road
<b>Warrnambool Airport Masterplan:</b>	Goal, decision criteria, process, timeline? Any significant development would be a 10-year project – serious consideration would be urgent if an upgrade by say 2030 is intended. What would be wanted/needed in 5, 10 years time??
<b>Housing strategy:</b>	We must have better intentions than to merely surround the urban area with further urban sprawl – we need movement towards higher density living – towards actually becoming a City rather than an overgrown town.
<b>Heavy through traffic</b>	– logtrucks etc – plans toward a heavy traffic bypass – running from say Illowa / Princes Hwy at the west - through upgraded minor road alignments (eg Lanes Ln, McCullaghs Ln ) and greenfield easements - to join Spring Road, near its Hopkins Hwy junction, to the west – with strategic realignments through the transitions from Spring Road to Wangoom Road, Wangoom Road to Hopkins Falls Road and the junction from Hopkins Falls road onto Princes Hwy. Put a roadhouse/retail complex near the Bypass/Hopkins Hwy intersection, accessible to/from both .. By this, get rid of the heavy through traffic from our CBD and work to make sure those we want to visit the city do feel welcome and do visit .. This also helps make Caramut road a viable 4 <sup>th</sup> gate to the city .. and links well to the Hopkins Hwy/ Hamilton Hwy system. Yes, this would be Main Roads, but surely W'bool Council has a major interest .. and it's aiming for 5, 10 years time ..
<b>Road network:</b>	our vital links in from east – Princes Hwy and 'The Great Ocean Road' – and from west – Port Fairy, Portland, Mt Gambier and from north – Hamilton, Grampians etc ... We can make more of Caramut Road, the Saleyards precinct and Caramut / Coughlans Rds intersection .. esp the agricultural/farmers heartland service sector.
Look to a purposefully <b>streamlined link from the Great Ocean Road into the Merri Street</b> end of the city centre via this Hopkins Point area	



<b>Leanne Williams - Business Owner / EDTAC Member</b>
<b>What is planned to unify the heart of Warrnambool?</b> We have a business and shopping precinct along Liebig St, an arts and admin precinct at its southern end, around the Timor St intersection – and a tourism centre up on Flagstaff hill, separated by housing, half-a-km away.
<b>Fully endorse Council's take up of a powerful CRM solution</b> – much information and time-saving to be gained

<b>Rod Brugman - Business Owner / EDTAC Member</b>
<b>Fletcher Jones:</b> The strategic document mentions projects including Flagstaff Hill, Art Gallery and Whale watching. I feel that many in the community also wish to acknowledge the textile industry and our heritage Fletcher Jones site. I understand that this site is privately owned, but also that the owner has benevolent plans (and obligations). Developing this concept represents a rare opportunity to improve tourism and assist theme#2 of collaborative, productive and diverse industry.
<b>Small / Homebased Businesses:</b> The document identifies the large number of self-employed ABN businesses but, I couldn't see where it directly acknowledges micro, boutique and craft manufacturers. I feel that this could align to many economic opportunities including business diversity, economic activation areas, tourism, and efficient land use. All these of course dovetail nicely with strategic considerations of Food and Fibre, Manufacturing, and Tourism.

<b>Penny Irons - Resident &amp; EDTAC Member</b>
<b>Attracting large scale tourism events:</b> As well as tourism product and infrastructure development, to maintain growth and in the visitor economy" Type of events and scale of same and what connection to regional/local industries, cultural interests.  What type of Tourism products to be attracted and what is their connection with local natural and manmade existing attractions both within shore and nearby? What types of infrastructure is required to achieve this. Improve destination branding and increase destination awareness as a key visitor attraction within the GOR. Warrnambool is adjacent to and part of, the destination Plains Lakes and Volcanoes and growing Indigenous product in the extended day trip locations, to gain the leverage of this good working relations with the Shires whose boundaries include these attractions.
<b>Support Indigenous Business and Social Enterprises</b> Cultural Awareness training programs: Is this intended for Indigenous businesses and their employees or for Council Employees. Is it intended to have direct links with Indigenous sites and major attractions.
<b>Theme 4 Focus Areas:</b> Destination branding and Awareness If we are to support promotions and awareness of Warrnambool as a destination should we not have a stronger identity and not rely so heavily on our "limited" connection to the GORT? Would the Branding be designed to demonstrate the uniqueness and specialty of Warrnambool as a destination? Essential to develop Warrnambool's own and unique branding that is associated with GORT but can stand alone and be consistent, relevant and reliable.
<b>Support the implementation of the GORT Visitor Economy Masterplan.</b> To support the above more evidence that future promotions would provide greater value to Warrnambool than has been demonstrated by the Greatopia campaign. Warrnambool brand is diluted by this campaign.  <b>Flagstaff Hill Rebranded:</b> Will this be demonstrated by the work completed in the recent survey undertaken by the Melbourne Tourism Consultants.
<b>Popular Visitor Destination:</b> Warrnambool is a well-established visitor destination with strengths in its beaches, coastal views, nature based activities and whale watching"  This area of Nature based Tourism does not appear to be a priority in current promotions. "Story telling" relating to Whales is not currently been part of promotions. It appears to be the responsibility of members of the public. A key feature of the region which requires a dedicated platform.  <b>As a service centre of the GOR " "Driver of Visitation and visitor yield"</b> I would question these statements considering we are at the most distant point of the GOR and do not enjoy the

<p>same levels of visitation due to many of the tours and independent visitors heading inland or back to Melbourne before reaching Warrnambool. The "Greatopia" campaign provides limited promotion of Warrnambool. I too would not consider visiting on the basis of that program.</p>
<p><b>Theme 4 Overview</b></p> <p>Whale watching: The need to develop a story around this and not just expect it to happen. Sammy Seal has a real presence in town despite him being absent from the boat ramp on many days, but he has been characterised by being given a name. I believe the whales' profile would benefit from developing a "story" to provide an identity and a connection to the mammals.</p> <p>Festivals and events: We are the centre of one of the richest agricultural and developing horticultural regions in Victoria and yet Warrnambool has no festivals or events celebrating our food and fibre industries.</p>
<p><b>Festivals and Events</b></p> <p>What would a diverse calendar of events aim for, and would these events be Council driven or would independent organisations be encouraged to bring events to Warrnambool?</p> <p><b>Project Opportunities</b></p> <p>Indigenous Tourism Activities etc: We live in a unique landscape, being one of the largest volcanic plains on the globe. There is an opportunity here to develop a Natural and Cultural Heritage Museum that would interpret this unique landscape with a history dating back several million years. The past 65,000 + years this land has been home to the Indigenous peoples of the SW. The land was and is an important element in their lifestyle providing for their needs as it did for the settlers and continues to support all peoples today. A museum and educational site would be a celebration of both the natural and cultural heritage of this region and has the opportunity to value add to the visitor experience and economics of Warrnambool.</p> <p><b>Foreshore Development:</b> This point is not clear in its meaning. I imagine the need for more changing facilities is part of this, but an explanation of "services and commissionable activities" would provide interpretation of this point.</p> <p><b>Tracks and Trails:</b> More connected cycling / walking pathways for visitors to access safely without needing to use a vehicle</p> <p><b>Interpretation boards</b> to develop awareness of animal, birdlife and natural heritage along trails linked with more detailed interpretation and accompanying maps via an app.</p>

<p><b>Leanne Williams - Business Owner / EDTAC Member</b></p> <p><b>Visitor Economy</b> – a very long time ago, while working at WCC I joked that we needed to build Disneyland at Yambuk – to entice Great Ocean Road visitors further into our region. I still don't think we've managed to do that as well as we possibly could. Maybe we could consider ramping up relationships with cities and shires toward and including SE Sth Aust and up into the Wimmera to create and promote packages and holiday programs that will convince people to not turn around at Loch Ard.</p> <p>Consider a <b>more deliberate expansion of the boundaries of the local development plan or other project opportunities include attractions and events in the region</b> – Budj Bim, Grampians, Nelson and even Limestone Coast and Coonawarra. Great Ocean Road Masterplan reference includes mention but could we see an even greater focus on linkages with regional attractions and events happening to our north and west to entice visitors to town and through town instead of turning around at the Apostles.</p>
--

<p><b>WRC – Luke Cann (CEO)</b></p> <p><b>Accommodation at WRC: Please let me know if there would be an opportunity to chat at all about an option that could possibly include the Warrnambool Racing Club. I think there is real potential with this concept based on the following:</b></p> <ol style="list-style-type: none"> <li>(1) Great central location with proximity to parkland, sports facilities, also not far from the CBD.</li> <li>(2) Capacity to capture outstanding views of the racecourse.</li> <li>(3) The ability for an accommodation provider to leverage off the WRC's long-established brand and reputation.</li> <li>(4) Affordability of developer leasing land rather than having to buy.</li> <li>(5) Access to event and conferencing facilities onsite – opening substantial new market opportunities for the provider, Club, and City.</li> </ol> <p>Obviously there would need to be a fair bit of water to go under the bridge with this concept but it is certainly something I would be happy to further investigate.</p>
---

<b>Lisa McLeod (Connect Consulting)</b>
<p><b>THE EDS VISION</b> Warrnambool's community believes in the city's potential and ability to work together to achieve shared goals. The EDS's draft vision doesn't represent Warrnambool as a modern, creative, innovative, and forward-thinking city. Warrnambool's unique factors have contributed to its past success and present opportunities, which people may overlook. Warrnambool is an excellent location for living, working, and investing. The EDS must present an innovative and forward-looking vision to showcase the City's potential. The EDS should outline a modern, ambitious vision for the city's future and serve as a prospectus for maximising investment in Warrnambool.</p>
<p><b>THE EDS DOES NOT ALIGN WITH THE EXISTING STRATEGIC CONTEXT</b></p> <p>Warrnambool 2040 (W2040) is the community's long-term vision for the future. It was developed through an extensive community-led process over a two-year period in 2018-19. It provides an over-arching strategic direction for the city. W2040 has goals and outcomes to be met by 2026 &amp; 2040. The draft EDS doesn't reference these or align its recommendations to meet them. It should be made clear if the W2040 goals are not being pursued in the EDS.</p> <p>Below are the five Economic goals included in the W2040 Community Plan. While Goal 20 has been selected as an example, each of the Economic goals makes a detailed statement and should be considered and built on in drafting the new EDS.</p>
<p><b>The Green Warrnambool Plan</b> (adopted in 2018) presents the City's roadmap for creating an environmentally sustainable and resilient future.</p> <p>The plan's vision is for Warrnambool to be Australia's most environmentally sustainable regional city. The goals identified below, which offer environmental and cost-of-living benefits for residents and businesses, should be reinforced in the draft EDS.</p>
<p>The draft EDS doesn't sufficiently recognise that the global, national and local contexts have totally changed since the last EDS (2015-2020). The escalating housing crisis, the cost of living, and accelerating climate risk significantly impact people's lives and the economy at all levels.</p>
<p><b>THE CITY'S TOP ECONOMIC DEVELOPMENT PRIORITY MUST BE HOUSING - SUPPLY, AFFORDABILITY AND DIVERSITY</b></p> <p>Housing – the lack of supply, affordability, and diversity – is Warrnambool's most significant and immediate economic threat.</p>
<p><b>THE EDS NEEDS TO PRESENT WARRNAMBOOL AS A LEADER IN RENEWABLE ENERGY TRANSFORMATION</b></p> <p>While some exciting, large-scale renewable energy projects are identified in the draft EDS, community or 'system-level' change, to be facilitated and supported by the Council and businesses, to expedite the move to renewable energy would be an excellent outcome both environmentally and economically.</p>
<p><b>REALISING WARRNAMBOOL'S 'X FACTOR'</b></p> <p>The new EDS has an opportunity to support the delivery of the Council's existing strategies, which aim to develop Warrnambool into a contemporary city with an unsurpassed lifestyle, so it is sustainable, liveable and prosperous. The EDS should reinforce the other strategies goals around achieving best practice urban design, high levels of connectivity, a focus on culture and creativity, reduced car dependence, and implementing the 15-minute city model which would boost Warrnambool's liveability. Such a plan would improve the quality of life for current residents and attract new ones, giving the city a competitive edge.</p>
<b>Carly Jordan (Fletcher Jones Foundation)</b>
<p>We want to draw attention to the <b>Fletcher Jones Factory and Gardens</b>, which were recently put up for sale. Although the sale did not go through, and there are currently no plans for a change in ownership, we believe the site holds immense strategic value for Warrnambool and should be acknowledged in the EDS. We share the community's concerns about the lack of strategy and planning policy guiding the site's future development. The site has incredible potential for creating a modern, mixed-use neighbourhood that honours Sir Fletcher Jones's vision and values and transforms the inner east of Warrnambool. It could accommodate needs identified in the draft strategy, including housing, co-working spaces, creative and cultural enterprises, social enterprises, tourism businesses, commercial accommodation, community infrastructure priorities (e.g. conference facilities) and more</p>

## **7.8. CITY CENTRE CENTRAL BUS INTERCHANGE**

**DIRECTORATE:** *City Infrastructure*

**PURPOSE:**

***The purpose of this report is to begin Community Consultation on the Lava Street bus interchange.***

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### **EXECUTIVE SUMMARY**

Council has been working for the past 5 years to establish a permanent Bus Interchange since it was relocated to Lava Street in 2017 - Refer **Attachment 1**.

In 2023, Council worked with Warrnambool Buslines, Public Transport Victoria - PTV, Department of Transport & Planning to determine that Lava Street was still the most appropriate site. However, the current configuration does not meet the safety needs of the community with one crash occurring on the Zebra crossing in 2023 – **Refer Attachment 2**.

Council, PTV, DTP and Warrnambool Buslines have identified various funding streams to ensure the permanent bus interchange meets the guiding principles for Bus Interchanges. With DTP agreeing to co-fund the on-road element of the project.

However, there is a high risk of the project failing to meet the expected level of service if lighting, CCTV and toilets are not installed.

To ensure the timely implementation of the permanent City Centre – Central Bus Interchange, Council has developed a community consultation plan on elements of the Lava Street interchange.

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**MOVED: CR RICHARD ZIEGELER**

**SECONDED: CR MAX TAYLOR**

**That Council implement a community consultation plan for the Lava Street bus interchange in collaboration with the Department of Transport and Planning and Warrnambool Bus Lines.**

**CARRIED - 6:0**

---

### **BACKGROUND**

A renewed focus is being placed on implementation of a permanent City Centre – Central Bus Interchange due to the ongoing issues with the current temporary Central Bus Interchange including unsafe sightlines when using the crossing, and lack of amenities, lighting and general safety.

Bus Victoria and the Victoria Government Movement and Place Framework for bus interchanges, provides Councils with the following level of service advice to ensure the bus users are comfortable and safe which was used to assess potential locations:

- Pedestrian Priority Crossing within 25m of interchange
- 50m interchange distance from North Bus to South Bus
- Low Speeds where drivers are compliant
- Easy access to the footpath network and to services
- Safe and comfortable locations to dwell while you wait- CCVT, Lighting, Toilets, Seats

The railway station in its current configuration does not provide the space for 6 buses, however there remains an opportunity in the future to create a transport hub should land become available, as advised in the City Centre Structure Plan (2012) and the Railway Station Precinct Master Plan (2010).

## ISSUES

Through a process undertaken by Warrnambool City Council in consultation with Warrnambool Bus Lines and PTV, an investigation identified Lava Street as the most suitable location in the City Centre for a bus interchange.

This process identified key risks based on the Victorian Government Movement and Place Framework, and relevant road and pedestrian safety considerations. Lava Street is the most suitable/preferred location due to community sentiment (per the 2019 survey), the lowest impact on parking, business operations, traffic flow and existing use, however, the following issues will need to be addressed within the design:

- The zebra crossing at the current Lava Street location does not provide adequate sight distance for traffic travelling west when the buses are parked at the bus stop. There has been one crash at this site.
- The Lava Street site in its current form lacks infrastructure such as streetscape, CCTV, public toilets, shelter and lighting, which is impacting bus users, along with the bus drivers, shoppers and local residents.

There is a high risk of Council failing to deliver the Bus Interchange if Council, in collaboration with Warrnambool Bus Lines and PTV, does not successfully seek funding for the construction of the Central Bus Interchange in the Lava Street location. The proposal will target funding from various funding streams (Road Safety, Toilets, Street Furniture) to ensure the level of service is met.

## FINANCIAL IMPACT

Estimates for the detailed design are valued at \$40,000 which can be incorporated into Council's annual design budget, however there is intent for design funding also being sourced via PTV.

The following elements which are required to ensure the Bus Interchange has the expected level of service:

Commence Community Consultation on the Streetscape/Road Concept Designs, CCTV, Lighting, Wombat Crossing, on road upgrade to pavement, upgrade to footpath, signage, toilets, shelter, seating and placemaking which would with the opportunity to leverage external funding for most of the elements.

## CONTEXT

This report is supported by the following Council Plan initiatives:

### **1 A healthy community**

1.3 Health and wellbeing : Council will take action to improve health, wellbeing and safety outcomes for Warrnambool's 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**

4.2 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.

## **5 An effective Council**

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**

Planning and design works will commence immediately and are expected to be complete by the end of 2023. Following an approved design and pending receipt of funding, construction would be able to take place over 2024-2025.

### **COMMUNITY IMPACT/CONSULTATION**

In 2021 Council conducted a survey of bus users and whilst people (70%) felt safe during the day only 40% felt safe at night, they believed improved lighting (42%) and CCTV (90%) would improve safety. Improvements to the streetscape would also improve safety and reduce antisocial behavior (79%).

Council has worked with Warrnambool Bus Lines and PTV to create a community impact and consultation plan, ensuring the community understands the rationale, timing and benefits of the Lava Street location, this will provide a framework to work with Bus-Users, businesses and residents.

### **LEGAL RISK/IMPACT**

The current temporary arrangement of the bus interchange at Lava Street has a variety of issues ranging from sightlines and trip hazards to lack of amenities, lighting and general safety.

The Road Safety Audit, completed by Safe System Solutions in 2021, identifies the impeded sightlines as the critical risk with a redesign required should this be the ultimate outcome- Refer **Attachment 2**.

Lava Street - External funding not successful, being unable to deliver the level of service expected from the community. There is a risk associated with the funding of public toilet infrastructure and CCTV/Lighting, with both being competitive funding sectors. If there is a shortfall in this funding, it is likely to fall back on Council to deliver this infrastructure given the community feedback on the current location.

### **OFFICERS' DECLARATION OF INTEREST**

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

### **CONCLUSION**

Due to ongoing issues with the current temporary Central Bus Interchange including sightlines, and a lack of amenities, lighting and general safety, and the impending completion of the City Centre Renewal and Pedestrian Safety Casualty Area Projects, a renewed focus is being placed on implementation of a permanent City Centre – Bus Interchange.

If Council is to proceed with the Lava Street location, then there needs to be consideration for the public toilet and lighting to ensure that the level of service expected by the community is provided.

### **ATTACHMENTS**

1. Attachment 1\_ Warrnambool Bus Interchange Report June 2023 [7.8.1 - 17 pages]
2. Attachment 2\_Road Safety Audit\_-\_ Lava Street Bus Interchange i Ur G 6 L Rn 9 E-19 v Hg L 7 j Drg (1) [7.8.2 - 29 pages]



# Warrnambool Bus Interchange Report



## Summary of Actions



### City Centre

**2017:** Council moved to “progress with the design outcomes for Koroit Street which do not include a provision of a central bus interchange”

**2018:** Councils commissioned a Road Safety Audit (2018) at the Lava Street location which made several recommendations to improve safety. The sight distance of traffic travelling West when the buses are parked are highlighted as a risk.

**2019:** Council conducted a community survey with 211 respondents. Just over 50% of respondents stated they had used the interchange since it relocated to Lava Street, 40% were in favour of keeping the location, with 8% unsure. Many respondents highlighted that the Lava Street location lacks infrastructure such as toilets, shelter and traffic calming measures. This consultation highlighted the diverse range of views in relation to the bus interchange.



## Summary of Actions



### City Centre

**2019:** Council moved to “advise Transport for Victoria and Public Transport Victoria that the preferred location for the City Centre Bus Interchange is Lava St east of Liebig St”.

**2021:** Council conducts a community survey of bus users about the Lava Street precinct they identified the lack of lighting and CCTV as a concern especially at night.

**2021:** council conducts a Road Safety Audit which includes:

- Relocating the bus stop further to the east and closer to the kerb to open up sightlines
- Raising the pedestrian crossing- provide a Wombat

**2022:** Council unsuccessfully applied for Building-Safer-Communities funding for lighting and CCTV

## Summary of Actions



### City Centre

**2022:** Council conducted a review with Warrnambool Bus Lines and PTV of sites suggested by the community consultation. It identified 2 possible locations which met the criteria:

- provided enough space for 6 bus bays,
- could support Wombat crossings,
- located in the City Centre
- construction would be timely
- costs could be shared

**2023:** A person walking on the Zebra crossing is involved in a crash, discussions with bus users, residents and the bus lines identify the need for an upgrade of the Bus Interchange to ensure the community has a safe and comfortable experience, the lack of amenities are identified as a personal risk.

2023

## Rationale



### City Centre

Successful and vibrant cities need high-quality transport connections.

A quality walking, cycling and public transport environment is critical to the success of a sustainable, functional and livable place of being.

As Warrnambool grows and population ages we need to plan how to support a modal shift away from single car use.

It is integral to our transport network that our bus interchange provides a safe, attractive and accessible way to access the City Centre in Warrnambool.

## Community Expectation

### City Centre

W2040



#### Goal 2


People 

**Warrnambool is a safe and connected community**

Everyone deserves to feel safe when accessing the city centre no matter your mode of transport

As our population ages there needs to be capacity for people to transition to bus travel

#### Goal 7

Place 

**Warrnambool encourages and prioritises sustainable transport**

#### Goal 9

Place 


**Warrnambool has accessible, high-quality public spaces and facilities**

The City Centre is Warrnambool's key high quality public space- the bus interchange needs to reflect this

2023

Bus travel is a sustainable option compared to single car travel. The buslines are working with Hycel and Deakin to investigate alternative fuel sources.

#### Goal 10

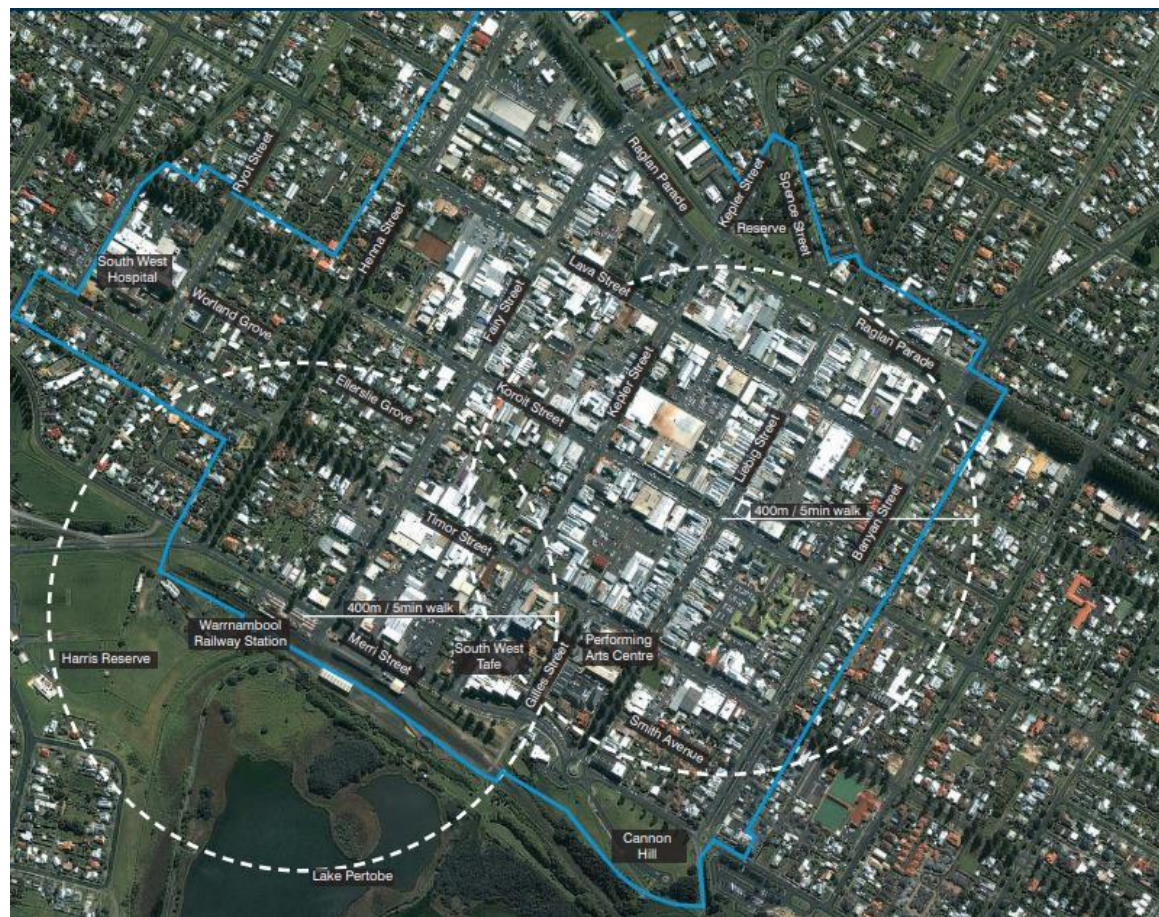
Environment 

**ZERO WARRNAMBOOL - Demonstrate innovative, solutions to achieve zero net emissions for a renewable future.**

## Community Expectation



### City Centre



2023



## Community Expectation

### City Centre

#### City Centre Revitalisation Plan 2022

- Pedestrian Friendly City Centre
- Easy access to the footpath network and to services
- Safe and Comfortable place



2023

## Community Expectation

### City Centre

“Following the upgrade of Liebig Street, the sections of Lava, Koroit and Timor Streets identified as ‘Urban Pedestrian Streets’ (refer to Figure 6) are to be progressively upgraded over time to match the treatments used in Liebig Street”



## Community Expectation

### City Centre

### Workshop

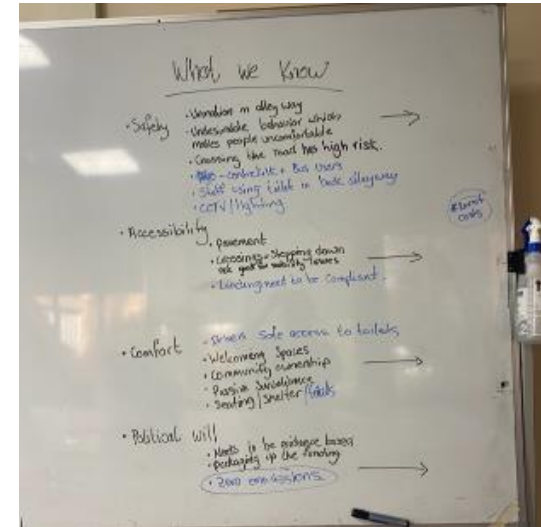
PTV, Warrnambool Buslines, Council Officers

#### AIM:

To find agreement on “what better looks like”

To analyse the locations using SWOT

To provide a comprehensive evidence based report



#### OUTCOME:

Evidence based decision making and robust justification for the chosen location which will frame the discussions with the community.



## What Does Better Look Like?



### **What is Non-Negotiable?**

DDA accessibility (location/ precinct around)/ compliance with DEAPT

Capacity – 6 bays minimum

Intercity coach with wheelchair/possible bike racks on urban bus

Special town school buses

Future proofing- be ready for new bus user demographic

Safety:

- Employee safety
- Users of services
- Road users

## What Does Better Look Like?



### **What is Non-Negotiable?**

Greater visibility

Amenity – seats/ shelter/ toilets

Location is close to services in City Centre

Accessible bus access in City Centre

Road infrastructure like roundabouts remain in place

Cost effective and the ability to be implemented in a timely manner

2023

## What Do We Know



- **Safety**

- Urination in alley way occurs in the current location
- Undesirable behaviour which makes people uncomfortable in the current location
- Crossing the road has high risk at the current location
- AVO is an issue – Centrelink and bus users
- Bus Staff using toilet in back alleyway near the hotel
- CCTV/ lighting is essential

- **Accessibility**

- Pavement needs to be the same standard as Liebig St
- Crossings = stepping down not good for mobility issues
- Landings need to be compliant

## What We Know



- **Comfort**

- Drivers need to have safe access to toilets
- It needs to be a welcoming space
- There is a sense of community ownership
- Passive surveillance is important
- Seating/shelter/ toilets are essential

- **Political will**

- Needs to be evidence based
- How effective will our applications be if we packaging up the funding
- Buses play a part in Zero emissions

## Community Expectation

### Bus Interchange Requirements



- Pedestrian Priority Crossing within 25m of interchange
- 50m from North Bus to South Bus
- Low Speeds where drivers are compliant
- Easy access to the footpath network and to services
- Safe and Comfortable place to dwell while you wait- CCVT, Lighting, Toilets, Seats

## Location- Lava Street



Needs to be: Cost Effective, Timely, Safe and Fit for Purpose



2023

## Location-Lava Street



### SWOT Concept Design

#### LAVA ST



THREATS	STRENGTHS
<p>Not a central location</p> <p>Isolated</p> <p>Distance to Timor St services</p> <p>Higher infrastructure cost ie. Toilets, Shelter, Seats</p> <p>Higher on road safety Wombat</p> <p>Personal Safety- unruly behaviour</p> <p>Restriction for travellers with AVO</p> <p>Tree removal</p> <p>Drivers safety and convenience</p> <p>Councillor Elections</p> <p>Safety Issues</p>	<p>Bus bay set up is mostly OK</p> <p>Minimal effect on local businesses</p> <p>Traffic volumes compared to koriot</p> <p>Opportunity for it to be a central location</p> <p>Space to enable growth</p> <p>Location suitable for vulnerable community members who are using the services (Wedea, Gen U and Centrelink)</p>
WEAKNESSES	OPPORTUNITIES
<p>Location- distance from city centre</p> <p>Lack of facilities</p> <p>No direct access to amenities</p> <p>Lot of work and disruption</p> <p>Grades may be steeper</p> <p>Lack of lighting and less passive surveillance in the location</p>	<p>Introducing STS services with Town Services</p>





## Lava Street Bus Interchange, Warrnambool

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### Road Safety Audit

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Audit Stage: Existing Conditions

Report for Miepol Pty Ltd



[safesystemsolutions.com.au](https://safesystemsolutions.com.au)







## Information Page

DATE: 06/07/2021

CLIENT: Miepol Pty Ltd

PROJECT NUMBER: S20210185

### QUALITY RECORD:

Issue	Date	Description	Prepared By	Reviewed By	Approved By
A	21.06.2021	First issue	Jamie Robertson	Kenn Beer	
B	06.07.2021	Second issue	Kenn Beer	N/A	

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Public Liability Insurance Policy Number: 15T2402729  
Victorian WorkCover Policy Number: 14074213



## Executive Summary

Safe System Solutions Pty Ltd has been engaged by Miepol Pty Ltd to undertake an existing conditions Road Safety Audit of the Lava Street bus interchange, located between Liebig Street and Banyan Street in Warrnambool.

A number of issues have been identified associated with the following areas which require further consideration:

- a) Sight distance
- b) Vehicle speeds
- c) Signs and pavement markings
- d) Street lighting
- e) Tripping hazards

These issues are detailed in section 3 of this report.



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## List of Abbreviations

- AADT – Annual Average Daily Traffic
- AS – Australian Standard
- DDA – Disability Discrimination Act
- RSA – Road Safety Audit



## 1. Background

### 1.1 Road Safety Audit Procedure

Road safety audit is a term used internationally to describe an independent review of a road project or existing road to identify any safety or performance concerns. The audit team considers the safety of all road users and qualitatively reports on road safety issues or opportunities for safety improvement. The team also considers other factors that are relevant to the existing site.

A road safety audit is therefore a formal examination of a road project, or any type of project which affects road users (including cyclists, pedestrians, mobility impaired etc.) or an existing road, carried out by an independent qualified team who identify and document road safety concerns. The objective of a road safety audit is to provide reasonable (but not absolute) assurance that potential, foreseeable hazards for all road users when a road is operational which may result in injury (in particular fatal and serious injury) are identified.

A road safety audit is intended to help deliver a safe road system and is **not** a review of compliance with standards.

### 1.2 The Safe System





The Austroads Guide to Road Safety Part 6 (2019): Managing Road Safety Audits states that: *"for any project, there is a responsibility on the road authority to maximise alignment with Safe System principles"*. The Guide continues to offer two methods for achieving this:

1. Undertake a Safe System Assessment in the early stages of the project.
2. Integrate Safe System principles into the Road Safety Audit process.

VicRoads Safe System Assessment Guidelines (2018) states that a Safe System Assessment *must* be undertaken for any Victorian Government project greater than \$5M in value, is *desirable* for where the project value is greater than \$2M and *optional* for projects under \$2M. Where A Safe System Assessment is not undertaken, the project team should document how the project has considered Safe System alignment. Safe System Assessments are most valuable when conducted during the early stages of a project.



Table 1: Safe System Kinetic Energy

	Crash Type	Tolerable (10%) Speed (passenger vehicle)
	Head-On	~70km/h
	Side Impact (90°) Side Impact (45°)	~50km/h ~60km/h
	Side Impact into Point Source Hazard (eg. Tree, Power Pole)	30 – 40km/h
	Pedestrian, Cyclist, Motorcyclist	~30km/h

Source: Austroads (2018).

This RSA has been undertaken to conform with AGRS Part 6: Managing Road Safety Audits (2019). As such, an assessment has been undertaken for each RSA finding to determine if the kinetic energy associated with the possible crash is above tolerable levels (as set out above). Also, each recommendation has been categorised into one of the Austroads Safe System treatment categories described in Table 2 below.

Table 2: Safe System Treatment Categories

<b>Primary</b>	Road planning, design and management considerations that practically eliminate the potential of fatal and serious injuries occurring in association with the foreseeable crash types.
<b>Supporting (step towards)</b>	Road planning, design and management considerations that improve the overall level of safety associated with foreseeable crash types, but not expected to virtually eliminate the potential of fatal and serious injury occurring. Improves the ability for a Primary Treatment to be implemented in the future.
<b>Supporting</b>	Road planning, design and management considerations that improve the overall level of safety associated with foreseeable crash types, but not expected to virtually eliminate the potential of fatal and serious injury occurring. Does not change the ability for a Primary Treatment to be implemented in the future.
<b>Non-Safe System Other Elements</b>	Road planning, design and management considerations that are not expected to achieve an overall improvement in the level of safety associated with foreseeable crash types occurring. Reduces the ability for a primary treatment to be implemented in the future.

Source: Austroads (2018a).



### 1.3 The Safety Audit Team

It is a requirement in Victoria that road safety audits are undertaken in teams of two or more, with at least one Senior Road Safety Auditor. Each auditor must be accredited and registered on VicRoads Register of Road Safety Auditors ([www.vrsa.com.au](http://www.vrsa.com.au)). The team consisted of:

Table 3: Road Safety Audit Team

Senior Road Safety Auditors	Road Safety Auditor
<b>Jamie Robertson</b> Safe System Solutions Pty Ltd	
<b>Kenn Beer</b> Safe System Solutions Pty Ltd	

### 1.4 Site inspections and meetings

A list of site inspections and meetings associated with this road safety audit is provided in the table below:

Table 4: Inspection and meetings

Activity	Location	Date	Time
PRE-AUDIT MEETING	phone	31/05/2021	1600
DAYTIME SITE INSPECTION	Lava St, Warrnambool	09/06/2021	1400
NIGHTTIME SITE INSPECTION	Lava St, Warrnambool	09/06/2021	1900

### 1.5 Documents Assessed

The documents listed in the table below have been reviewed by the auditors as part of the road safety audit process.

Table 5: Documents Assessed

Document Type	Author/Assessor/Designer	Document Number
SAFE SYSTEM ASSESSMENT	N/A	
PREVIOUS ROAD SAFETY AUDIT	Safe System Solutions Pty Ltd	SSS20180704JR.1v3
PROJECT SCOPING OUTLINE	PTV	DOC/17/331809
ORDINARY MEETING MINUTES INCLUDING BUS INTERCHANGE SURVEY RESPONSES	Warrnambool City Council	N/A



## 1.6 Audit process

This road safety audit has been conducted in accordance with the procedures set out in the *Austroads Guide to Road Safety Part 6: Managing Road Safety Audits (2019)* and *Austroads Guide to Road Safety Part 6A: Implementing Road Safety Audits (2019)*. A review of the site has been completed and the details contained within the supporting documentation examined to identify issues that affect road user safety and other relevant issues. The auditors cannot guarantee that every issue that affects road user safety has been identified. Although the adoption of the audit recommendations will improve the level of safety of the site it will not, however, eliminate all the road user safety risks.

Road safety audit is a formal process and the audit findings and recommendations should be documented by the client in writing. If recommendations are not accepted by the client then reasons should be included within the written response. A client is under no obligation to accept all the audit findings and recommendations and should consider these in conjunction with all other project considerations. It is not the role of the auditor to approve the client's response to an audit.

## 1.7 Risk assessment

The potential road safety problems identified have been assigned a risk rating based on the **likelihood** of a crash occurring as a result of the deficiency together with the potential **consequence** of that crash.

The risk ratings adopted are:

- ⇒ **Intolerable**
- ⇒ **High**
- ⇒ **Medium**
- ⇒ **Low**

Tables 6 to 8 below show the risk rating process.

Table 6: Likelihood of a crash (Austroads, 2019)

Frequency	Description
Frequent	Once or more per week
Probable	Once or more per year (but less than once a week)
Occasional	Once every five to ten years
Improbable	Less often than once every ten years





Table 7: Likely severity of a crash (Austroads, 2019)

Severity	Description	Examples
Catastrophic	Likely multiple deaths	<ul style="list-style-type: none"> <li>- High speed, multi-vehicle crash on a freeway</li> <li>- Car runs into crowded bus stop</li> <li>- Bus and petrol tanker collide</li> <li>- Collapse of a bridge or tunnel</li> </ul>
Serious	Likely deaths or serious injury	<ul style="list-style-type: none"> <li>- High or medium speed vehicle/vehicle collision</li> <li>- High or medium speed collision with a fixed roadside object</li> <li>- Pedestrian or cyclists struck by a car</li> </ul>
Minor	Likely minor injury	<ul style="list-style-type: none"> <li>- Some low speed vehicle collisions</li> <li>- Cyclist falls from bicycle at low speed</li> <li>- Left-turn rear-end crash in a slip lane</li> </ul>
Limited	Likely trivial injury or property damage only	<ul style="list-style-type: none"> <li>- Some low speed vehicle collisions</li> <li>- Pedestrian walks into object (no head injury)</li> <li>- Car reverses into post</li> </ul>

Table 8: Resulting level of risk (Austroads, 2019)

	Frequent	Probable	Occasional	Improbable
Catastrophic	Intolerable	Intolerable	Intolerable	High
Serious	Intolerable	Intolerable	High	Medium
Minor	Intolerable	High	Medium	Low
Limited	High	Medium	Low	Low



## 2. Scope of Audit

The subject of this audit is the Lava Street bus interchange, located between Liebig Street and Banyan Street in Warrnambool. The audit location is shown in Figure 1 below.

Lava Street is an approximately east-west orientated collector road that provides residential access and access to the Warrnambool City Centre. Within the City Centre, Lava Street is flanked by retail and other businesses. AADT is approximately 9,000 vehicles per day at this location, and a 40 km/h area speed limit is in place.

The bus interchange was relocated from Koroit Street to Lava Street due to streetscape works on Koroit Street in 2017. It features:

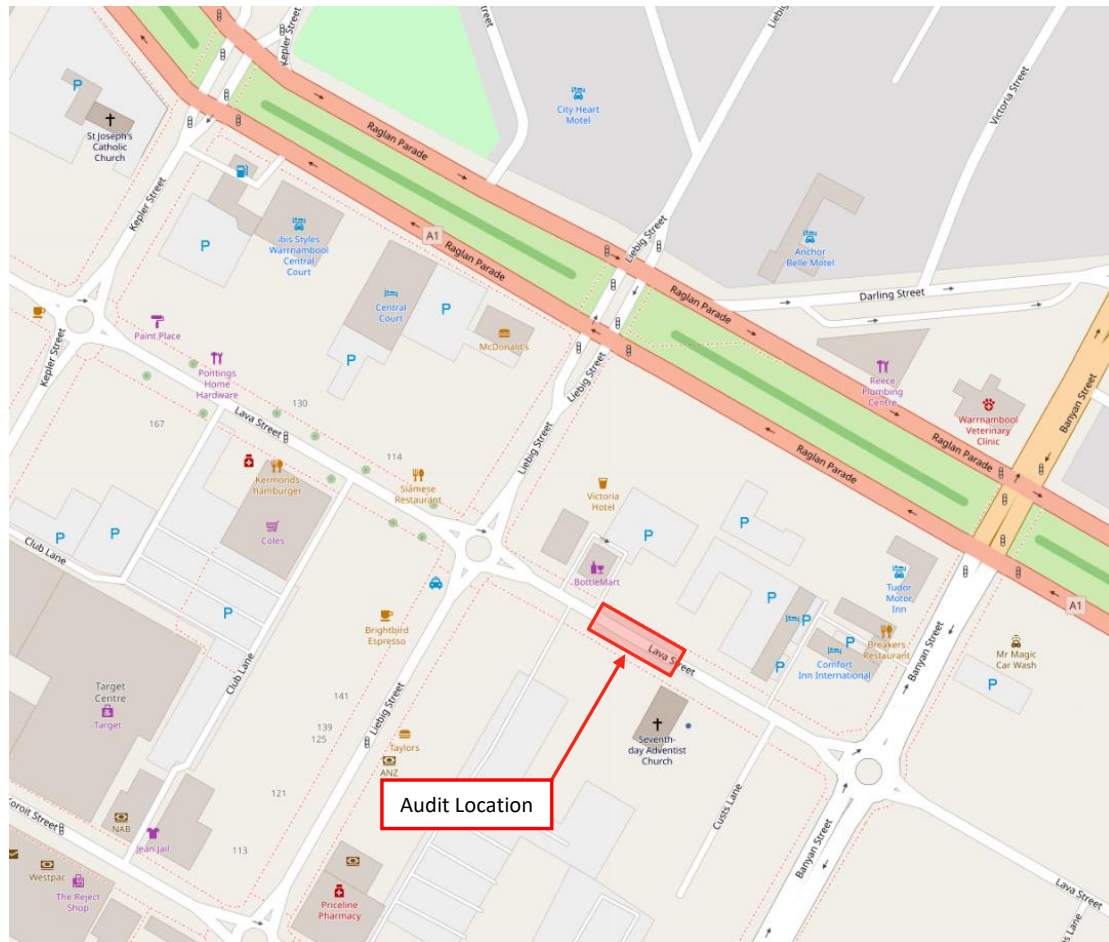
- two bus bays on each side of Lava Street
- spiked-down kerb outstands at the front of each bay
- a bus shelter on the north side
- a zebra crossing with pedestrian refuge island located immediately west of the interchange

VicRoads CrashStats shows that no crashes were recorded by the police on Lava Street in the vicinity of the bus interchange in the 5 year period ending June 2019.

A range of concerns with the current arrangement have been raised by the bus operator and members of the public and these have been considered as part of the audit. It is noted that the purpose of a Road Safety Audit is assess issues related to road safety but not public safety or amenity.





Figure 1: Map of audit location (source: OpenStreetMap)







### 3. Audit Findings and Recommendations

The findings and recommendations of the Road Safety Audit can be found in the table below.

Audit Findings	Level of Risk	Safe System Energy	Recommendations  P – Primary      ST – Step Towards S – Supporting    N – Non-Safe System	Responsible Officer	
				Accept Yes/No	Comments
<p>1. The bus zone is located very close to the pedestrian crossing, and buses stopped on the south side of Lava Street significantly impede sightlines between westbound motorists and pedestrians about to cross Lava Street from the south. When a bus is stopped near the crossing, as shown in the photos below, very little sight distance is available and pedestrians that emerge from in front of the bus are at risk of being struck by a westbound vehicle. Some buses were observed to stop at this location for an extended period, further increasing the risk to pedestrians. Trees on both sides of Lava Street impede sight lines to a small degree.</p>  	Occasional  Serious  <b>HIGH</b>	Exceeds tolerable levels (important)	<p>Consider measures to improve sightlines to/from pedestrians about to cross Lava Street, including:</p> <ul style="list-style-type: none"><li>Increasing the separation between the bus zone and the pedestrian crossing (S)</li><li>Reconfiguring the bus stops so that buses are able to stop closer to the kerb (S)</li><li>Constructing kerb outstands on either side of Lava Street (S). This would also help by reducing the crossing distance.</li></ul> <p>Measures should also be considered to reduce vehicle speeds at the crossing point. Refer finding below.</p> <p>or</p> <p>Consider another location for the bus zone that has lower risk characteristics.</p>	Yes	<p>Council has considered all options list and neither would be possible as each has impacts. Point 1 there is no room to increase distance from crossing if this was done the bus stop would be reduced to one bus only Point 2 The turning templates of the bus does not allow the stop to be closer to the kerb. Kerb outstands on each side would encroach on the on road bike lanes</p>







Audit Findings	Level of Risk	Safe System Energy	Recommendations  P – Primary      ST – Step Towards S – Supporting    N – Non-Safe System	Responsible Officer	
				Accept Yes/No	Comments
2. Vehicle speeds at the crossing point were observed to be high enough to cause serious injury or fatality to a pedestrian that is struck when crossing the crossing. The speed humps on each approach to the crossing reduce speed at the hump locations, however vehicles were observed to speed up after crossing the speed humps as they approach the crossing point. It is believed that it is a common occurrence for motorists to deviate around the speed humps, which are only as wide as one traffic lane.	Improbable  Serious  MEDIUM	Exceeds tolerable levels (important)	Consider measures to reduce vehicle speeds at the crossing point, including: <ul style="list-style-type: none"><li>Providing a raised crossing (Wombat crossing or raised signalised crossing) that requires motorists to slow to less than 30 km/h. (P)</li><li>Relocating speed humps closer to the crossing (S)</li><li>Extending speed humps across the full width of the carriageway (S)</li></ul>	No	Council will install classifier to determine
3. The signs and pavement markings at the crossing are considered inadequate, increasing the likelihood of motorists failing to give way and striking a pedestrian using the crossing. In particular: <ul style="list-style-type: none"><li>There is only one Pedestrian Crossing (R3-1) sign facing either direction. In accordance with AS 1742.10, R3-1 signs are to be erected on both sides of the roadway facing each approach.</li><li>The zebra markings are worn and faded, reducing their visibility.</li></ul> 	Improbable  Serious  MEDIUM	Exceeds tolerable levels (important)	Install Pedestrian Crossing (R3-1) signs on both sides of the roadway facing each approach. (S)   Refresh the zebra crossing pavement markings. (S)	N  Y	Signs cant be installed on both sides of roadway as they would be the path of  Linemarking can be





Audit Findings	Level of Risk	Safe System Energy	Recommendations  P – Primary      ST – Step Towards S – Supporting    N – Non-Safe System	Responsible Officer	
				Accept Yes/No	Comments
<p>4. During the night time inspection it was noted that the bus interchange and the pedestrian crossing are poorly lit, with only a single street light mounted on the power pole on the north side of Lava Street approximately 20m east of the crossing. The lack of street lighting increases the likelihood of pedestrians being struck on the crossing or of motorists inadvertently striking the refuge island.</p>	<p>Improbable Serious <b>MEDIUM</b></p>	<p>Exceeds tolerable levels (important)</p>	<p>Undertake a lighting assessment and implement lighting improvements as required to light the interchange and pedestrian crossing in accordance with AS 1158 and VicRoads guidelines. (S)</p>	<p>Ye</p>	<p>Lighting Assessment can be undertaken</p>



Audit Findings	Level of Risk	Safe System Energy	Recommendations  P – Primary      ST – Step Towards S – Supporting    N – Non-Safe System	Responsible Officer	
				Accept Yes/No	Comments
<p>5. Potential tripping hazards were noted at the checker plate ramps at the bus stop landings. At some locations it appeared that the ramp grade and/or the change in grade at the base of the ramp may be difficult for people using mobility aids to negotiate.</p>  	<p>Improbable Minor <b>LOW</b></p>	<p>Within tolerable limits</p>	<p>Remove any tripping hazards at the bus stop landings. (S)</p> <p>Ensure that footpath and ramp grades are DDA compliant. (S)</p>	<p>Ye ~</p>	<p>Council has plans to do permanent kerb and applied for DOT Funding. Funding was not provided. If funding is provided permanent kerb</p>









Audit Findings	Level of Risk	Safe System Energy	Recommendations  P – Primary      ST – Step Towards S – Supporting    N – Non-Safe System	Responsible Officer	
				Accept Yes/No	Comments
<p>6. Potential tripping hazards were noted on the footpaths adjacent to the bus interchange, particularly on the south side. These include holes and ruts in the pavement and utility pits that are not flush with the surrounding surface.</p> <div></div>	<p>Improbable Minor LOW</p>	<p>Within tolerable limits</p>	<p>Re-pave the footpaths or repair pavement defects on both sides of Lava Street to provide a smooth surface that is free of trip hazards. (S)</p>	<p>YES</p>	<p>Council can arrange inspection and assessment Re Road management Plan</p>






Audit Findings	Level of Risk	Safe System Energy	Recommendations <div>P – Primary      ST – Step Towards S – Supporting    N – Non-Safe System</div>	Responsible Officer	
				Accept Yes/No	Comments
<div>7. It was noted that the bench seat on the south side of Lava Street obstructs access to the bus landing and is a potential hazard to pedestrians, particularly the visually or mobility impaired.</div> <div></div>	Improbable Minor LOW	Within tolerable levels	Consider relocating the seat away from the landing. (S)	Ye	Seat can be relocated



Audit Findings	Level of Risk	Safe System Energy	Recommendations <div>P – Primary      ST – Step Towards S – Supporting    N – Non-Safe System</div>	Responsible Officer	
				Accept Yes/No	Comments
<div>8. The surface is uneven and there is a raised lip at the pram ramp on the southern side of the pedestrian crossing. The uneven surface presents a tripping hazard for pedestrians and a mobility issue for pedestrians using mobility aids.</div> <div></div>	Improbable Minor <b>LOW</b>	Within tolerable levels	Repair the pavement and pram ramp to provide a smooth and even surface. (S)	Ye	Pavement can be patched at pram crossing





Audit Findings	Level of Risk	Safe System Energy	Recommendations  P – Primary      ST – Step Towards S – Supporting    N – Non-Safe System	Responsible Officer	
				Accept Yes/No	Comments
<p>9. All four bus stop landings have been damaged, presumably by buses pulling into the bus stops. This may be a sign that the interchange layout does not provide sufficient space for buses to enter the bus zone and park parallel to the kerb. The exposed edges of the damaged kerb are also a potential hazard to pedestrians.</p> 	<b>To Note</b>		<p>Replace broken plastic kerbing with new kerbing (preferably concrete). (S)</p> <p>Consider modifying the interchange layout to ensure that all bus movements can be undertaken comfortably. (S)</p>	<b>Ye</b>	<b>Broken Kerb can be replaced.</b>



## 4. Conclusion

This road safety audit has been conducted in accordance with the procedures set out in the *Austroads Guide to Road Safety Part 6: Managing Road Safety Audits (2019)* and *Austroads Guide to Road Safety Part 6A: Implementing Road Safety Audits (2019)*. The site has been inspected and the supporting documentation has been examined. The findings, recommendations and Safe System elements are provided for consideration by the client and any other interested parties.

Auditors:

A handwritten signature in black ink, appearing to read "J. Robertson", written over a dotted line.

21.06.2021

**Jamie Robertson BEng (Hons), BSc**  
Senior Road Safety Auditor

A handwritten signature in black ink, appearing to read "Kenn Beer", written over a dotted line.

21.06.2021

**Kenn Beer BEng (Hons), RPEng**  
Senior Road Safety Auditor



## Appendix A: Photos



Photo 1: Looking west along Lava Street from Banyan Street



Photo 2: Looking west along Lava Street towards bus interchange





Photo 3: Looking west along Lava Street towards bus interchange



Photo 4: Lava Street bus interchange, south side, looking west





Photo 5: Lava Street pedestrian crossing at western end of bus interchange, looking north



Photo 6: Lava Street pedestrian crossing at western end of bus interchange, looking south





Photo 7: Lava Street bus interchange, north side, looking east



Photo 8: Looking east along Lava Street towards bus interchange



Photo 9: Looking east along Lava Street towards bus interchange



Photo 10: Looking east along Lava Street towards bus interchange





Photo 11: Lava Street bus interchange, south side, looking west (night)

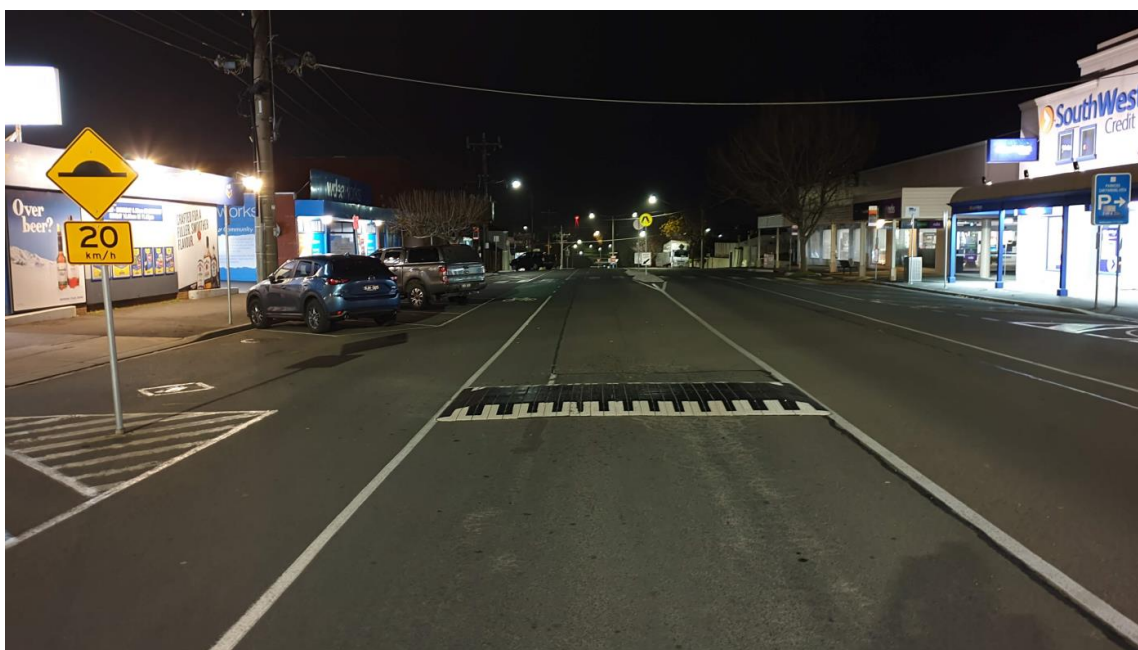


Photo 12: Looking east along Lava Street towards bus interchange (night)

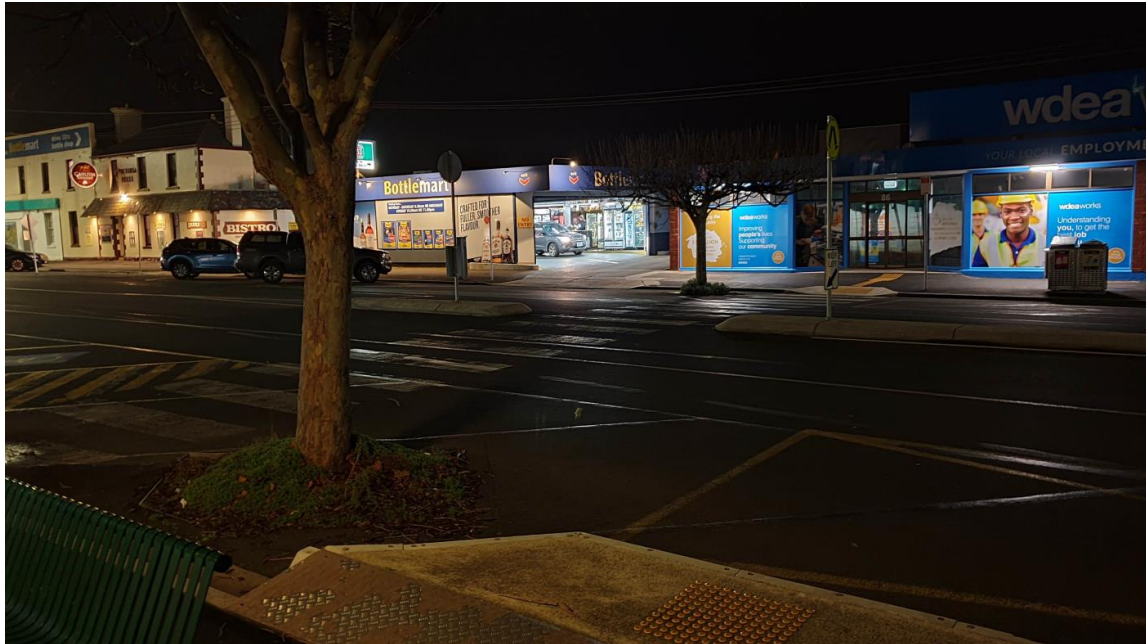


Photo 13: Lava Street pedestrian crossing at western end of bus interchange, looking north (night)



Photo 14: Lava Street pedestrian crossing at western end of bus interchange, looking south west (night)

## **7.9. WARRNAMBOOL INVASIVE PLANT & ANIMAL FRAMEWORK**

**DIRECTORATE:** *City Infrastructure*

**PURPOSE:**

***This report outlines the Warrnambool Invasive Plant & Animal Framework and the Threats and Actions IP&A data set and recommends that it is endorsed by Council.***

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**EXECUTIVE SUMMARY**

- The Warrnambool Invasive Plant & Animal Framework outlines Council's responsibilities to manage invasive plant and animals and considers their management under four categories; Prevention & Preparedness, Eradication, Containment and Asset Protection.
- The adjoining Threats and Actions, Invasive Plant & Animal data set lists priority and emerging weeds as well as established and emerging animal threats. For each pest it considers a range of parameters such as asset affected, likelihood, and impact and mitigation actions.
- The plan has been developed in consultation with Parks Victoria, Eastern Maar Aboriginal Corporation, Glenelg Hopkins Catchment Management Authority, Birdlife Australia, local Landcare groups, local contractors and other community groups.
- The community interested parties and adjoining land holders have had the opportunity to provide comment on the draft plan during consultation.
- Eight (8) submissions were received and feedback has been incorporated to inform the final Warrnambool Invasive Plant & Animal Framework.

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**MOVED: CR RICHARD ZIEGELER**

**SECONDED: CR BEN BLAIN**

**That Council adopt the Warrnambool Invasive Plant & Animal Framework and the associated Threats and Actions Invasive Pest & Animal data set.**

**CARRIED - 6:0**

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**BACKGROUND**

Warrnambool City comprises of urban, rural and coastal areas. Since European settlement vegetation has been significantly modified and many introduced animals have become naturalised. According to the Warrnambool Coast Vegetation Management Plan (2012) the coastal reserve contains 98 indigenous and 105 introduced plant species.

The city is flanked by the Hopkins and Merri Rivers and large sections of the coast contain estuarine wetlands. Open space areas such as Albert Part, Victoria Park, Brierly Reserve, Jubilee Park (both Woodford and Allansford), Russells Creek and the coastal reserve including Lake Pertobe contain a mixture of native and introduced vegetation and provide habitat for both native and introduced animals.

Warrnambool's Open Space areas, in particular the coastal reserve, Hopkins River and Merri River contain rare flora and fauna, sites of international migratory importance and unique waterways and wetlands, all of which have significant natural, cultural, economic, educational and recreational values.

In 2018 Warrnambool City Council endorsed Green Warrnambool, a plan that outlines a number of goals to help Warrnambool achieve the vision of being the most environmentally sustainable regional city in Australia. Naturally Warrnambool is a goal that aims to enhance and protect our natural environment and biodiversity. With the goal that Warrnambool's rivers, tributaries and estuaries will be healthy and thriving natural ecosystems. Warrnambool's landscape, flora and fauna will adapt to a changing climate. Strategic and coordinated approach to pest plant and animal control.

Warrnambool 2040 is a community plan for Warrnambool and was developed through extensive community engagement. The plan captures the community's aspirations for the future of Warrnambool and informed the development of the Green Warrnambool plan. The 2040 goal is as follows; Warrnambool will restore, maintain and enhance its natural environment, drawing on the best scientific and Traditional Owner knowledge. We will build our knowledge, skills and involvement in protecting biodiversity, waterways and the coast for the benefit of current and future generations of people, flora and fauna. We will reduce the impacts of pest plant and animals and decrease damaging land uses and practices.

In 2010 the Victorian Government released the Invasive Plants and Animals Policy Framework which updated the Victorian Pest Management – A Framework for Action 2002. This document guided the formation of councils Invasive Plant and Animal Framework.

Relevant plans, policies, strategies and frameworks applicable to the development of the Invasive Plant and Animal Framework include:

- Warrnambool Council Plan 2021-2025
- Warrnambool 2040 Community Plan
- Green Warrnambool 2018
- Warrnambool Coastal Management Plan 2013
- Warrnambool Open Space Strategy 2014
- Warrnambool Coast Vegetation Management Plan 2012
- Warrnambool Revegetation Policy and Guidelines 2021

Warrnambool aims to be the most environmentally sustainable regional city in Australia and the development of an Invasive Plant & Animal Framework is a key recommendation of the Green Warrnambool strategy.

## ISSUES

This Framework was developed through a collaborative process involving key stakeholders across the Warrnambool City Council area.

The framework is in five parts: Introduction, Assessment Approach, Collaboration, Monitoring and Limitations.

### **Refer to Attachment 1 Warrnambool Invasive Plant & Animal Framework.**

The list of priority actions outlined in the framework were produced using Multi-Criteria Analysis and developed through consultation with stakeholders and a workshop. The timing for delivery of these priority actions will be dependent on Council priorities and budget allocations and availability of funding programs and grant opportunities. Several actions can be undertaken by community groups and facilitated by Council.

The priority actions include:

- Selective removal of Marram Grass to improve Hooded Plover beach nesting sites
- Prevent the introduction of feral pigs from entering the municipality
- Stop the establishment of Cape Beach Daisy along the coastline
- Prevent the introduction of Restricted pest animals not yet established in Victoria

- Targeted fox control at beach nesting bird sites at the critical (nesting) time of year

A full list of actions can be found on the data set

### **Refer to Attachment 2 Threats and Actions IP&A Data Set.**

Community consultation has been undertaken and included public notice on Councils Your Say website and notification in the newspaper and social media. Key stakeholders were notified of the release of the draft plan for consultation and feedback.

Council received eight (8) written submissions. The submissions were generally supportive of the overall intent of the Invasive Plant & Animal Framework and provided feedback to improve the framework, clarify actions and highlight areas of interest for implementation. A summary of issues raised and a response to the submissions is provided in table 1 below.

### **Refer to Attachment 3 to 5 for copy written feedback in submissions.**

**Table 1. Summary & Response to Submissions**

<b>Submission</b>	<b>Summary of Comments</b>	<b>Response</b>
<b>Submission One</b> Birdlife Australia	Good to see the 'hoodies' getting some priority from threat mitigation actions.	Support for the framework and actions noted.
<b>Submission Two</b> Eastern Maar Aboriginal Corporation	Figure 1 – wording is taken from Eastern Maar's Parreety Statement in Water is Life and is not referenced  Table 1.5.5 – Roles of key regional government agencies – EMAC is not a government agency. Text says the table includes responsibilities, though legal responsibilities are not defined here. Roles detailed are misleading.  A literature review is mentioned several times but no references given.  I'm also wondering about what expectations may be raised by the current format. i.e. the "top 5 actions" are not things that are currently funded to an effective level even in a municipality as contained as Warrnambool City.	The reference for the Parreety Statement has been included.  The key regional government agencies section has been updated to remove Eastern Maar Aboriginal Corporation and clarify roles and responsibilities.  The literature review was undertaken during the development of the Framework, it is not part of the final Framework and so has been deleted.  Implementation of the Framework will be accommodated within Council's budget and will be used to support future grant and funding applications associated with improving invasive plant and animal management. This will also include working with the community to implement actions and initiatives of the Framework.
<b>Submission Three</b> Agriculture Victoria	Agriculture Victoria suggest revising the name of the framework to align with State strategy, from Pest Plant and Animal Framework to Invasive Plant & Animal Framework.	The framework has been renamed as suggested.

	Additional comments provided as marked up edits in PDF.	
<b>Submission Four</b> Warrnambool Field Naturalists Club	Feedback to urge the State Government to upgrade the severity status of Chilean Needle Grass so it becomes listed as a regionally controlled weed. The Field Naturalists believe this is important so land managers with the weed on their property are obliged to remove it.	Classification of weed species is undertaken at a State Government level.  Council can provide input to advise the importance and suggest a change the classification of Chilean Needle Grass if and when a review of the Noxious Weed list is undertaken by State Government.
<b>Submission Five</b>	Suggest explicit consideration of other strategies, plans, implementation and management plans?  For example how we can guard ourselves against inadvertently jeopardising PPA management because another, possibly older, approach to something (e.g. our planting and when and where we mow or apply herbicides, or what we put in our guidelines for gardeners) accidentally interferes.  Additional comments provided as marked up edits in PDF.	The Framework will sit within a hierarchy of strategy and policy which is outlined in the Framework at section 1.5 Management Responsibilities and Coordination.  Council has internal operating processes in place for coordination of on ground works and implementation of the actions identified within the Framework along with other land management actions undertaken.
<b>Submission Six</b>	Suggest that St Johns wort <i>Hypericum perforatum</i> , Wild sage <i>Salvia verbenaca</i> & Pink <i>Petrorhagia velutina</i> are included in the framework. St Johns wort is a declared noxious weed land holders must endeavor to control Regionally Controlled weed status.	The weed species listed have be cross referenced with Council's known weeds and have be noted for inclusion in the Framework and the Treats & Actions Data Set.
<b>Submission Seven</b> Basalt to Bay Landcare Network	Suggested inclusions and marked up comments.	Edits and suggestions have been incorporated into the final report.
<b>Submission Eight</b>	Italian Buckthorn rampantly spread along the promenade's flora, from Point Ritchie to the Pavilion and Lake Pertobe taking over the native trees and shrubs. It is also found along the train line in East Warrnambool, Princes Highway and in urban areas including resident's gardens and schools. It is not listed as a Noxious Weed in Victoria and the submission	Classification of weed species is undertaken by State Government.  Council can provide input to advise the extent and importance of Italian Buckthorn if and when a review of the Noxious Weed list is undertaken by State Government.  Council is aware of the spread of Italian Buckthorn across the municipality. It is listed in the Coastal Vegetation



	<p>recommends that it should be included as a Noxious weed.</p> <p>Suggests the coordination of a working group of volunteers to tackle the Italian Buckthorn.</p>	<p>Management Plan as a species to control within coastal reserve.</p> <p>Council supports community involvement in on ground conservation works and community members may join existing community groups such as Landcare. Council is also supportive of the development of new or emerging groups for on ground conservation works and there is a process in place to enable community groups to undertake woody weed removal (inc. Italian Buckthorn) on council owned or managed land.</p>
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## FINANCIAL IMPACT

The preparation of the Warrnambool Invasive Plant & Animal Framework has been funded within the Natural Environment & Sustainability budget.

Implementation of the Framework will be accommodated within Council's budget and will be used to support future grant funding applications associated with improving invasive plant and animal management.

## LEGISLATION / POLICY / COUNCIL PLAN CONTEXT

### 2 A Sustainable environment

2.1 Natural environment: Council will enhance open spaces and infrastructure that support a healthy community, wildlife, flora, fauna and biodiversity.

2.2 Water and coastal management: Council will protect and enhance the health of Warrnambool's coastline and inland waterways to protect and improve biodiversity

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

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

2.6 Awareness and celebration: Council will foster community awareness and recognition of the benefits of positive outcomes for Warrnambool's environment

### 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.

4.4 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.

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 Warrnambool Invasive Plant & Animal Framework provides a strategy that will guide the implementation of invasive plant and animal management over a 10-year timeframe.

## **COMMUNITY IMPACT / CONSULTATION**

Community consultation for the development of the Warrnambool Invasive Plant & Animal Framework has been undertaken through a two staged approach.

The first stage comprised of the consultant liaising with key stakeholders and discussing the threats and impacts of invasive plants and animals. The information collected was then worked through item by item at a workshop with key stakeholders to further discuss the range of parameters such as asset effected, likelihood, and impact and mitigation actions.

The release of the draft Warrnambool Invasive Plant & Animal Framework for community consultation was the second stage in the consultation process. The plan was released on Councils Your Say website and notification included in the newspaper and social media. Key stakeholder groups were notified of the release of the draft Framework.

## **LEGAL RISK / IMPACT**

As manager of crown land, Warrnambool City Council is responsible for managing noxious weeds and established pest animals under the Catchment and Land Protection Act 1994 and Regulations 2012. Under the Local Government Act 1989 Council can develop local laws relating to noxious weed and pest animal management.

## **OFFICERS' DECLARATION OF INTEREST**

None.

## **CONCLUSION**

The Warrnambool Invasive Plant & Animal Framework provides priority actions that are intended to provide guidance for Warrnambool's invasive plant and animal management, over a 10-year timeframe.

The framework will help inform Council's on ground works, how to work with community groups and will be used to support future grant and funding applications associated with improving invasive plant and animal management.

## **ATTACHMENTS**

1. Warrnambool Invasive Plant and Animal Framework final [7.9.1 - 52 pages]
2. Threats and Actions IPA Warrnambool (2) [7.9.2 - 95 pages]



# Warrnambool Invasive Plant and Animal Framework

August 2023







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

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

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

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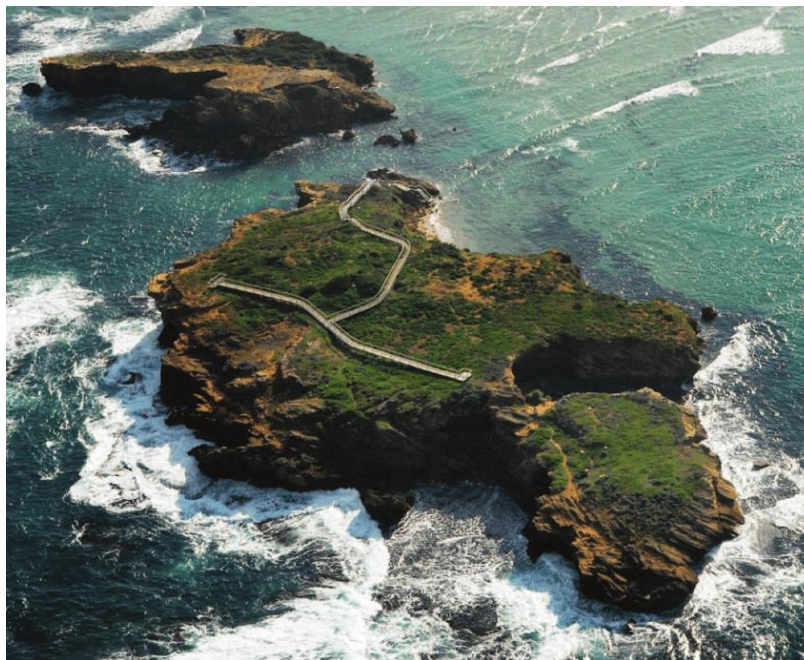
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## ACRONYMS

Acronym	Meaning
GHCMA	Glenelg Hopkins Catchment Management Authority
MCA	Multi-Criteria Analysis
IPA	Invasive Plant and Animal
WCC	Warrnambool City Council
DEECA	Department of Energy, Environment and Climate Action
WESI	Weeds at the Early Stage of Invasion
EVC	Ecological Vegetation Communities
CPMG	Community Pest Management Group
CoM	Committee of Management
CEO	Chief Executive Officer



Middle Island, Warrnambool  
(Photo: Warrnambool City Council)

# 1 Introduction

## Scope

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

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

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

## 1.1 Project Area

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

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

- Prevention and preparedness
- Eradication
- Containment
- Asset Protection

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

## 1.2 Aim

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

## 1.3 Objectives

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

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



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

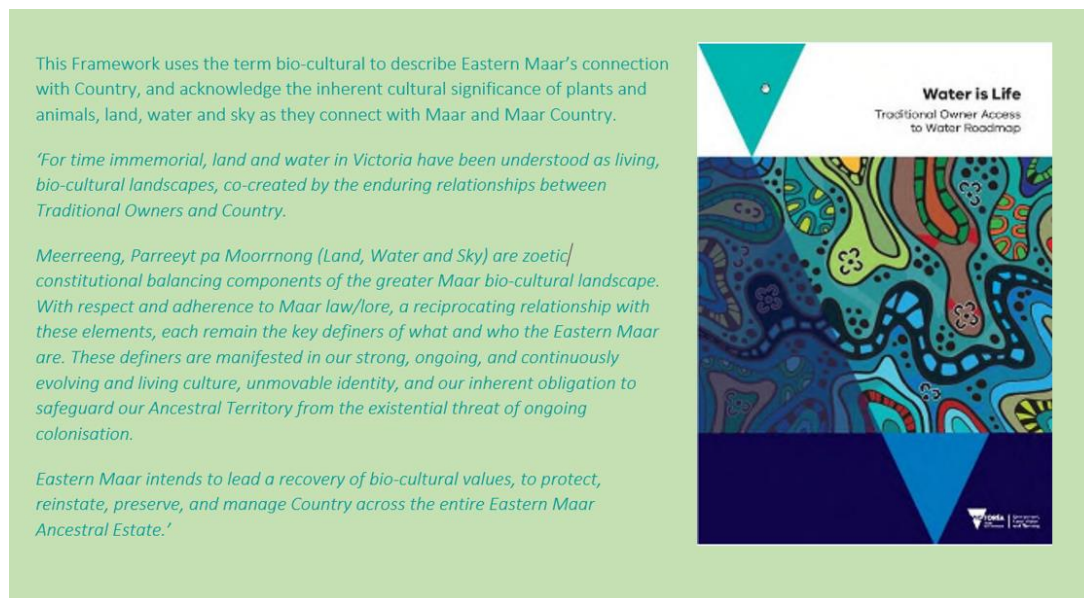


Figure 1 Eastern Maar 2022, Water is Life: Traditional Owner Access to Water Roadmap – Eastern Maar Nation Statement, State of Victoria (DEECA), p. 141-154

The following objectives were contributed by stakeholders at the IPA stakeholder workshop:

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

### 1.3.1 Outcomes

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

## 1.4 Framework Approach

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

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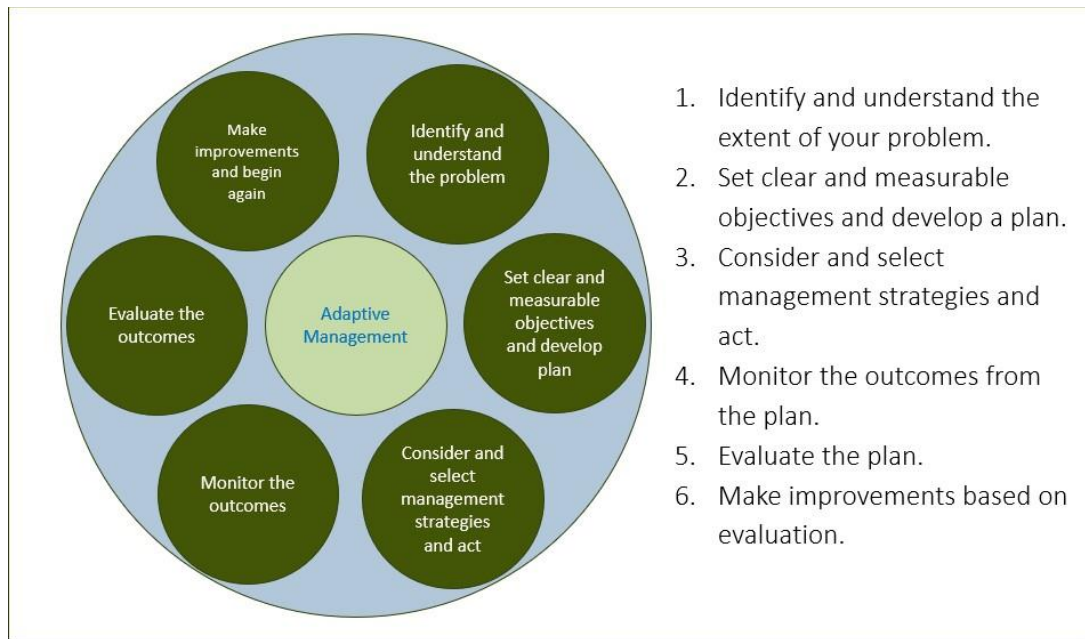


Figure 2 Adaptive management framework.

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

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

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

## 1.5 Management responsibilities and coordination

### 1.5.1 Existing IPA frameworks, plans and strategies

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

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

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- Weeds and Pests on Public Land ([Invasive species on public land \(environment.vic.gov.au\)](https://environment.vic.gov.au)): Provides information and tools for managing IPA in Victoria.
- Weeds at the Early Stage of Invasion ([Early invader weeds \(environment.vic.gov.au\)](https://environment.vic.gov.au)): Provides information and tools and a manual to manage early invader weeds, including; search and detect, name and notify, assess the risk, delimit the invasion, decide the response and implement eradication.
- WCC Coastal Management Plan 2013: WCC is the Committee of Management (CoM) established under the *Crown Land (Reserves) Act 1978* to manage Warrnambool's coastline. It provides for the future use, development and management of the environmental, cultural and recreational values within the precinct.
- Green Warrnambool 2018: reflects community aspirations from the Warrnambool 2040 Community Plan.
- WCC Roadside Weeds & Pests Program Control Plan: outlines proposed treatment of roadside areas infested with Regionally Controlled Weeds and rabbits.
- Warrnambool Coast Vegetation Management Plan 2012: Identifies issues and values including weeds and pest animals. It is based on the Victorian Coastal Strategy (DSE 2008) for natural resource management. Two main invasive plant species identified are Coast Tea-tree (*Leptospermum laevigatum*) and Marram Grass (*Ammophila arenaria*).
- Wild Coast Landscape Master Plan 2021: aims to protect the natural values through restricting development.
- Moyjil Aboriginal Place Point Ritchie Conservation Management Plan 2013: provides clear direction for conservation management to protect and enhance the site.
- Glenelg Hopkins Regional Catchment Strategy: is the overarching plan for integrated catchment management.
- Catchment Management Framework (2022) from the Victorian Catchment Management Council advises the Catchment Management Authorities.
- WCC Asset Management Strategy – Trees (2020): ensuring consistency across the Council for street trees.
- Protecting Victoria's Environment – Biodiversity 2037 (Biodiversity 2037).
- Victorian Deer Control Strategy
- Invasive Plants and Animals Policy Framework (Agriculture Vic): the Victorian Government's approach to the management of existing and potential invasive species.
- Database searches included:
  - Pestsmart (Centre for Invasive Species Solutions): provides a list of those pest animals that have been recorded
  - DCCEEW – Feral Animals in Australia
  - FeralScan
  - Parks Victoria
  - DCCEEW – Protected Matters Search
  - VBA – Victorian Biodiversity Atlas
  - iNaturalist
  - DELWP - Advisory List of Environmental Weeds in Victoria
  - Atlas of Living Australia



Feral cat (Photo: Invasive Species Council)

### 1.5.2 Weed categories and statutory requirements

#### Weeds of National Significance (WoNS)

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

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

#### State Prohibited Weeds

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

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

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

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

#### Regionally Prohibited Weeds

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

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

#### Regionally Controlled Weeds

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

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

#### Restricted weeds

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

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

#### WESI Weeds

WESI weeds are Weeds at the Early Stage of Invasion. Invasive species management, including weed management, is an integral component of any landscape or reserve scale conservation program. The benefits of a preventative and early intervention approach has been used worldwide with great success. The WESI Project was created to promote these benefits and enable Victoria to adopt this approach, with a focus on high risk invasive weeds that are in the early stage of invasion and threaten biodiversity.

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Project staff work with public land and biodiversity managers anywhere in Victoria.

The WESI Project and several other weed management projects are funded by the Victorian Government through the Weeds and Pests on Public Land program

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

### 1.5.3 Pest animal categories and statutory requirements

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

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

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

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

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

#### Restricted Pest Animals

These animals are not established in the wild in Victoria.

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

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

#### Established Pest Animals

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

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

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

### 1.5.4 The Legal Framework

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

- *Aboriginal Heritage Act 2006*

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

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

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



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- *Biological Control Act 1986*  
This Act relates to the release of agent organisms to control target organisms.
- *Catchment and Land Protection Act 1994 and Regulations 2012*  
All landowners and occupiers are responsible for managing noxious weeds and established pest animals on their land under this Act and any local laws. This Act is administered by the Victorian Government. The Victorian Catchment Management Council (VCMC) provides statutory and advisory functions, while the Catchment Management Authorities coordinate and implement invasive species activities at a regional level.
- *Conservation, Forests and Lands Act 1987*  
This Act provides a framework for land management systems and is concerned with necessary administrative, financial and enforcement provisions.
- *Crown Land (Reserves) Act 1978*  
The *Crown Land (Reserves) Act 1978* describes the management of Crown lands, the appointment of CoM for the reserves and considers leasing and licensing of reserves.
- *Environment Protection Act 2017*  
This Act sets out a duty of care to the environment particularly in relation to use of herbicides, pesticides and baits.
- *Environment Protection and Biodiversity Conservation Act 1999 (Commonwealth)*  
The *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) provides the legal framework to protect and manage nationally and internationally important flora, fauna, ecological communities and heritage places. This is the key overarching legislation that protects the environment from large scale impacts of invasive plants and animals. The EPBC Act 1999 provides a way for us to protect and manage nationally and internationally important plants, animals, habitats and places.
- *Fences Act 1968*  
The *Fences Act 1968* sets out special provisions relating to vermin-proof fencing, such as heights, materials and best practice.
- *Firearms Act 1996*  
This Act details the requirements and conditions for use of firearms in the control of invasive animals. Shooting is an approved control measure used in an integrated management strategy for pest animals.
- *Fisheries Act 1995*  
The *Fisheries Act 1995* forms the legislative framework for regulation, management and conservation of Victorian fisheries, including aquatic habitats. Invasive aquatic species are out of scope for this framework.
- *Flora and Fauna Guarantee Amendment Act 2019*  
This Act amends the previous *Flora and Fauna Guarantee Act 1988* (FFGA Act) to provide an updated framework for the protection of Victoria's biodiversity. The FFGA Act provides for the listing of threatened species and Ecological Vegetation Communities (EVC).
- *Impounding of Livestock Act 1994*  
This Act outlines the powers of authorised persons to impound trespassing, wandering or abandoned livestock and should be considered when dealing with established pest animals such as feral pigs and goats.
- *Land Act 1958*  
The *Land Act 1958* states that landholders leasing, licenced or permitted on Crown land are responsible for noxious weed and pest animal management on that land. It also outlines rules for property boundaries around some waterways.

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- *Local Government Act 1989*

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

- *National Parks Act 1975*

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

- *Parks Victoria Act 2018*

This Act establishes Parks Victoria as a body corporate not representing the Crown whose CEO has the park management responsibilities that includes IPA.

- *Planning and Environment Act 1987*

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

- *Prevention of Cruelty to Animals Act 1986*

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

- *Road Management Act 2004*

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

- *Wildlife Act 1975*

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

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### 1.5.5 Roles of key regional agencies

Table 1 outlines the roles and key areas of management for regional agencies that underpin the development of this Warrnambool IPA Framework.

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

Agency	Role	Key Areas
Warrnambool City Council	Coordination of Invasive Plant and Animal Framework and Actions across the WCC Council Area	All City owned and managed assets
Glenelg Hopkins Catchment Management Authority	Invasive Plant and Animal strategy, coordination and response across waterways and catchments within the WCC Area (and beyond). Links of WCC actions to priority actions across the catchment.	Waterways and riparian areas including Hopkins and Merri Rivers, Russell's Creek.
Eastern Maar Aboriginal Corporation	Cultural responsibilities to care for Country and recognized under the Victorian Aboriginal Heritage Act 2006 as the primary guardians, keepers and knowledge holders of Aboriginal cultural heritage.	The Eastern Maar Aboriginal corporation is the Registered Aboriginal Party for Eastern Maar Country, which includes the whole of WCC area.
Parks Victoria	Management of Invasive Plants and Animals on Parks Victoria managed lands.	Merri Marine Sanctuary (including Middle and Merri Islands), coastal reserves.
Department of Energy, Environment and Climate Action (DEECA)	Invasive Plant and Animal strategy for public land and environmental assets	Crown land throughout the municipality

### 1.5.6 Assets in the Warrnambool City Council Area

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

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



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- Remnant vegetation
- Geological formations
- Water birds
- Agricultural land: especially land used for dairy and horticulture production

### 1.5.7 Invasive Plant and Animal Threats – background review

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

The background review specifically referred to the following IPA species as posing a threat to some of the values identified above:

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

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

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

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

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

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

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

### 1.5.8 Priority Assets in the Warrnambool City Council Area

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



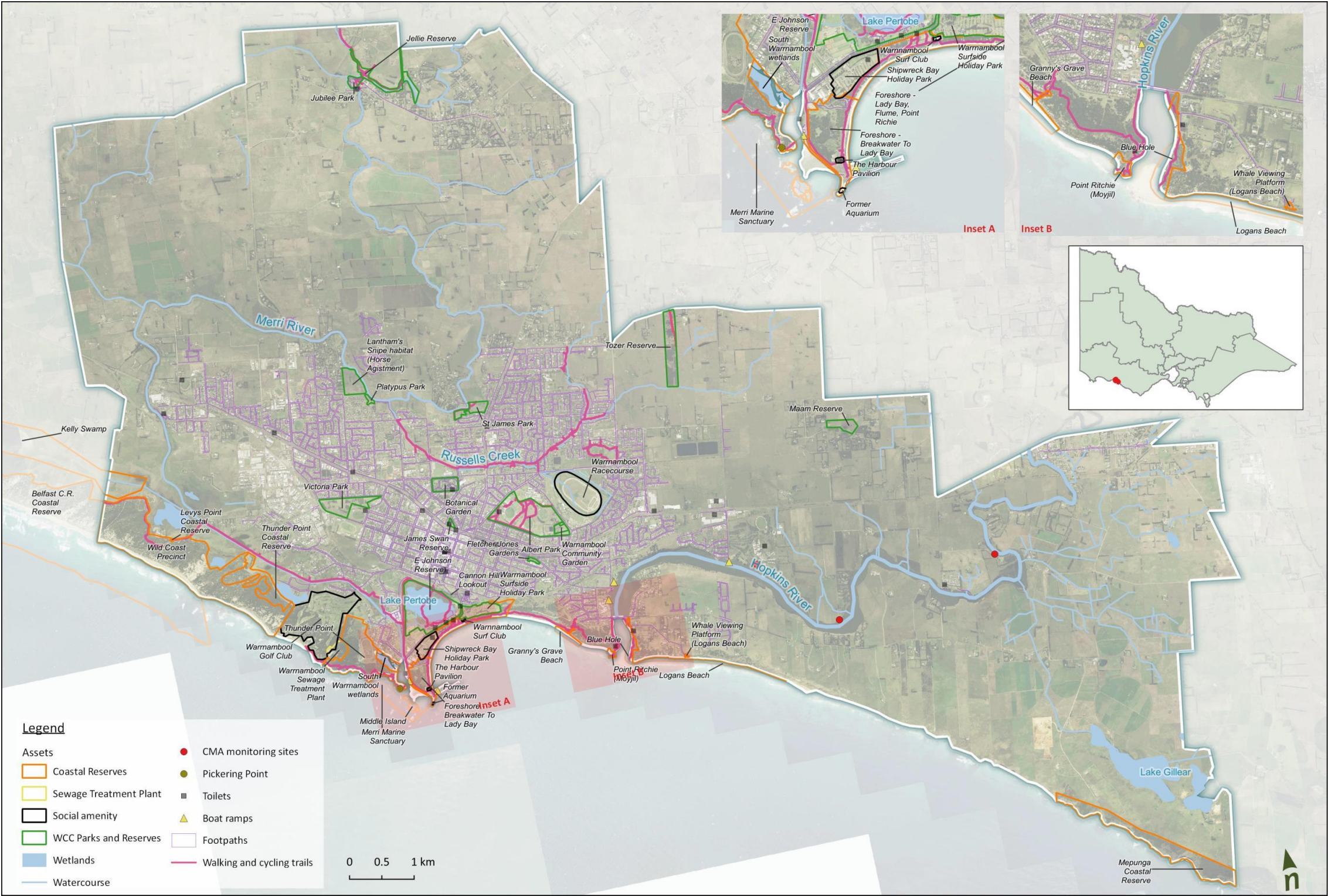


Figure 3. Priority assets in Warrnambool City Council



## 2 Assessment Approach

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

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

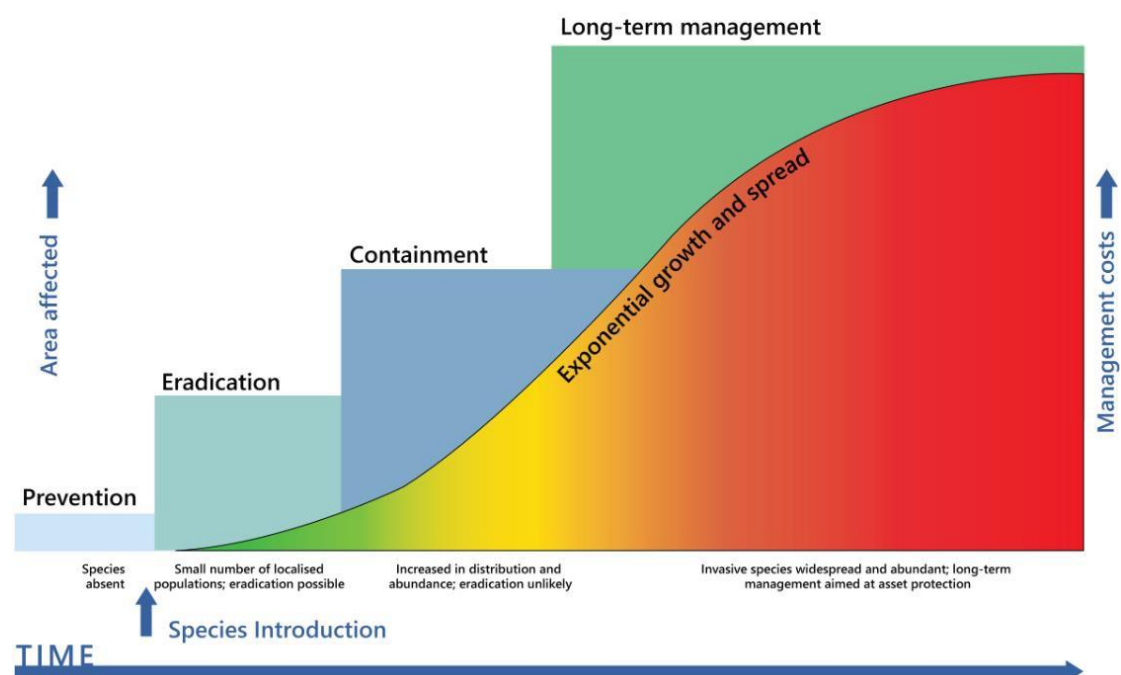


Figure 4: Invasion Curve used in a biosecurity approach to Invasive Plants and Animals ([Invasion-Curve - Invasive Species Council](#))

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

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

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

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

### 2.1.1 Emerging Weeds

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

### 2.1.2 Priority Weeds

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

### 2.1.3 Emerging Pest Animals

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

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

### 2.1.4 Established Pest Animals

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

## 2.2 Multi-Criteria Analysis (MCA)

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

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

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

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

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

Table 2. Scoring matrix for criteria

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

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

Table 3. Weightings for MCA criteria

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

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

## 2.3 Priority Actions

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

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

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

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

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

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

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

### 2.3.1 Overall Results

#### The Top Five Actions

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

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**Actions 6 - 10**

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

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

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

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

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

**Actions 11 – 15**

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

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

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

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

**Actions 16 - 20**

16. Ranked at 16 is blackberry removal from rivers and streams, which, like Gorse and Willow have state-wide Community Pest Management Group's (CPMG) which can be drawn upon for collaboration of actions across the region. Groups include Victorian Blackberry Taskforce, Victorian Gorse Taskforce, Victorian Rabbit Action Network, Victorian Serrated Tussock Working Party.

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

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

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

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

Table 4: Top 20 Pest Plant and Animal Actions

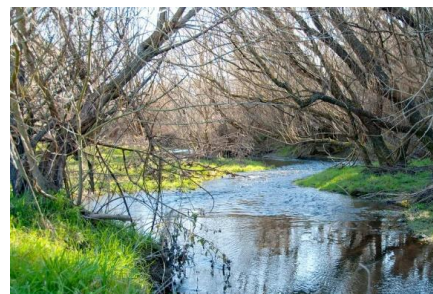
Category	Threat	Asset/Site	Stage of invasion	Control measure	Weighted score
Priority weeds	Marram Grass <i>Calamagrostis arenaria</i>	All high-quality beach nesting bird sites	Asset-based Protection	Hand removal (must remove rhizomous mats), herbicide spot spraying	4.6
Emerging animal	Feral Pig	Riparian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



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



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



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

### 2.3.2 Emerging Weed Actions

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

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

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

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

### 2.3.3 Priority Weed Actions

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

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

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

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

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

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Table 6: Top 15 actions in the priority weeds category

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

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

### 2.3.4 Emerging Pest Animal Actions

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

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

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

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

### 2.3.5 Established Pest Animal Actions

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



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

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

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

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

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

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

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

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

## 2.4 Sensitivity analysis

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

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

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

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



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



Blackberry leaves and fruit  
(Photo: Weeds Australia)



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

### 3 Collaboration

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

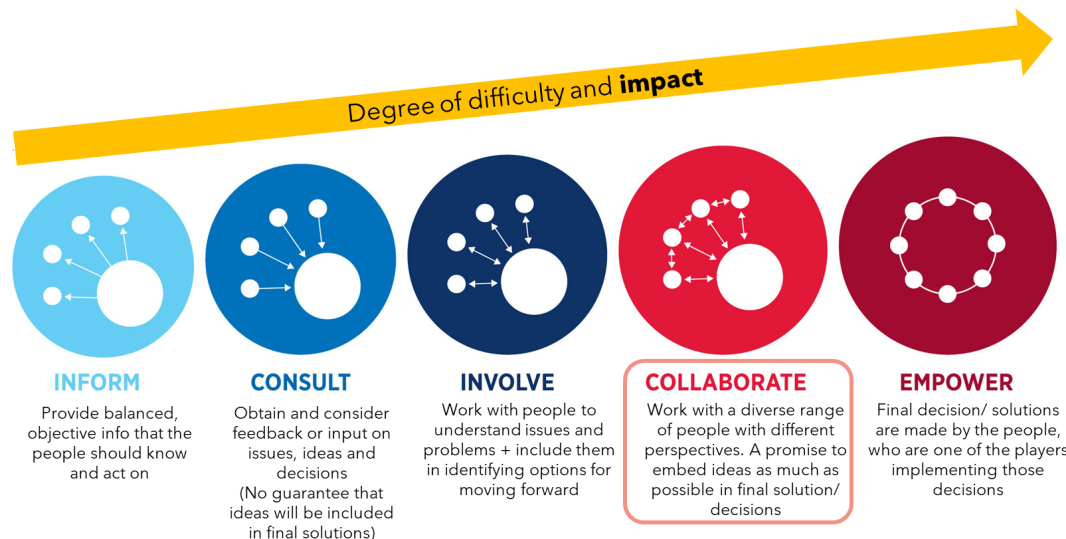


Figure 5. Level of difficulty and impact based on increasing levels of collaboration.

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

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

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

Table 10 Pathways for effective partnerships with WCC

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

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

### 3.1.1 Community understanding of regional IPA management.

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

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

### 3.1.2 Effective partnerships for coordinated IPA management

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

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

## 4 Monitoring

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

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

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

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

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

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

The development of a Monitoring Plan could be part of a collaborative IPA group across the municipality.



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

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

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

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

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



## 5 Limitations

This Framework was developed through a collaborative process involving key stakeholders across the Warrnambool City Council Area. It is as complete as possible, however, there are likely to be other stakeholders who were unintentionally not consulted in this round. Eight submissions received through the public consultation phase of forming the Framework have highlighted some inadequacies. All suggestions from these submissions have either been incorporated in the final Framework or will be considered for future rounds.

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

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

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



Photo: Warrnambool City Council



# Appendices

## Appendix A

### Outputs from VBA Introduced Species Report for WCC Area



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

Table 12: VBA Extract - Threatened Plants WCC Area

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

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Table 13: VBA Extract Threatened Animals in WCC Area

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

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

Appendices | Outputs from VBA Introduced Species Report for WCC Area | 38

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

### A.1.1. Weed list WCC Area

Table 14: VBA Extract - Weed List WCC Area

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

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

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



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

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

# Appendix B

## Stakeholders and Workshop Attendees



## Stakeholders

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

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

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

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

## B.2. Workshop Attendees

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

Weed Threat	Stage of Invasion (context within WCC)	Vic Weed advisory list	WESI weed risk database
<b>Marram Grass</b> <i>Calamagrostis arenaria</i>	Asset-based Protection	Yes	No
<b>Beach Daisy</b> <i>Arctotheca populifolia</i>	Containment	No	No
<b>Sea Spurge</b> <i>Euphorbia paralias</i>	Containment	Yes	Yes
<b>Sea lavender</b>			
<b>Sea Wheat Grass</b> <i>Thinopyrum junceiforme</i>	Containment	Yes	No
<b>Squirting Cucumber</b> <i>Ecballium elaterium</i>	Containment	Yes	No
<b>Chilean Needle Grass</b> <i>Nassella neesiana</i>	Containment	Yes	Yes

<b>Buffalo and Kikuyu Grass</b>	Containment	Yes - for both	No
<b>Blackberry</b> <i>Rubus anglocandicans</i>	Asset-based Protection	Yes	Yes
<b>Hypericuem (St John Wort)</b>	Eradication		
<b>Wild sage</b>	Eradication		
<b>Blue periwinkle</b>	Asset-based Protection		
<b>Water couch</b>	Asset-based Protection		
<b>African Boxthorn</b> <i>Lycium ferocissimum</i>	Asset-based Protection	Yes	Yes



<b>Willow</b> <i>Salix spp.</i>	Containment	Yes	Yes
<b>Hemlock</b> <i>Conium maculatum</i>	Asset-based Protection	Yes	Yes
<b>Gorse</b> <i>Ulex europaeus</i>	Containment	Yes	Yes
<b>English Ivy</b> <i>Hedera Helix</i>	Containment	Yes	Yes
<b>Italian Buckthorn</b> <i>Rhamnus alaternus</i>	Containment	Yes	Yes
<b>Coast Teatree</b> <i>Leptospermum laevigatum</i>	Asset-based Protection	Yes	No
<b>Coast Wattle</b> <i>Acacia longifolia subsp. sophorae</i>	Asset-based Protection	Yes	No

Asset	Sites where found WCC	Site category
Hooded Plover, Red-capped Plover, Sooty and Pied Oystercatcher nesting	All high quality beach nesting bird sites	Coastal and marine environment
Hooded Plover, Red-capped Plover, Sooty and Pied Oystercatcher nesting	All high quality beach nesting bird sites (e.g. Levy's and Shelly beach)	Coastal and marine environment
1. Hooded Plover, Red-capped Plover, Sooty and Pied Oystercatcher nesting 2. Native dune vegetation	All high quality beach nesting bird sites (e.g. Logan Beach and Blue Hole)	Coastal and marine environment
Coastal vegetation	Blue Hole, Logan beach, Albert Park	
1. Hooded Plover, Red-capped Plover, Sooty and Pied Oystercatcher nesting 2. Native dune vegetation	All high quality beach nesting bird sites	Coastal and marine environment
Native vegetation, parks, walkways, etc	Localised infestations reported by public (Lake Pertobe)	
Native vegetation, especially native grasslands	Albert Park	Specific site

Kikuyu invades dry coastal vegetation, heathland and heathy woodland, lowland grassland and grassy woodland, dry sclerophyll forest and woodland, and riparian vegetation	Maam Reserve (currently closed to public access, which exacerbates the weeds)	Specific site
Merri River + Hopkins River	Rivers (e.g., upstream along the Merri), creeks, native bush, ditches, agricultural land	Riverine environment
Albert Park	Albert Park	Specific site
Albert Park	Albert Park	Specific site
Rivers banks		
Wetlands		
Merri River + Hopkins River	Rivers (e.g., upstream along the Merri), creeks, native bush, agricultural land	Riverine environment

Rivers of Warrnambool, threatened species such as platypus, native vegetation, pygmy perch	Merri and Hopkins Rivers (e.g. St James Park on Merri)	Riverine environment
native vegetation, agricultural productivity, Cultural sites, creeks, roadsides, riverbanks	Russells Creek, Merri river banks	Riverine environment
Native vegetation	Upper Russells Creek, Rowas Lane, Merri river banks, roadsides, paddocks.	Riverine environment
Victoria Park native and other vegetation	Victoria Park native and other vegetation	Native vegetation environment
Victoria Park (Tower hill), Hopkins River	Victoria Park (Tower hill), Hopkins River mouth (east side)	Native vegetation environment
Coastal vegetation	All coastal reserves	Coastal and marine environment
Coastal vegetation	All coastal reserves	Coastal and marine environment

Likelihood rating	Impact rating to the assets (high medium low)	Impact description
Very high	Very high	Encroaches dry sand leaving no room for birds to nest, outcompetes with spinifex
High	Very high	Encroaches dry sand leaving no room for birds to nest. Invasive + difficult to remove, occupies area close to high tide mark. Impact to amenity + enjoyment of beach
High	Very high	1. Encroaches dry sand leaving no room for birds to nest 2. Displaces native vegetation forming dense, monospecific stands
Medium	Medium	
Medium	Medium	1. Encroaches dry sand leaving no room for birds to nest 2. Displaces native vegetation forming dense, monospecific stands
Medium	Medium	Encroaches on native vegetation, replacing it if not removed
High	Medium	Forms dense stands, replacing and competes native vegetation, especially native grasses

High	Medium	Crowds out native vegetation, changes habitat structure
High	Medium	Native vegetation (smothers and replaces), access into bush, rivers, creeks, etc (prickly and thick - people can't access), agricultural and economic impacts
Medium	Medium	Infestation is currently low, will spread and replace native vegetation if uncontrolled
Medium	Low	Infestation is currently low, will spread and replace native vegetation if uncontrolled
Medium	Medium	Similar to English Ivy
Medium	Medium	Similar to English Ivy
Medium	Medium	Replaces native vegetation, obstructs access to rivers, creeks, pasture, unpalatable to livestock, provides harbour for foxes, provides breeding ground for pest insects (house fly, fruit fly, tomato fly, dried fruit beetle)

High	High	Replaces native vegetation, obstructs access to rivers, creeks, pasture, unpalatable to livestock, provides harbour for foxes, provides breeding ground for pest insects (house fly, fruit fly, tomato fly, dried fruit beetle)
Medium	Medium	Can preclude other vegetation in dense infestations, especially moist soil (e.g., river banks). Impact includes blocking visual amenity, enjoyment of open spaces. Invasive of revegetation sites. Poisonous - risk to public from contact
High	High	Competes with young trees and shrubs and hinders growth of native understorey species. Can make soil more acidic and lose nutrients over time. Fire hazard.
Medium	Medium	Smothers native and other vegetation. Impact is high where present, however very limited infestations in warrnambool
Medium	Medium	Competes with and replaces native vegetation. Very invasive
High	Medium	Widely planted in gardens, Coast Tea-tree can become weedy where it escapes and invades local indigenous habitat
High	Medium	Very invasive, hard to remove and dominate coastal habitat

Impact type (environmental, social, agricultural, cultural, economic)	Invasion Pathway (if applicable)
Environmental	
Environmental	
Environmental	
Environmental	
Environmental	Roadsides, movement of stock and machinery, private land
Environmental, social	Stock, native animals, machinery



Environmental, social	Seeds dispersed by birds, encroaches from surrounding pasture/urban landscaping
Environmental, social, economic	Blackberry fruit are eaten by birds, foxes and other mammals which distribute seeds over wide areas. Seeds are transported by water along creeks, drains and rivers. Movement of contaminated soil and cultivation also spread blackberry. Infestations increase in size by the formation of daughter plants at the end of canes, up to 6m from the crown.
Environmental	Soil, mud, water, agricultural produce. Agricultural machinery, animal fur.
Environmental	Soil, mud, boots. Agricultural machinery.
Environmental	Spread vegetatively. Small pieces of plant can spread by establishing vegetatively in a new location. Garden waste is a key spread pathway.
Could be native so leave out of MCA	
Environmental, social, economic, agricultural	African boxthorn reproduces exclusively by seed which is commonly eaten by birds, seed is viable when excreted. These plants are often found near places where birds have perched such as trees, poles and powerlines. It was widely planted as a hedge plant before its weedy potential was realised. Spread also occurs from contaminated produce and materials

Environmental, social, Bio-Cultural and Economic	Machinery, vehicles, agricultural vehicles, water, wind, gravel and soil.
Environmental, social, Bio-Cultural, Agricultural and Economic	
Environmental, social	Foxes, birds, water, vegetative spread
Environmental, social	foxes, birds, water
Environmental, Bio-Cultural, Social	Birds, water
Environmental, Bio-Cultural, Social	Birds, water

Current control measures	Intensity required to make a measurable difference	What is the objective
Hand removal, volunteers - Birdlife Australia Beach Nesting Birds, planting spinifex	Unknown - an adaptively managed, research-based approach is required to see whether removal of Marram Grass before nesting season provides more space for nests above the high tide line and below the vegetation. Would require concerted effort on specific locations around assets only - low priority	To create more nesting habitat for threatened beach-nesting birds within WCC
Volunteer working bees and spraying at known locations. Labour intensity	If kept at low levels in the Council area, a few days per year is likely sufficient to keep the weed in check. High effectiveness of treatment in the short term but re-invades every year, ongoing treatment is required	To create more nesting habitat for threatened beach-nesting birds within WCC, preserve beach amenity
Fungus release, hand pulling (voluntary)	If kept at low levels in the Council area, a few days per year is likely sufficient to keep the weed in check	To keep incursions at a low enough level to promote healthy native vegetation structure
?	If kept at low levels in the Council area, a few days per year is likely sufficient to keep the weed in check	To keep incursions at a low enough level to promote healthy native vegetation structure
Hand pulling and surveillance	If kept at low levels in the Council area, a few days per year is likely sufficient to keep the weed in check	To keep incursions at a low enough level to promote healthy native vegetation structure
Hand pulling and surveillance. Slashing.	If kept at low levels in the Council area, a few days per year is likely sufficient to keep the weed in check at key assets	To keep incursions at a low enough level to promote healthy native vegetation structure

Hand pulling, herbicide and surveillance	Difficult to control Kikuyu and Buffalo grasses in native vegetation settings as herbicides will also kill native vegetation and both species will rebound quickly	To reduce the impact of Buffalo and Kikuyu Grass on the vegetation structure of the Maam Reserve
Hand pulling, herbicide	If large infestations are dealt with in key locations, blackberry is slow to spread. Good surveillance and a coordinated approach across jurisdictions. Can be eradicated at a local area - CMA priority weed	To eliminate intense infestations at key locations to allow native vegetation to recover its structure and diversity, especially in riparian areas and gullies
Hand pulling (voluntary)	Early stage of weed invasion but requires some level of effort to prevent it from seeding	Elimination at key sites where feasible
Hand pulling (voluntary)	Early stage of weed invasion but requires some level of effort to prevent it from seeding	Elimination at key sites where feasible
None	Early stage of weed invasion but requires careful control measures as it can be spread through vegetation fragments.	Elimination at key sites where feasible
None		Elimination at key sites where feasible
Physical removal, herbicide - variety of landholders and agencies	If large infestations are dealt with in key locations, african box-thorn, being woody, is slow to spread. Good surveillance and a coordinated approach across jurisdictions	Containment to isolated sites. Elimination at key sites where feasible.

Physical removal, herbicide - variety of landholders and agencies	Willow is largely confined to watercourses, where local eradication is achievable in some areas, with a number of years of dedicated effort. Different species priorities	Elimination of willow at key sites and containment across the landscape.
Herbicide	Short-term reduction with removal. Infestations must be treated and re-treated over many years to remove.	Elimination of hemlock at key sites and containment across the landscape.
None	Gorse has a dedicated taskforce in Victoria, with local involvement. Objectives?	Local eradication or substantial reduction in key locations in WCC Area, such as upper Russells Creek Catchment
Hand pulling, herbicide, physical removal	Dedicated effort over a few years could make a big difference to local infestations	Containment or, if possible, elimination of Ivy at Victoria Park
Hand pulling, herbicide, physical removal	Containment and local eradication may be possible at some sites	Containment or, if possible, elimination of Italian Buckthorn at Victoria Park
Hand pulling, herbicide, physical removal	Containment and local eradication may be possible at some sites	Containment or, if possible, elimination at key sites.
Hand pulling, herbicide, physical removal	Containment and local eradication may be possible at some sites	Containment or, if possible, elimination at key sites.

Measure of success?	Control Options	Effectiveness of Actions	Cost
Number of successful nests increases	Hand removal (must remove rhizomous mats), herbicide spot spraying	Medium	Low
Number of successful nests increases	Hand removal, herbicide spot spraying	High	Low
Improvement in native vegetation structure and diversity	Fungus release	Low	Low
		Medium	Medium
Improvement in native vegetation structure and diversity	Hand removal, herbicide spot spraying	Very high	Very low
Improvement in native vegetation structure and diversity	Hand pulling and surveillance. Community education could increase efficacy of surveillance	Very high	Very low
Reduction in Chilean Needle Grass at Albert Park Site.	Hand pulling, herbicide and surveillance. Community education could increase efficacy of surveillance	Very high	High

Improvement in native vegetation structure and diversity at key sites.	Mowing, whipper snipper, hand pulling, spot herbicide	Very low	Medium
Improvement in native vegetation structure and diversity at identified sites.	Hand pulling, herbicide, mulching, biological control and surveillance	Very high	Medium
Infestations at key sites are eliminated over time	Hand pulling	Medium	Medium
Infestations at key sites are eliminated over time	Hand pulling	Medium	Medium
Infestations at key sites are eliminated over time	Mechanical	Very high	Medium
Infestations at key sites are eliminated over time	Mechanical	Very high	Medium
Improvement in native vegetation structure and diversity at identified sites.	Cutting and dabbing, physical removal, herbicide, mulching, biological control and surveillance	Very high	Medium

Willows are no longer the dominant vegetation at key sites. Improvement of geomorphology of creeks/ivers and return of native vegetation (longer term).	herbicide, mulching, biological control and surveillance	Very high	High
Improvement in native vegetation structure and diversity at identified sites.	Hand pulling, herbicide, mulching, biological control for site prep/amenity, and surveillance	Medium	Very low
Local eradication or substantial reduction in key locations	Best to use sustained, multi-pronged approach including mulching, grubbing and mechanical removal, cultivation/rotary hoeing and chemical control.	High	Medium
Reduction of Ivy at Victoria Park. Return of native vegetation (longer term)	Cut a small gap in stem near base - plants will die. Herbicide spray iv on ground.	Very high	Medium
Containment or, if possible, elimination of Italian Buckthorn at Victoria Park	Hand pulling, herbicide, physical removal	Very high	Medium
Local eradication or substantial reduction where coast teetree affects native vegetation structure	Hand pulling, herbicide, physical removal	Medium	Medium
Local eradication or substantial reduction where coast wattle affects native vegetation structure	Hand pulling, herbicide, physical removal	Medium	Medium



Stakeholders	Notes
Birdlife Australia	This would be a targeted removal of Marram Grass, only where required to create more beach nesting habitat, so it would NOT be high cost. Effectiveness, however, is unknown. This would need to be trialled to determine the effectiveness.
Birdlife Australia	High effectiveness of treatment in the short-term. Ongoing treatment required. Infestations at Levyi, Shelly beach.
WCC	Spreads quickly through dune vegetation and is difficult to access
WCC	
WCC	
WCC, MAD for the Merri	The present mowing has the potential to kill the native kangaroo and wallaby grass and may not control the chilean needle grass if it spreads vegetatively?

WCC                      Replace kikuyu with couch where appropriate? Encourage couch sales at nurseries instead of kikuyu.

WCC, Mad for the Merri,  
Basalt to Bay Landcare  
Network

Water Couch grass is thought by some authorities to be native, and many species are definitely native. So we should probably leave this one off the list.

Mad for the Merri,  
GHCMA

Widespread along Merri and Hopkins Rivers

GHCMA, Mad for the  
Merri, Basalt to Bay  
Landcare Network  
Mad for the Merri,  
GHCMA, Basalt to Bay  
Landcare Network

Current CMA project with funding on rivers. Higher populations on Merri.

Basalt to Bay Landcare  
Network

Where present, impact is high,  
however, limited infestations in  
WCC area. Present in upper  
Russells Creek Catchment.

Friends of Victoria Park

Friends of Victoria Park

Warrnambool Coastcare  
Landcare Network

Warrnambool Coastcare  
Landcare Network

**Prevention and Preparedness**  
**State Prohibited Weeds**

Scientific name	Common name
<i>Acacia erioloba</i> E. Mey	Giraffe thorn
<i>Acacia karroo</i> Hayne	Karoo thorn
<i>Alhagi maurorum</i> Medik.	Camel thorn
<i>Alternanthera philoxeroides</i> (Mart.) Griseb.	Alligator weed
<i>Ambrosia psilostachya</i> DC.	Perennial ragweed
<i>Cannabis sativa</i> L.	Marijuana
<i>Carduus nutans</i> L.	Nodding thistle
<i>Centaurea nigra</i> L.	Black knapweed
<i>Eichhornia crassipes</i> (Mart) Solms	Water hyacinth
<i>Equisetum</i> L. spp.	Horsetail
<i>Fallopia japonica</i> (Houtt.) Ronse Decr.	Japanese knotweed
<i>Fallopia sachalinensis</i> (F. Schmidt ex Maxim) Ronse Decr.	Giant knotweed

<i>Fallopia x bohémica</i> (Chrték & Chrtková) J.P.Bailey	Japanese knotweed hybrid
<i>Festuca gautieri</i> (Hack.) K. Richt.	Bear-skin fescue
<i>Hieracium</i> spp.	Hawkweed
<i>Hypericum triquetrifolium</i> Turra	Tangled hypericum
<i>Iva axillaris</i> Pursh.	Poverty weed
<i>Lagarosiphon major</i> (Ridl.) Moss	Lagarosiphon
<i>Malvella leprosa</i> (Ortega) Krapov.	Ivy-leafed sida
<i>Nassella charruana</i> (Arechav.) Barkworth	Lobed needle grass
<i>Nassella tenuissima</i> (Trin.) Barkworth	Mexican feather grass
<i>Orobanche ramosa</i> L.	Branched broomrape
<i>Parthenium hysterophorus</i> L.	Parthenium weed
<i>Prosopis</i> spp.	Mesquite
<i>Salvinia molesta</i> D.S. Mitch.	Salvinia

<i>Senecio pterophorus</i> DC.	African Daisy
<i>Pennisetum macrourum</i>	African Feather Grass
<i>Amsinckia</i> Spp.	Amsinckia
<i>Allium tiriquetrum</i>	Angled onion
<i>Solanum linnaeanum</i>	Apple of Sodom
<i>Sagittaria</i> L. spp.	Arrowhead
<i>Cynara cardunculus</i> L.	Artichoke thistle
<i>Asparagus scandens</i>	Asparagus fern
<i>Tamarix aphylla</i> (L.) H. Karst.	Athel pine/tamarisk
<i>Xanthium spinosum</i> L.	Bathurst burr
<i>Jatropha gossypifolia</i> L.	Bellyache bush
<i>Convolvulus arvensis</i> L.	Bindweed
<i>Rubus fruticosus</i> L. agg.	Blackberry
<i>Chrysanthemoides monilifera</i> (L.) Norl.	Boneseed/Bitou Bush
<i>Asparagus asparagoides</i> (L.) Druce	Bridal Creeper

<i>Asparagus declinatus</i> L.	Bridal Veil Creeper
<i>Solanum rostratum</i> DUNAL	Buffalo burr
<i>Cirsium arvense</i> (L.)	Californian Perennial Thistle
<i>Tribulus terrestris</i>	Caltrop
<i>Genista monspessulana</i> (L.) L.A.S. Johnson	Cape broom
<i>Moraea flaccida</i> (Sweet) Steud.	Cape tulip (two-leaf)
<i>Dolichandra unguiscati</i> (L.) L.G. Lohmann	Cat's claw creeper
<i>Cestrum parqui</i> L'Her.	Chilean cestrum
<i>Asparagus plumosus</i> Baker	Climbing asparagus
<i>Proboscidea louisianica</i> (Mill) Thell.	Devil's claw (purple-flower)
<i>Cuscuta</i> L. spp.	Dodder
<i>Cytisus scoparius</i> (L.) Link	English broom
<i>Foeniculum vulgare</i> Mill	Fennel
<i>Senecio madagascariensis</i> Poir.	Fireweed
<i>Genista linifolia</i> L.	Flax-leaved broom

<i>Andropogon gayanus</i> Kunth	Gamba grass
<i>Scolymus hispanicus</i> L.	Golden thistle
<i>Ulex europaeus</i> L.	Gorse/Furze
<i>Asparagus aethiopicus</i> L.	Ground asparagus
<i>Rhaponticum repens</i> (L.) Hildalgo	Hardheads/Russian knapweed
<i>Crataegus monogyna</i> Jacq.	Hawthorn
<i>Conium maculatum</i> L.	Hemlock
<i>Lepidium draba</i> L.	Hoary cress
<i>Marrubium vulgare</i> L.	Horehound
<i>Hymenachne amplexicaulis</i> (Rudge) Nees	Hymenachne, Olive hymenachne
<i>Onopordum illyricum</i> L.	Illyrian thistle
<i>Alternanthera pungens</i> Kunth.	Khaki weed
<i>Lantana camara</i> L.	Lantana
<i>Anredera cordifolia</i> (Ten.) Steenis	Madeira vine
<i>Mimosa pigra</i> L.	Mimosa, giant sensitive plant



<i>Xanthium strumarium</i> L.	Noogoora burr/Californian burr
<i>Austrocylindropuntia</i> Backeb. spp.	Opuntoid cacti
<i>Cylindropuntia</i> (Engelm.) F. M. Knuth spp.	Opuntoid cacti
<i>Opuntia</i> Mill. spp. (except <i>O.aurantiaca</i> Lindl., <i>O. monacantha</i> Haw., <i>O. robusta</i> H.L. Wendl. ex Pfeiff., <i>Opuntia stricta</i> (Haw.) Haw., <i>O. ficus-indica</i> (L.) Mill.)	Opuntoid cacti
<i>Asparagus africanus</i> Lam.	Ornamental asparagus
<i>Leucanthemum vulgare</i> Lam.	Ox-eye daisy
<i>Salpichroa origanifolia</i> (Lam.) Thell.	Pampas lily-of-the-valley
<i>Parkinsonia aculeata</i> L.	Parkinsonia/Jerusalem thorn
<i>Echium plantagineum</i> L.	Paterson's curse
<i>Annona glabra</i> L.	Pond apple
<i>Physalis hederifolia</i> A. Gray	Prairie ground cherry
<i>Acacia nilotica</i> (L.) Delile subsp. <i>indica</i> (Benth.) Brennan	Pickly acacia
<i>Opuntia monacantha</i> Haw.	Pricky pear (drooping)
<i>Opuntia stricta</i> (Haw.) Haw.	Pricky pear (erect)
<i>Senecio jacobaea</i> L.	Ragwort

<i>Cryptostegia grandiflora</i> R. Br	Rubber vine
<i>Carthamus lanatus</i> L.	Saffron thistle
<i>Diplotaxis tenuifolia</i> (L.) DC.	Sand rocket/ Sand mustard
<i>Onopordum acanthium</i> L.	Scotch/ Heraldic thistle
<i>Nassella trichotoma</i> (Nees.) Hack. ex Arechav.	Serrated tussock
<i>Solanum elaeagnifolium</i> Cav.	Silverleaf nightshade
<i>Chondrilla juncea</i> L.	Skeleton weed
<i>Carduus tenuiflorus</i> Curtis/ <i>C. pycnocephalus</i> L.	Slender/Shore thistle
<i>Picnomon acarna</i> (L.) Cass.	Soldier thistle
<i>Oxalis pes-caprae</i> L.	Soursob
<i>Cirsium vulgare</i> (Savi) Ten.	Spear thistle
<i>Calicotome spinosa</i> (L.) Link	Spiny broom
<i>Cenchrus longispinus</i> (Hack.) Fernald	Spiny burr grass/Gentle Annie
<i>Emex australis</i> Steinh.	Spiny emex
<i>Juncus acutus</i> L.	Spiny rush

<i>Centaurea solstitialis</i> L.	St Barnaby's thistle
<i>Hypericum perforatum</i> L.	St. John's wort
<i>Hypericum tetrapterum</i> Fr.	St. Peter's wort
<i>Centaurea calcitrapa</i> L.	Star thistle
<i>Onopordum acaulon</i> L.	Stemless thistle
<i>Dittrichia graveolens</i> (L.) Greuter	Stinkwort
<i>Rosa rubiginosa</i> L.	Sweet briar
<i>Datura stramonium</i> L.	Thorn apple (common)
<i>Datura ferox</i> L.	Thorn apple (long-spine)
<i>Datura inoxia</i> Mill.	Thorn apple (recurved)
<i>Opuntia aurantiaca</i> Lindl.	Tiger pear
<i>Lavandula stoechas</i> L	Topped lavender
<i>Ailanthus altissima</i> (Mill.) Swingle	Tree of heaven
<i>Melianthus comosus</i> Vahl	Tufted honeyflower
<i>Hypericum androsaemum</i> L.	Tutsan

<i>Silybum marianum</i> (L.) J. Gaertn.	Variegated thistle
<i>Echium vulgare</i> L.	Viper's bugloss
<i>Opuntia robusta</i> H.L. Wendl. ex Pfeiff.	Wheel cactus
<i>Allium vineale</i> L.	Wild garlic
<i>Reseda luteola</i> L.	Wild mignonette
<i>Dipsacus fullonum</i> L. subsp. <i>fullonum</i>	Wild teasel
<i>Watsonia meriana</i> (L.) Mill. var <i>bulbillifera</i> (J.W. Mathews & L. Bolus) D.A. Cooke	Wild watsonia
<i>Salix</i> spp. (except <i>Salix alba</i> var. <i>caerulea</i> (Sm.) Sm., <i>Salix alba</i> x <i>matsudana</i> , <i>Salix babylonica</i> L., <i>Salix</i> X <i>calodendron</i> Wimm., <i>Salix caprea</i> L. 'Pendula', <i>Salix matsudana</i> Koidz 'Aurea', <i>Salix matsudana</i> Koidz 'Tortuosa', <i>Salix myrsinifolia</i> Salisb., and <i>Salix</i> X	Willows
<i>All emerging weeds combined?</i>	<i>All emerging weeds combined?</i>

Present in WCC?	Stage of invasion	Assets that would be Impacted in WCC
No	Prevention and Eradication when infestations occur	
No	Prevention and Eradication when infestations occur	Grasslands and rangelands
No	Prevention and Eradication when infestations occur	All
No	Prevention and Eradication when infestations occur	Waterways
No	Prevention and Eradication when infestations occur	Agricultural, urban parks and environment
No	Prevention and Eradication when infestations occur	
No	Prevention and Eradication when infestations occur	
No	Prevention and Eradication when infestations occur	
No	Prevention and Eradication when infestations occur	Warm, slow moving nutrient rich waterways
No	Prevention and Eradication when infestations occur	Wetlands and waterways
No	Prevention and Eradication when infestations occur	Riverbanks and disturbed sites
No	Prevention and Eradication when infestations occur	Riverbanks and disturbed sites

No	Prevention and Eradication when infestations occur	Riverbanks and disturbed sites
No	Prevention and Eradication when infestations occur	
No	Prevention and Eradication when infestations occur	N/A
No	Prevention and Eradication when infestations occur	Agriculture and environment
No	Prevention and Eradication when infestations occur	Agriculture and environment
No	Prevention and Eradication when infestations occur	Lakes, dams, wetlands
No	Prevention and Eradication when infestations occur	
No	Prevention and Eradication when infestations occur	
No	Prevention and Eradication when infestations occur	Agriculture and environment
No	Prevention and Eradication when infestations occur	Agricultural crops
No	Prevention and Eradication when infestations occur	Semi-arid pasture, grasslands
No	Prevention and Eradication when infestations occur	Primary production and environment
No	Prevention and Eradication when infestations occur	Lakes, dams, wetlands, waterways



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Likelihood rating (closest distance??)	Impact rating (high medium low)	Impact description	Impact type (environmental, social, agricultural, cultural, economic)
Very low	High		
Very low	High		
Very low	High		
Very high	High		
Low	High		
High	Medium		
High	Medium		
Medium	Medium		
Medium	High		
High	High		
Low	High		
High	High		

Medium	High		
Very high	Medium		
Medium	Very low		
Low	High		
Medium	High		
Low	Very high		
Low	Medium		
Low	Medium		
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Low	High		

Invasion Pathway (if applicable)	Actions to mitigate	Effectiveness of Actions	Cost
Not yet detected in Australia	Surveillance and early detection	Very high	
Botanic Gardens, zoos, public parks	Surveillance and early detection	Very high	
Agricultural - drainage lines and irrigated pasture	Surveillance and early detection	Very high	
Horticultural, nurseries, backyards	Surveillance and early detection	Very high	
Contaminated vehicles, livestock, contaminated seeds	Surveillance and early detection	Very high	
Trade between members of the public, especially immigrants	Surveillance and early detection	Very high	
Horticultural, nurseries, backyards	Surveillance and early detection	Very high	
Horticultural, nurseries, backyards	Surveillance and early detection	Very high	
Horticultural, nurseries, backyards	Surveillance and early detection	Very high	

Horticultural, nurseries, backyards	Surveillance and early detection	Very high	
	Surveillance and early detection	Very high	
Alpine vegetation	Surveillance and early detection	Very high	
Agricultural equipment, seed dispersal	Surveillance and early detection	Very high	
Earthmoving or agricultural machinery	Surveillance and early detection	Very high	
Horticultural, nurseries, backyards, fish tanks	Surveillance and early detection	Very high	
	Surveillance and early detection		
	Surveillance and early detection		
Horticultural, backyards, plant trades, online sales, etc	Surveillance and early detection		
Agricultural - seeds dispersed by birds?	Surveillance and early detection	Very high	
Contaminated vehicles, livestock	Surveillance and early detection	Very high	
Livestock, contaminated machinery, floodwaters	Surveillance and early detection	Very high	
Aquariums, waterways, online public marketplaces (e.g., Facebook, Ebay, Gumtree)	Surveillance and early detection	Very high	



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Pest animals	Asset	Sites where found WCC	Site category
European Fox	Hooded Plover, Red-capped Plover, Sooty and Pied Oystercatcher nesting	All high quality beach nesting bird sites. Mouth of Hopkins, Granny's grave, whale platform. Levy's beach shelly beach. 3-4 breeding pairs of hooded.	Coastal and marine environment
European Fox	Penguin, shearwater colonies	Middle Island	Specific natural site
European Fox	Woodland Bird Community (especially ground nesting)	All native vegetation sites, especially where woodland EVCs are present	Native vegetation environment
European Fox	Wetland birds	Wetlands, marshes, estuaries	Wetland environment



<b>European Fox</b>	White-footed Dunnart	Maam Reserve and other locations in WCC	Terrestrial environment
<b>European Fox</b>	Lambs	Farms	Farms
<b>European Fox</b>	Free-range Chickens	Farms	Farms
<b>European Fox</b>	Australasian Bittern (critic	Kellys Swamp	Specific natural site
<b>Feral Cat/Unowned domestic cats</b>	Small vertebrates (mammals, reptiles, amphibians and birds)	Native vegetation, parks, backyards, riparian, coastal dunes. Especially Levi's Point	Terrestrial environment
<b>Feral Cat/Unowned domestic cats</b>	Small vertebrates after fire (natural or planned burn)	Anywhere where fires occur	Bushfire prone areas
<b>Feral Cat/Unowned domestic cats</b>	Small vertebrates across Warrnambool and surrounds impacted by unowned domestic cats	Across the municipality	All areas

<b>European Rabbit</b>	Coastal dune vegetation structure	All coastal reserves, particularly Wild Coast Reserve	Coastal and marine environment
<b>European Rabbit</b>	Riparian vegetation	All rivers and creeks	Riverine environment
<b>European Rabbit</b>	Natural vegetation	Natural vegetation reserves, public and private	Native vegetation environment
<b>European Rabbit</b>	Town Parks	Manicured parks and gardens, e.g. Lake Pertobe Precinct Reserve. Denington Reserve and Jetty Flat. Playing surfaces affected.	Manicured parks and gardens
<b>European Rabbit</b>	Town Parks	Lake Pertobe Precinct Reserve	Specific
<b>European Rabbit</b>	Farms	Farms	Farms

European Rabbit	Cultural Heritage	Key, identified sites	Sandy sites, especially dunes with physical Cultural Heritage, Middens, rock faces
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Stage of Invasion (Warrnambool Context)	Number of sites and total area of impact (m2)	Likelihood rating
Asset-based Protection	12,895,658	Very high
Asset-based Protection	15,185	Very high
Asset-based Protection	All native veg areas = 10914925.147 Woodlands = 2601490.90599999	Very high
Asset-based Protection	1,282,172	Very high

Asset-based Protection		Very high
Asset-based Protection	Can't find lamb farms	Very high
Asset-based Protection	Can't find chicken farms	Very high
Asset-based Protection	partially within the boundary	Very high
Asset-based Protection	10,914,925	High
Asset-based Protection	93,955,493	Very high
Asset-based Protection	120,448,935	Very high

Asset-based Protection	2117879.966 (for Wild Coast P	Very high
Asset-based Protection		High
Asset-based Protection	10,914,925	Very high
Asset-based Protection		Very high
Asset-based Protection	85,913	Very high
Asset-based Protection	3,259,883	Very high

Asset-based Protection	120,448,935	Medium
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Impact rating (high medium low)	Impact description	Impact type (environmental, social, agricultural, Bio-Cultural, economic)
Very High	Predate eggs and flightless young	Environmental, Bio-Cultural
Very high	Predate adults, eggs, juveniles in burrows, adults. High impact destination in short time frame	Environmental, Bio-Cultural, Social, Economic
High	Predate eggs, young, incubating young, fledglings and adults	Environmental, Bio-Cultural
High	Predate eggs, young, incubating young, fledglings and adults, especially shore and near shore nesters, e.g., rails, crakes, etc	Environmental, Bio-Cultural, Social



High	Predate animals at all life stages and have contributed to reducing some populations to local extinction	Environmental
Low	Predate young lambs	Economic, Agricultural
Very Low	Predate chickens at all life stages (can kill whole flock in a night)	Economic, Agricultural
Very High	Predation of adults, eggs and juveniles	Environmental, Bio-Cultural
High	Predate small animals at all life stages	Environmental, Bio-Cultural, Social
Medium	Predate small animals when vulnerable and exposed after fire	Environmental, Bio-Cultural, Social
Medium	Unowned (stray) cats prey upon native wildlife across the municipality	Environmental, Bio-Cultural, Social

Medium	Preventing or inhibiting the regeneration of native shrubs and trees by grazing, erosion and degradation of habitat	Environmental, Bio-Cultural
Medium	Preventing or inhibiting the regeneration of native shrubs and trees by grazing, erosion and degradation of habitat	Environmental, Bio-Cultural
Medium	Preventing or inhibiting the regeneration of native shrubs and trees by grazing, erosion and degradation of habitat	Environmental, Bio-Cultural
Medium	Disturbance and erosion, burrow digging into tennis courts and ovals and other recreational facilities	Environmental, Bio-Cultural, Social, Economic
High	Disturbance and erosion, burrow digging into tennis courts and ovals and other recreational facilities	Social, Economic
Medium	Preventing or inhibiting the regeneration of native shrubs and trees by grazing, erosion and degradation of habitat	Environmental, Economic, Agricultural

Medium	Rabbit warrens disturb physical Cultural Heritage	Cultural
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Current control measures	Intensity required to make a measurable difference	What is the objective	Measure of success
Fox baiting in some locations (Middle Island and mouth of Hopkins R.	High intensity when nests and juveniles present. Early Spring into summer.	To reduce fox predation during vulnerable life stage (breeding)	Less foxes during nesting season. Less predation on beach nesting birds
1. Guardian Animals (Maremma Dogs) 2. Targeted fox baiting at key times to compliment the use of guardian dogs. Den destruction of targeted dens.	High intensity when nests and juveniles present and timed to compliment guardian dogs on the island	To reduce fox predation on adults, eggs and juveniles	Eggs. Juveniles and adult penguins and shearwaters not taken by foxes
None	High intensity when nests and juveniles present	To reduce impacts of fox predation on Woodland Birds, especially during vulnerable life stages	Less foxes, especially during nesting season
Lake Pertobe by default (Middle Island). South Warrnambool Wetlands (Lower Merri).	High intensity when nests and juveniles present. Can expand Lake Pertobe and Middle Island Baiting.	To reduce impacts of fox predation on Woodland Birds, especially during vulnerable life stages	Less foxes, especially during nesting season

None	High intensity, year-round control	To reduce impacts of fox predation on critical size-range animals, especially during vulnerable life stages	Reduce fox numbers at key locations
A variety of approaches	High intensity during lambing seasons	To reduce fox predation on lambs	Less foxes, especially during breeding season
A variety of approaches	Year-round high intensity	To reduce fox predation on chickens	Less fox presence, reduced fox incursions
None	Targeted when Bitterns are nesting	To reduce impacts of fox predation on Australasian Bitterns at key sites, especially during vulnerable life stages	Less foxes, especially during nesting season
None	Year-round high intensity	To reduce impacts of feral cat predation on critical size-range animals, especially during vulnerable life stages	Reduced feral cat numbers at key sites
None	Pulse immediately after fire	To reduce impacts of feral cat predation on critical size-range animals after fire	Reduced feral cat numbers at sites fire affected sites (planned and unplanned)
None	Targeted, control measures combined with community engagement and education	To reduce the impacts of unowned and owned free roaming cats across Warrnambool	Reduced numbers of unowned cats and owned free roaming cats across Warrnambool

None	Adaptively managed, targeted control when infestations occur.	To reduce the impacts of rabbit browsing and burrowing on the structure of Coastal Vegetation	Reduced rabbit and burrow numbers. Improved native vegetation structure at key locations.
None?	Adaptively managed, targeted control when infestations occur.	To reduce the impacts of rabbit browsing and burrowing on the structure of Riparian Vegetation	Reduced rabbit and burrow numbers. Improved native vegetation structure at key locations.
None?	Adaptively managed, targeted control when infestations occur.	To reduce the impacts of rabbit browsing and burrowing on the structure of Native Vegetation	Reduced rabbit and burrow numbers. Improved native vegetation structure at key locations.
Pindone delivered in cages at targeted times of year at Lake Pertobe only and Holiday Parks and Flagstaff Hill.	Adaptively managed, targeted control when infestations occur.	To reduce the impacts of rabbit browsing and burrowing on the structure of Park Vegetation	Reduced rabbit and burrow numbers. Improved native vegetation structure at key locations.
Pindone delivered in cages at targeted times of year	Adaptively managed, targeted control when infestations occur.	To reduce the impacts of rabbit browsing and burrowing on the structure of Park Vegetation	Reduced rabbit and burrow numbers. Improved native vegetation structure at key locations.
Variety of approaches	Adaptively managed, targeted control when infestations occur.	To reduce the impacts of rabbit browsing and burrowing on the structure of Pasture	Reduced rabbit and burrow numbers. Improved pasture vegetation structure at key locations.

None?	Adaptively managed, targeted control when infestations occur.	To reduce the impacts of rabbit browsing and burrowing on Physical Cultural Heritage	Reduced rabbit and burrow numbers at key locations.
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Control Options	Effectiveness of Actions
Targeted poison baiting, targeted poison ejectors, targeted trapping of problem fox(es), Trials of dog urine being tested as fox deterrent by Birdlife Australia (attracted not deterred). Soft-jaw trapping? Shooting? Blood trails to bring foxes in to be shot.	High
Guardian dogs during nest season, targeted fox control (baiting, den fumigation, pest ejectors (when available)) in surrounding areas to reduce predation on birds landing on land (or on the island when guardian dogs not present)	Medium
Reduce fox numbers during vulnerable life stages (e.g., breeding) Poison baiting or ejectors	Low
Reduce fox numbers during vulnerable life stages (e.g., breeding) Poison baiting or ejectors. Identify dens and fumigate. Difficult to find dens in high density vegetation. Need landscape-wide fox control	Medium



Fox proof fences, Guardian animals, high intensity poison baits or ejectors (not possible in urban settings), trapping. Need to get the neighbours on-board - involve private landholders. Precinct-wide control.	Medium
Guardian dogs or alpacas, fox drives (shooting), poison baiting, poison ejectors	Very high
Maremma Dogs, fox proof fencing	Very high
Reduce fox numbers during vulnerable life stages (e.g., breeding) Poison baiting or ejectors, trapping. Work with Moyne Shire and PV, Rail Trail and Private Landholders to coordinate. Coordinating and participating. Depends on getting landholders on-board.	Medium
Cage trapping, Felixer (ejector under development) public land. Containing domestic cats - change to by-laws.	Medium
Cage trapping, Felixer (ejector under development)	Medium
Eliminate supplementary feeding, desex and register domestic cats, contain domestic cats, enhanced adoption of kittens, trapping and ethical euthanasia of excess cats, effective monitoring	Very high

Calici Virus. Integrated approach with Parks, DEECA, Moyne.	High
Poison baiting, warren ripping, bio control (Calici virus), fumigating deployed when most effective - adaptive management	High
Poison baiting, warren ripping, bio control (Calici virus), fumigating deployed when most effective - adaptive management	High
Poison baiting, warren ripping, bio control (Calici virus), fumigating deployed when most effective - adaptive management	High
Poison baiting, warren ripping, bio control (Calici virus), fumigating deployed when most effective - adaptive management	High
Poison baiting, warren ripping, bio control (Calici virus), fumigating deployed when most effective - adaptive management	High

Poison baiting, warren ripping, bio control (Calici virus), fumigating deployed when most effective - adaptive management	High
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Cost	Stakeholder	Notes
High	Birdlife Australia, EMAC	Volunteers hard to coordinate and source volunteers. Area between Warrnambool and Yambuk is high density breeding pairs of hooded plovers. So need a lot of volunteers in this sparsely populated area.
Very High	WCC, Birdlife Australia, Canidae Development, EMAC	WCC in conjunction with Canidae (fox monitoring, etc) and volunteer - run Maremma Dog project. Great support from Coastcare volunteers, which lowers the cost but is a financial risk. Difficult to resource fox baiting in the last 12 months. Can WCC increase resources to conduct a bigger program? Collaboration between PV at Belfast Reserve?
High	Birdlife Australia, Warrnambool Field Naturalists Club, EMAC	Merri parklands? Improving habitat is a priority.
Very High	Birdlife Australia, Warrnambool Field Naturalists Club, EMAC	Requests for fox control for people with backyard chickens. If public find a den, WCC goes to fumigate it.

High	WCC, people of Warrnambool	Fox monitoring has shown a wide array of native animals - carcasses
Low	Sheep farmers WCC	WCC needs an understanding of what farmers are doing to deal with foxes
Low	Chicken farmers and backyard chickens WCC	Cost is resourcing coordination. Is there funding to bring private landholders on-board?
High	Birdlife Australia, EMAC	
High	EMAC, WCC, Birdlife Australia, Warrnambool Field Naturalists Club	What are the domestic cat by-laws? Cha
High	EMAC, WCC, GHCMA, Canidae Development, Warrnambool Field Naturalists Club	Ask Parks Victoria
High	WCC	Note - impacts from <i>Felis catus</i> also include domestic and semi-wild cats e.g., <a href="https://thylation.com/wp-content/uploads/2022/01/animals-10-01525-1-TNR-data-and-perspective.pdf">https://thylation.com/wp-content/uploads/2022/01/animals-10-01525-1-TNR-data-and-perspective.pdf</a>

Low	WCC, EMAC	Problems with calici. Community consultation on pet rabbits. Work with vets to have a vaccine against calici - can council subsidise the vaccination? Coordination with private landholders. Follow up with baiting and shooting.
Low	WCC, EMAC, Warrnambool Coastcare Landcare Network	
Low		
Low	WCC, EMAC,	Rabbit control currently only delivered at Pertobe Lake Reserve and expanding to Jetty Flat and Cannon Hill and south side of Pertobe Rd.
Low	WCC	Increasing
Low	WCC, Private Landholders, Basalt to Bay Landcare Network	WCC doesn't engage with Farmers much with pest animals. State level programs. How to engage the farmers?

Low

EMAC, WCC

Effectiveness of Actions additional detail	Cost additional detail	Stakeholder notes
Poison baiting - medium Poison ejectors - High Guardian dogs - unknown, as Guardian dogs need to understand what they are protecting, which may make it difficult in this case	Poison baiting - Low Poison ejectors - High Guardian dogs - High	



	Low - alpacas      Low - poison baiting High - poison ejectors   Medium - Maremma dogs
Cage Trapping - Low to medium Felixer - Medium to High	Cage Trapping - Medium-High Felixer - High
Cage Trapping - Low to medium Felixer - Medium to High	Cage Trapping - Medium-High Felixer - High
High if all measures undertaken	

Critically endangered, so th

[illegible]

Medium - high when targeted, adaptive, well-monitored and coordinated across whole landscape	
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There will be a recovery plan and potential funding for works?

Pest animals	Asset	Sites where found WCC	Stage of Invasion
Feral Pig	Riparian vegetation	NA	Prevention and Eradication when infestations occur
Feral Pig	Agricultural land	NA	Prevention and Eradication when infestations occur
Feral Pig	Wetlands	NA	Prevention and Eradication when infestations occur
Feral Pig	Small native animals, eggs, invertebrates	NA	Prevention and Eradication when infestations occur
		NA	Prevention and Eradication when infestations occur
Deer	Native vegetation structure, competition with native herbivores		
Asian black-spined toad	NA	NA	Prevention and Eradication when infestations occur
Boa Constrictor	NA	NA	Prevention and Eradication when infestations occur

<b>Canada goose</b>	NA	NA	Prevention and Eradication when infestations occur
<b>Cane toad</b>	NA	NA	Prevention and Eradication when infestations occur
<b>Eastern Corn Snake</b>	NA	NA	Prevention and Eradication when infestations occur
<b>House crow</b>	NA	NA	Prevention and Eradication when infestations occur
<b>Northern Palm Squirrel</b>	NA	NA	Prevention and Eradication when infestations occur
<b>Smooth Newt</b>	NA	NA	Prevention and Eradication when infestations occur
<b>All emerging Pest Animals combined?</b>	NA	NA	Prevention and Eradication when infestations occur

Likelihood rating (closest distance??)	Impact rating (high medium low)	Impact description
High	High	Selective feeding, trampling and rooting for plants and invertebrates. Competition with native wildlife for food, water, shelter and prey directly on various wildlife species and their eggs.
Medium	Medium	Selective feeding, trampling and rooting for plants and invertebrates. Competition with native wildlife for food, water, shelter and prey directly on various wildlife species and their eggs.
High	High	Selective feeding, trampling and rooting for plants and invertebrates. Competition with native wildlife for food, water, shelter and prey directly on various wildlife species and their eggs.
Medium	High	Selective feeding, trampling and rooting for plants and invertebrates. Competition with native wildlife for food, water, shelter and prey directly on various wildlife species and their eggs.
High	Medium	Deer cause significant environmental damage through spreading weeds, grazing, tree rubbing, trampling and forming wallows in drainage lines resulting in soil erosion and compaction. This can increase pressure on native wildlife, threatened species and plant communities that are vulnerable
Low	Very high	These animals have been identified as biosecurity threats to Australia due to their suitability, invasive qualities and threat level
Low	Very high	These animals have been identified as biosecurity threats to Australia due to their suitability, invasive qualities and threat level





Current control measures	Actions to mitigate	Effectiveness of Actions	Cost of Actions
None	Surveillance and prevention	Very High	Very Low
None	Surveillance and prevention	Very High	Very Low
None	Surveillance and prevention	Very High	Very Low
None	Surveillance and prevention	Very High	Very Low
None	Surveillance and prevention	Very High	Very Low
None	Surveillance and prevention. Keep abreast of the current threats on this list and their invasion status.	Very High	Very Low
None	Surveillance and prevention. Keep abreast of the current threats on this list and their invasion status.	Very High	Very Low



Control options	Time	Expense	Drawbacks
Poison baits	Low	Low	Effectiveness in open landscapes? Off-target risks. Animal cruelty. Effectiveness difficult to monitor
Poison ejectors	Low	High	Expensive
Guardian animal (e.g., Maremma Dog, Alpaca)	High	High	Expensive and labour intensive
Trapping	High	High	Expensive. Animal cruelty considerations.
Fumigating dens	High	Medium	Requires finding dens. Expensive and time consuming over large areas.
Fencing	High	High	Excludes everything. Expensive at large scales.
Shooting	High	Medium	Unsuitable for urban or peri-urban areas
Managing habitat	Medium	Medium	Can be detrimental in natural vegetation
Community Education - removing food sources and harbour	Low	Low	Can be detrimental in natural vegetation

Context and effectiveness of control actions	Effectiveness Rating
Useful as a large-scale, low cost measure. Effectiveness in open landscapes questionable	Low
Effective and targeted	Medium
Could be used across a variety of assets and locations	High (Asset-based)
Can be effective in trapping known, problem foxes at known sites. Licensed personnel required. Gun license and SOPs required.	
Can be effective for known den sites.	
Can be effective for small areas to protect key assets such as chickens, bandicoots, etc	
Fox drives can be effective in temporarily reducing local fox numbers	
Appropriate on farms or in peri-urban or urban disturbed sites (unless harbour is a weed species in a natural setting).	
Education of WCC residents on not providing food for foxes (e.g., dog food left out)	

Conflicts and Synergies?

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## **7.10. ADVISORY COMMITTEE REPORTS**

### **PURPOSE**

***This report contains the record of one Advisory Committee meeting and one Reference Group meeting.***

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### **REPORT**

1. Warrnambool Airport Reference Group Meeting held 28 August 2023 – noting Item 11, commentary on Wind Farm Developments– refer **Attachment 1**.
2. Planning Advisory Committee Meeting held on 6 September 2023 – refer **Attachment 2**.

### **ATTACHMENTS**

1. Minutes WARG 28 August 2023 2 [7.10.1 - 7 pages]
2. Planning Advisory Committee Minutes\_-\_6 September 2023 [7.10.2 - 5 pages]

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**MOVED: CR MAX TAYLOR**

**SECONDED: CR ANGIE PASPALIARIS**

**That the records of the Warrnambool Airport Reference Group meeting held on 28 August 2023 and the Planning Advisory Committee meeting held on 6 September 2023, be received.**

**CARRIED - 6:0**

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WARRNAMBOOL REGIONAL AIRPORT REFERENCE GROUP (WRARG) MINUTES				
<b>Date:</b>	Monday 28 August 2023.		Time: 11.00 am.	Location: Airport Terminal.
<b>Meeting Objective:</b>	Discussion & Advise on Airport Operations and Development, Security, and Emergency Management.			
<b>Attendees:</b>	Stephen Lucas (Chairman) Cr Max Taylor (Warrnambool City) Jim Doukas (Moyne Shire) John Stuart, Errol Stewart, Troy Bentley.			
<b>WCC Attendees:</b>	David Leahy (Director City Infrastructure) Abel Farrell (Manager Infrastructure Services) Terry O'Sullivan (Coordinator Airport Operations & Compliance)			
<b>MSC Attendees;</b>	Nil.			
<b>For Information:</b>	Shane Robe (ARO)			
<b>Apologies:</b>	Stephen Wood (Off Shore Services) Jodie McNamara (Director Economy & Place)) Michelle Grainger (Manager Energy Projects Officer) Vicki Askew Thornton (Senior Energy Projects Liaison Officer, Ken Veal, Chris Daffy.			
No	Discussion	Who	Action	
1.	<b>Welcome &amp; Apologies.</b>	Chairman.		
2.	<b>Declaration of conflict of interest.</b>		Stephen Lucas – Hangar Owner/Aero Club. John Stuart – Hangar Owner. Errol Stewart – Hangar Owner/Aero Club. Troy Bentley – Air Apply.	
3.	<b>Confirmation of minutes of Meeting Monday 22 May 2023.</b> Minutes tabled as follows: Executive Management Team Meeting Tuesday 30 May. Council briefing Tuesday 19 June. Council Meeting Monday 3 July.	All.	<b>Moved: Errol Stewart.</b> <b>Seconded. John Stuart.</b> <b>Carried.</b>	
4.	<b>Business arising from the Minutes.</b>	All.	Nil.	
5.	<b>2021 Airport Development Plan, ADP.</b> Future development of the Airport is centred on enhancing safety and catering for larger Aircraft as the region grows.	David Leahy/Abel Farrell.		

	<p>Going forward there is a need for a Strategic Plan to complement the ADP <b>covering but not limited to closer liaison with Moyne Shire</b> (on nearby development, protection of Airspace, etc) leases, commercial activities, permitted usage, etc.</p> <p>Officers to review the Airport Development Plan and to develop an Airport Strategy with particular reference to the protection of Airspace around the Airport (Minimum Safe Altitude, MSA, and Obstacle Limitation Surfaces, OLS, as highlighted by recent State Government Panel Hearing's on Windfarm Developments.</p> <p>Any future development on site, applicants will require Councils in principal approval for use and consent to build in the first instance and specifically if the need arises to make application for a Planning Permit to the Moyne Shire for uses other than primary Aviation based uses.</p>		<p>Still awaiting response from CASA seeking clarification if an exemption can be granted to WCC to undertake proposed works for Runway 13/31 maintaining a 150M runway strip/OLS.</p> <p>Strategy to be circulated to Group for review and comment.</p>	
6.	<p><b>Apron/parking area.</b></p> <p>Proposed to reconstruct eastern side of Apron where pavement is continually failing. Staff working on design and costing for works.</p>	Abel Farrell.	<p>Rehabilitation works to be done early 2024 in drier conditions and done in consultation with affected users.</p> <p>As the Apron pavement is subject to ongoing failure due to larger and heavier Aircraft mainly from AW 139 Rotary Aircraft, used for offshore operations, it was suggested that construction of a standalone concrete Helipad be investigated to minimise damage to Apron pavement.</p>	
7.	<p><b>Runway 13/31.</b></p> <p>With increasing and larger traffic the pavement life expectancy is becoming less and early signs of ponding are evident.</p>	Abel Farrell.		



	Skid resistance and surface texture testing undertaken Friday 17 March and Runway Friction Testing Monday 1 May.		Council in receipt of testing results which indicate the surface is in good condition and no need for any immediate treatment to the surface.	
8.	<b>Runway 04/22.</b> Usage of Runway continues to increase.  Runway swept Thursday 29 June.  Runway markings incomplete.	For information.	Noted by Group.	
9..	<b>Ambulance Victoria/Pelair.</b>  Aircraft Fleet to be upgraded with new Aircraft operating January 2024.  2 x Beechcraft King Air 260. MTOW, 5,670KG, wingspan 17.65m, length 13.36m. 2 x Beechcraft King Air 360. MTOW, 6,804KG, wingspan 17.65m, length 14.42m.	For information.	Another example of larger and heavier Aircraft using Airport.  Terminal Building Ambulance Patient Transfer room, installation 2 x metal ramps for doorways to improve patient care Thursday 3 August.	
10.	<b>Obstacle Limitation Surfaces, OLS.</b> <b>10.1.</b> 2023 annual survey undertaken Wednesday 28 June as required by CASA Manual of Standards for Airports.  O'Sullivan maintains ongoing consultation with neighbouring property owners with regard to any vegetation identified infringing the approach, transition, and take off surfaces.  <b>10.2.</b> Council in discussions with Axicom owners of the Mt Taurus Communications tower regarding ongoing operation and maintenance of Red Aviation Obstacle Light.	For information.	Tree trimming undertaken with consent of property owners/s and when ground conditions are suitable for personal and equipment.	
11.	<b>Wind Farm Developments.</b> As previously agreed Council's position that no change to the MSA occur in order to protect the current Airspace.	WCC & MSC Staff.		

<p><b>11.1. Moyne Shire Council.</b> Moyne Shire Council's current resolution is to oppose all new wind farms in Moyne.</p> <p>In future Warrnambool to attend and make representation at hearings in unison with Moyne.</p> <p>Critical that Development and Strategy Plans for the Airport are adopted by Council.</p> <p>In all discussions to date it is not clear who has the regulatory authority to approve or reject the requests for an increase in the MSA, i.e. who has control/ownership of Air Space? Fair to say the end result sits with the Minister for Planning.</p> <p><b>11.2. Hawkesdale.</b> Works in progress.</p> <p><b>11.3. Hexham.</b> Moyne Shire has covered off on issues in relation to scoping for aviation see below para's,</p> <p>The scoping requirements refer to cumulative impacts. This project is situated in the middle of the Shire adjacent to 2 clusters of projects in the north-east and west of the Shire. Whilst cumulative impact assessment is common to environmental and landscape it needs to be substantially broadened to consider the impacts on land use, aviation, social and economic impacts, and community sentiment.</p> <p>Aviation is a significant issue with the proximity of the land to the Warrnambool Airport, the scoping requirements reflect this in land use and socio-economic section but the principles of "agent of change" are not mentioned. The airport exists, plays a significant regional role and has an adopted Masterplan. Surely mitigation of impacts on aviation should consider the precautionary principles.</p>		<p>Council received notification of the outcome of the Willatook Panel Hearing Friday 4 August, noting that:</p> <ul style="list-style-type: none"> <li>a) require wind turbines T39, T48, T49, T51 and T54 not intrude into the Minimum Safe Altitude for the Warrnambool Airport</li> <li>b) require the mast guy wires to be treated so that the base section of the wires and the area around the base attachment point is a contrasting colour to the ground.</li> </ul> <p>Hopefully this outcome sets a precedent for Airports to maintain their current procedures.</p> <p>Again Thanks to Moyne Shire for support and assistance.</p> <p>Outcome of Woolsthorpe hearing to follow.</p> <p>Latrobe Valley Airport is also dealing with Windfarm developments and requests to raise MSA's along with Solar Farm Developments.</p> <p>Although solar reflectivity is generally minimal, there can be instances of 'yellow glare' (glare with the potential for temporary after image) occurrences that may impact Aircraft on approach of which CASA agrees carries a risk of glare impact.</p>	
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	<b>11.4. Offshore.</b> Federal Government announcement in Portland Wednesday 28 June of Offshore windfarms plans.			
12.	<b>Communications &amp; Water Towers.</b> <b>12.1.</b> 63 McKenzies (Telstra 35m monopole) subject to a hearing in April. VCAT has now provided a decision on the tower at 63 McKenzies Road Bushfield, and directed Council to issue a permit. The permit will include the condition as required to comply with CASA manual of standards, and be obstacle lit.  <b>12.2.</b> 366 Wollaston (Telstra 35m monopole) The matter for 366 Wollaston Road has been settled and the application for review withdrawn, so a permit has now been issued for that site. Request for a standing red obstacle light was added as a permit condition.  <b>12.3.</b> 295 Hopkins Point Road (private farming land) 32m monopoles with associated antennae. The assessment for 295 HPR has been completed, and the officer has concluded that the proposed facility is not within an area near to the Obstacle Limitation Surface boundary, and well below the 110 metre above ground level standard that would have its impact further considered. The proposal is also not affected by the CASA standard; MOS Part 139- Aerodromes, therefore it was concluded that aircraft warning lights are not warranted in this location, and that a formal referral was therefore not required. A Permit has been issued.  <b>12.4.</b> 10275 Princes Highway (Speedway) 32m monopoles with associated antennae. The assessment is ongoing.	For information.	Noted by Group.	
13.	<b>Fees and Landing Charges.</b> Income for 2023/2024 to date: Avdata charges \$2,018.00 Local Commercial Operators \$0.00 " Recreational " \$0.00		Noted by Group.	

	Aircraft Movements: May 313. June 262. July 270.			
14.	<p><b>Airport Works, Maintenance, &amp; Miscellaneous.</b></p> <p>Visit Merri River School, Tuesday 13 &amp; Thursday 15 June.</p> <p>Pavement Concessions approved for operations up to 30 June 2024 to local business operators, off shore operations, and Sharp Airlines.</p> <p>Taxiway A (Aviation Park) swept Thursday 13 July.</p> <p>Koroit CFA site familiarisation inspection Sunday 6 August 09:30-10:30 hours.</p> <p>Monday 7 August runway strips x 2 had herbicide applied by Troy/Air Apply to control broadleaf weed.</p> <p>Tuesday 8 August full day's work applying herbicide con runway edges, markers, taxiways, drains, etc, to control vegetation.</p> <p>Grazing Land x 5 lots leased out until 30 June 2026 with option to extend for a further 2 years.</p> <p>Renewal of Airside/Landside Security Fencing and Residence fencing works in progress.</p> <p>Drainage works and trees removed Aviation Park July.</p> <p>Off Shore Operations for the Thylacine Gas Rig continue on as needs basis.</p> <p>Flight Training. Ideally a provider should be based locally and have aircraft on site.</p>		<p>Suggested consideration be given to facilitate an Emergency Exercise on site in the near future.</p> <p>This to be included as an Agenda item for the next Municipal Emergency Management Planning Committee Meeting for discussion.</p> <p>CASA has also flagged with Airports to recommence exercises as per Airport Standards/Manuals.</p>	

	Aero Club Redevelopment works in progress.  Drag Race Club. Nothing further to report since last meeting.			
15.	<b>Leases.</b> Some further amendments are being made to the template before the finalised version will be circulated.		Noted by Group.	
16.	<b>Australian Airports Association, AAA.</b> <b>16.1.</b> AAA Meeting held in Melbourne Wednesday 9 August. Not attended by Council Staff.  <b>16.2.</b> National Conference is in Melbourne 13 -17/11.		Information on outcome of Willatook Windfarm Panel Hearing provided to AAA to share at Meeting.  Agenda for Conference to be circulated with a view to attending sessions of relevance and of benefit to Council/Airport Staff.	
17.	<b>Hangar/Building Construction Lot 14.</b> Lease agreement to be entered into,		Nothing further to report since last meeting.	
18.	<b>General Business.</b> <b>18.1. Air Transport Operations</b> (previously referred to as RPT/closed charter)  <b>19.2.</b> Joint venture with Moyne Shire. Driver Training for youth Monday 25th Tuesday 26 <sup>th</sup> September. Use of Terminal and Aviation Park Taxiway.  <b>20.3.</b> Targa Classica – motor sport event, use of ABP taxiways/entrance Roads proposed in March 2024.		Minimal since last Meeting.  Noted by Group.  Ongoing discussion on potential use of Airport and subject to Council's Event Control Group Process.	
21.	<b>21.1. Next Meeting.</b> <b>21.2. Close of Meeting.</b>		Monday 13 November 2023. 11.37am.	

## MINUTES

### PLANNING ADVISORY COMMITTEE

Date:	Wednesday, 6 September 2023	Time:	4 PM	Location:	Committee Room 1, Warrnambool Civic Centre
Committee Members In Attendance	Cr. Angie Paspaliaris, Chair Fiona Golding Jeff Moreland-Hunt John McNeill William Welsh Leanne Williams Willy Benter Kerri-Anne Tatchell Cameron McNeill				
Council Officers Attendance	Luke Coughlan – Director City Growth Julie McLean – Manager City Strategy & Development Peter Reid – Strategic Planner Sarah McKeown – City Growth Support Officer				
No.	What	Actions			
1.	Welcome & Apologies	<b>Apologies:</b> Leanne Williams, Willy Benter <b>Absent:</b> John McNeil & Jeff Moreland-Hunt			
2.	Conflict of Interest Declaration	Cameron McNeil – Item 5 Midfield Key Worker Accommodation			
3.	Minutes from Previous Meeting - 21 June 2023	True and correct <b>Moved:</b> Bill Welsh <b>Second:</b> Fiona Golding			
4.	Warrnambool Futures Blueprint Project	Julie McLean Updated: Development project brief to go out for procurement. Will be a two-year project. Council is working with other Council's to help refine the brief and gain advice.			

5.	<b>Midfield Key Worker Accommodation Update</b>	<p>6 Eccles Street – Minister for Planning has appointed a Priority Projects Advisory Committee to the project. They will consider the submissions that have been received. On the papers matter for recommendations.</p> <p><b>AP:</b> Clarification if it will require an amendment to the Planning Scheme – <b>JM</b> End result will require amended to the planning scheme.</p> <p><b>BW</b> - Why the Minister of Planning has this application – <b>JM:</b> The Proponent referred the proposal to the State Government’s Development Facilitation Program, which was a pathway that the proponent chose. Council provided a submission for process to be fast tracked. Council is a referral agency.</p>
6.	<b>Saleyards Update</b>	<p>A Master Plan is currently being developed for this site. Process is including adjoining land. First lot of environmental testing is complete. No results in preliminary assessment shows any issues. Further, more in-depth testing to begin.</p> <p>Economic and community report assessment being undertaken on the site and adjoining land and zoning. Report to go to Council early October. Insight Planning are the lead consultants on this project.</p> <p><b>AP:</b> What different areas are being tested <b>LC:</b> Only this site and where officers have stated troughs in adjoining paddock. Next stage will go to a wider testing area. Council will consultant with adjoining owners on different zoning options for the area. Master plan will mainly be around zoning options.</p> <p><b>BW</b> – Who is making the final decision on what happens with this site <b>LC:</b> Councillors will make the final decision. Consultants will propose a recommendation to Council and Community Consultation will be part of the process.</p>

		<p><b>AP</b> – Idea of timeframe <b>LC:</b> Final may not be by end of the year, but hope to have a draft. Early October to discuss update.</p>
7.	<b>Bushfield-Woodford Strategic Framework Plan Update</b>	<p>Peter Reid Provided an Update:</p> <p>Draft Framework Plan went to Council on Monday 4 September. Is now open for public consultation.</p> <p>High-level document to show vision of what is planned for the area for Bushfield-Woodford over a 20-25 year timeframe.</p> <p>First round of community feedback was in October 2022 - electronic based survey. Received over 280 response with about 170 comments provided.</p> <p>Second round was in March 2023 – In person drop in session to discuss and refine response previously received in the first round. Extra people attended then those who responded online. All raised similar comments from the initial feedback.</p> <p>Council have been conducting workshops with different Council departments. Also been conducting interviews to different authorities and relevant government agencies and community groups.</p> <p>Consultants drafted a plan from feedback that has been provided and was presented to Council Monday 4 September. This draft plan will go out for community feedback.</p> <p>7 Themes come out of plan.</p> <ul style="list-style-type: none"> <li>- <b>Land Use and Development:</b> Possible changes to zones to accommodate additional lots that is needed in the area for growth.</li> <li>- <b>Transport:</b> Improve sustainable transport. Make the area safer for children. Activity transport link to Warrnambool. Public transport in area, which is currently unavailable.</li> </ul>



		<ul style="list-style-type: none"> <li>- <b>Landscape and Natural Environment:</b> Protect and enhance Public open space. Wastewater issues/problems with disposal.</li> </ul> <p><b>FG:</b> Wastewater design has it started. <b>PR:</b> Have started looking at options. Only ideas yet, no work has started. Growth on hold in the area. Zones already in place is already a factor in process.</p> <ul style="list-style-type: none"> <li>- <b>Community Infrastructure Public Realm and Open Space:</b> Ideas for a Community hub in recreation area. Want to see areas around river maintained and improved.</li> <li>- <b>Aboriginal Cultural Heritage Values:</b> Communication with Easter Maar has been slow moving due to workload and resources. Will continue to engage. Sub consultants to investigate Cultural heritage aspects.</li> <li>- <b>Sustainability &amp; Resilience:</b> Sustainable Subdivision framework referenced.</li> <li>- <b>Utilise &amp; Services:</b> Wastewater issue is biggest challenge. Wastewater Management Plan. Flood Risk, some land will possibly be at flood risk, flood study will be needed.</li> </ul> <p>Current Status: Strategic Framework Plan currently on your say website. For public feedback. Other smaller studies will need to be done following this. Some studies will need to be done before an amendment to the Planning Scheme. Already seeking funding opportunities</p> <p><b>KA:</b> Is this a work a priority for Council to get the new lots for development. <b>JM:</b> It is an identified strategic gap in direction for growth for the settlements.</p> <p><b>BW:</b> Will the wastewater issue hold up areas ready to develop in the Bushfield/Woodford area – Brodies Road recently amended. Wastewater Issues will not hold up once Development Plan amended.</p>
8.	General Business	Nil

9.	Next Meeting – 6 December 2023	Close 5.11pm - Potential change dates for next meeting
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## **7.11. 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.*

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### **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, 11 September 2023 – refer **Attachment 1**.

Monday, 18 September 2023 – refer **Attachment 2**.

Monday, 25 September 2023 – refer **Attachment 3**.

### **ATTACHMENTS**

1. Assembly of Councillors Record 11 September 2023 [7.11.1 - 2 pages]
2. Assembly of Councillors Record 18 September 2023 [7.11.2 - 1 page]
3. Assembly of Councillors Record 25 September 2023 [7.11.3 - 1 page]

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**MOVED: CR BEN BLAIN**

**SECONDED: CR RICHARD ZIEGELER**

**That the record of the Informal Meetings of Council held on 11, 18 and 25 September 2023, be received.**

**CARRIED - 6:0**

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## Informal Meeting of Council Record

<b>Name of Committee or Group (if applicable):</b>	Informal Meeting of Council (Councillor Briefing)
<b>Date of Meeting:</b>	11 September 2023
<b>Time Meeting Commenced:</b>	3.19pm
<b>Councillors in Attendance:</b>	Cr. D. Arnott, Mayor Cr. B. Blain Cr. V. Jellie AM Cr. O. Akoch Cr. A. Paspaliaris – arrived 3.19pm Cr. M. Taylor Cr. R. Ziegeler
<b>Council Officers in Attendance:</b>	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 Wendy Clark, Executive Assistant Ali Kemp, Manager Recreation & Culture – 3.09pm – 3.45pm Ashish Sitoula, Manager Strategic Community Planning & Policy 3.46pm – 4.24pm John Brockman, Manager Financial Services – 3.58pm – 4.55pm Nick Higgins – Manager Communications – 3.58pm – 4.55pm Nicole Wood, Project Manager, Travel Smart - 4.56pm – 5.04pm Thomas Hall, Acting Co-ordinator Project Management – 4.56pm – 5.22pm
<b>Other persons present:</b>	WAG Business Case Consultants FJMT Studio - Geoff Croker, Heidi Aviva Same – Virtual Commonwealth Home Support Program Consultants Lake Advisory - Natasha Ross, Jenny Jenner – Virtual Greg Lake, Lake Advisory
<b>Apologies</b>	Nil.
<b>Matters Considered:</b>	1. Warrnambool Art Gallery Preliminary Business Case. 2. Commonwealth Home Support Program. 3. Budget Programming. 4. City Centre Central Bus Interchange. 5. Fraud & Corruption Control Policy. 6. Art Gallery exhibition. 7. SWVLX Decommissioning update. 8. Wave action at Port of Warrnambool.
<b>Council and Officer Items Raised</b>	<ul style="list-style-type: none"> <li>• Police camera cars.</li> <li>• Storm damage update and recovery.</li> <li>• Advocacy documents.</li> <li>• Geelong Regional Package forum.</li> <li>• Operation Sandon update.</li> <li>• Aquatic facilities tour.</li> <li>• Off-shore wind farms submission.</li> <li>• Chamber of Commerce business survey.</li> <li>• Warrnambool RSL projects.</li> <li>• Flagstaff Hill Maritime Village accreditation.</li> <li>• Telecommunication towers.</li> </ul>

<b>Councillor Conflicts of interest Disclosures:</b>	
<b>Councillor /Officer Name:</b>	
<b>Meeting close time:</b>	6.13pm
<b>Record Completed by:</b>	Wendy Clark Executive Assistant

## Informal Meeting of Council Record

<b>Name of Committee or Group (if applicable):</b>	Informal Meeting of Council (Councillor Briefing)
<b>Date of Meeting:</b>	18 September 2023
<b>Time Meeting Commenced:</b>	3.19pm
<b>Councillors in Attendance:</b>	Cr. D. Arnott, Mayor Cr. B. Blain Cr. V. Jellie AM Cr. O. Akoch Cr. A. Paspaliaris – arrived 3.21pm Cr. M. Taylor – left the meeting at 4.46pm Cr. R. Ziegeler
<b>Council Officers in Attendance:</b>	Ingrid Bishop, Acting Chief Executive Officer David Leahy, Director City Infrastructure Julie McLean, Acting Director City Growth Peter Utri, Director Corporate Strategies James Plozza, Manager Governance Wendy Clark, Executive Assistant Rob Wandell, Coordinator City Development - 3.00pm – 3.40pm Ashish Sitoula, Manager Strategic Community Planning & Policy 3.38pm – 4.18pm Rachel Edwards, Coordinator Mental Health Services -3.38pm – 4.18pm Lauren Schneider, Manager Sustainability & Compliance - 4.19pm – 4.32pm Justin Harzmeyer, Coordinator Natural Environment & Sustainability 4.19pm – 4.32pm
<b>Other persons present:</b>	Steve Tinker, Regional General Manager, Telstra Laura Hamer, Senior Specialist - Site Acquisition, Environment and Design
<b>Apologies</b>	Nil.
<b>Matters Considered:</b>	1. Telstra briefing. 2. Affordable housing. 3. Privacy Policy. 4. Middle Island Project Season report.
<b>Council and Officer Items Raised</b>	<ul style="list-style-type: none"> <li>• Cannon Hill/cutting footpath.</li> <li>• Green waste collections.</li> <li>• Free camping and dump points.</li> <li>• Koroit Street/Fairy Street roundabout road surface reconstruction.</li> <li>• Wooden platform boat launching facility into Hopkins River.</li> <li>• Civic Centre window cleaning.</li> <li>• Warrnambool Golf Club building redevelopment.</li> <li>• Southern Grampians Shire visit.</li> <li>• EMAC quarterly meeting.</li> <li>• Florence Collins fire.</li> <li>• Warrnambool RSL.</li> </ul>
<b>Councillor Conflicts of interest Disclosures:</b>	
<b>Councillor /Officer Name:</b>	
<b>Meeting close time:</b>	5.07pm
<b>Record Completed by:</b>	Wendy Clark Executive Assistant

## Informal Meeting of Council Record

<b>Name of Committee or Group (if applicable):</b>	Informal Meeting of Council (Councillor Briefing)
<b>Date of Meeting:</b>	25 September 2023
<b>Time Meeting Commenced:</b>	3.00pm
<b>Councillors in Attendance:</b>	Cr. D. Arnott, Mayor Cr. B. Blain Cr. V. Jellie AM Cr. O. Akoch Cr. A. Paspaliaris – arrived 3.25pm Cr. M. Taylor
<b>Council Officers in Attendance:</b>	Andrew Mason, Chief Executive Officer Ingrid Bishop, Director Community Development David Leahy, Director City Infrastructure Luke Coughlan, Director City Growth Peter Utri, Director Corporate Strategies James Plozza, Manager Governance Wendy Clark, Executive Assistant John Brockway, Manager Financial Services – 3.59pm – 4.21pm Lauren Schneider, Manager Sustainability & Compliance – 4.30pm – 4.33pm
<b>Other persons present:</b>	David Walker, Local Government Inspectorate Dawn Bray, Local Government Inspectorate Kevin Leddin, Chairman, Audit & Risk Committee
<b>Apologies</b>	Cr. R. Ziegeler
<b>Matters Considered:</b>	<ol style="list-style-type: none"> <li>1. Local Government Inspectorate briefing.</li> <li>2. Audit &amp; Risk Committee biannual report.</li> <li>3. Annual Report 2022-2023.</li> <li>4. Proposed Development Plan 191-201 Morris Road</li> <li>5. Warrnambool Planning Scheme Review</li> <li>6. Economic Development Strategy</li> <li>7. Warrnambool Invasive Plant &amp; Animal Framework</li> <li>8. Airport Reference Group meeting minutes.</li> <li>9. Planning Advisory Committee meeting minutes.</li> <li>10. August Monthly Financial Report.</li> <li>11. Mayoral Diary update.</li> </ol>
<b>Council and Officer Items Raised</b>	<ul style="list-style-type: none"> <li>• Minister for Veterans Affairs and Warrnambool RSL.</li> <li>• Planning and housing reforms announcement.</li> <li>• East of Aberline Road project.</li> <li>• Advocacy priority meetings.</li> <li>• HFNL Grand Final.</li> <li>• Basketball stadium expansion.</li> <li>• Infrastructure works at Hopkins River.</li> <li>• Chief Executive Officer Employment Matters Committee Chair.</li> <li>• Japan Street drainage works.</li> <li>• RSPCA contact.</li> <li>• Cannon Hill/cutting safety fence.</li> <li>• Letter of support for South West Sport grant application.</li> <li>• Foreshore vegetation fire risks.</li> </ul>
<b>Councillor Conflicts of interest Disclosures:</b>	
<b>Councillor /Officer Name:</b>	
<b>Meeting close time:</b>	5.11pm.
<b>Record Completed by:</b>	Wendy Clark Executive Assistant

## **7.12. 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**

<b>Date</b>	<b>Location</b>	<b>Function</b>
30 August 2023	Warrnambool	Mayor - Warrnambool Rotary Club Father of the Year 2023 presentation.
5 September 2023	Warrnambool	Mayor & Chief Executive Officer - Great Ocean Road Region Tourism Conference.
6 September 2023	Warrnambool	Mayor- Brauer College John King Citizenship Awards.
7 September 2023	Geelong	Chief Executive officer – Barwon South West Region Geelong Regional Package Forum.
11 September 2023	Warrnambool	Mayor – Australian Citizenship Ceremony with 26 residents becoming Australian citizens.
13 September 2023	Warrnambool	Mayor – Legacy Centenary Torch Relay.
	Warrnambool	Mayor - Launch of GALS (Girls as Leaders in STEM – (science, technology, engineering & maths) Program 2023.
14 September 2023	Warrnambool	Mayor - Visit to Warrnambool Library by Senator Jane Hume.
15 September 2023	Warrnambool	Mayor – Great South Coast Leadership Program participants introduction.
20 September 2023	Warrnambool	Mayor - Visit by Minister for Youth, Natalie Suleyman to F Project for the <i>Artolescence</i> exhibition.
23 September 2023	Warrnambool	Cr Otha Akoch represented the Mayor at the HFNL Grand Final day.
25 September 2023	Warrnambool	Mayor & Chief Executive Officer – Meeting with Jacinta Ermacora MP, State Member for Western Victoria.
27 September 2023	Warrnambool	Mayor & Chief Executive Officer – Meeting with Roma Britnell MP, Member for South West Coast.
28 September 2023	Warrnambool	Mayor & Councillors – Official opening of McGennan amenities block.

**MOVED: CR ANGIE PASPALIARIS**

**SECONDED: CR MAX TAYLOR**

**That the Mayoral & Chief Executive Officer Council Activities – Summary Report be received.**

**CARRIED - 6:0**



## **8. NOTICE OF MOTION**

No Notices of Motion have been received.

## **9. GENERAL BUSINESS**

Nil.

## **10. URGENT BUSINESS**

Nil.

## **11. RESOLUTION TO CLOSE MEETING**

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**MOVED: CR BEN BLAIN**

**SECONDED: CR ANGIE PASPALIARIS**

That in accordance with Section 66(2)(a) of the Local Government Act 2020, the meeting be closed to members of the public at 7.01pm

**CARRIED - 6:0**

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## **12. SECTION 66 (IN-CAMERA) - CONFIDENTIAL ITEMS**

### **12.1. MINUTES IN-CAMERA MEETING OF COUNCIL HELD ON 1 MAY 2023**

### **12.2. AUDIT & RISK COMMITTEE MINUTES**

### **12.3. CHIEF EXECUTIVE EMPLOYMENT MATTERS ADVISORY COMMITTEE MINUTES**

## **13. RESOLUTION TO RE-OPEN MEETING**

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**MOVED: CR BEN BLAIN**

**SECONDED: CR RICHARD ZIEGELER**

That the meeting be re-opened to members of the public at 7.09pm.

**CARRIED - 6:0**

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## **14. CLOSE OF MEETING**

The meeting closed at 7.09pm.

**CHAIRMAN**