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# Highest and Best Use Master Plan Report

81-99 Caramut Road, Warrnambool

Prepared by Insight Planning Consultants for Warrnambool City Council

15 February 2024

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#### Introduction

This report has been prepared by Insight Planning Consultants for Warrnambool City Council, in relation to the former Warrnambool Livestock Exchange (saleyards) at 81-99 Caramut Road, Warrnambool (the Site) and surrounding non-urban land.

This report follows the completion of the key stakeholder consultation process on the previous plan options prepared for the Site. It presents and supports the final Concept Masterplan and associated plans prepared by Patch Design (February 2024), included at Appendix 2 of this report. It also provides a summary of the background assessments undertaken for the Site to date and relevant planning context.

This report should be read in conjunction with the following assessments, which have helped to inform the master planning for the Site:

- Land Valuation Reports, Roger Cussen Property Specialist (February 2021)
- Economic Baseline and Land Use Assessment, Think Economics (August 2023)
- Preliminary Site Investigation and Soil Sampling, Tonkin & Taylor (May 2023)
- Soil Contamination Assessment, Tonkin & Taylor (December 2023)

#### Subject Site

The Site is located at 81-99 Caramut Road (*PC 362040*) in Warrnambool and was previously used for the former Warrnambool Livestock Exchange (saleyards), which ceased operations in June 2023.

The Site is located on the south-western corner of the intersection between Caramut Road to the east and Coghlans Road to the north, is generally rectangular in shape and has a total area of approximately 12.45 hectares.





Figure 1: Site Aerial (Landchecker 2024)

The Site is zoned Public Use Zone 6 (**PUZ6**), which is for 'local government' purposes. Figure 2 below shows the zoning of the Site and its surrounds. The Site is not affected by any Overlays.

#### Site Surrounds and Context

The Site is surrounded by Commercial 2 Zone (C2Z) land on the eastern side of Caramut Road, Industrial 3 Zone (IN3Z) to the north-east, south and west, Farming Zone (FZ) to the south and east, and Public Use Zone (PUZ) to the south and further west. Land further north along the Merri River is within the Urban Floodway Zone (UFZ), while land further to the east, south and west is in the General Residential Zone (GRZ). Caramut Road is in a Transport Zone 2 (TRZ2). The Site forms part of a broader precinct being considered for rezoning, generally bound by the Merri River to the north, Caramut Road to the east, Harrington Road to the west and the established residential area and Brauer College to the south (together, the Precinct).



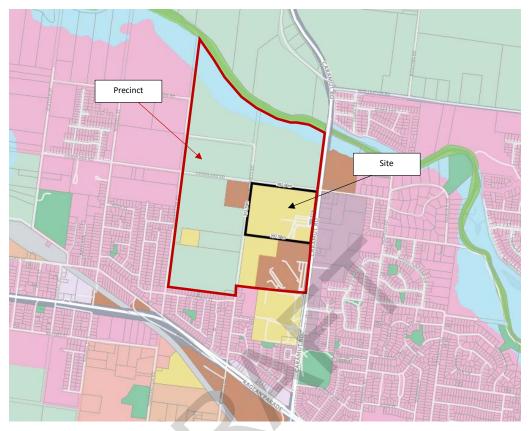


Figure 2: Zone Map (Landchecker 2024)

Surrounding land uses within the adjacent industrial and commercial areas include Landscaping and building supplies, Concrete products, Logistics and Transport, Motor repairs, Warehouse, Storage, Chemical manufacture, Steel fabrication, Agriculture machinery sales, and Farm equipment supplies among others. There is also a large amount of undeveloped land within the existing Commercial 2 Zone, however some of the land has recently been subdivided and is currently on the market, which indicates that further development may occur in the near future.

The current PUZ6 zoning of the Site seeks to recognise the public land use of the Site and to provide for 'local government' purposes. In order for the Site to be sold and/or redeveloped, this land must first be rezoned to an alternative zone.

The FZ land adjacent to the Site appears to have been retained for non-urban purposes to act as a buffer for the former saleyards on the Site and surrounding industrial uses, some of which appear to have associated buffers. It is clear that once the Site is rezoned, that surrounding non-urban land within the Precinct would become a planning anomaly within its broader context. The existing IN3Z applying to Brauerander Park also seems to be an anomaly and does not appropriately reflect the use of the land and should be rectified through the proposed rezoning. There is also existing IN3Z applying to land at 98-102 Coghlans Road, which is separated from the existing employment precinct further east along Caramut Road. The industrial zoning of this land could pose issues once surrounding land is rezoned for residential purposes. The existing use of these properties for a garden supplies centre could continue if this land was rezoned under existing use rights, however rezoning these properties



would prevent further industrial uses occurring in the future that could have additional amenity impacts to surrounding residential areas.

As such, in additional to the proposed rezoning of the non-urban land surrounding the Site for residential purposes, we recommend that these other zoning anomalies also be addressed through the proposed rezoning of the overall Precinct.

## Aboriginal Cultural Heritage Sensitivity

Part of the Site and much of the broader Precinct is affected by an area of Cultural Heritage Sensitivity, in particular due to proximity to the Hopkins River. The extent of this area is shown in Figure 3 below. Future development of the land within this area would need to appropriately respond to the requirements of relevant legislation, including the *Aboriginal Heritage Act 2006* and *Aboriginal Heritage Regulations 2018*. As each land parcel within the Precinct is located at least partially within an area of Cultural Heritage Sensitivity, any high impact activity, as defined by the Aboriginal Heritage Regulations, proposed to occur within the Precinct will require the preparation of a Cultural Heritage Management Plan (CHMP). High impact activities generally include subdivision and development of land for residential (3 or more lots/dwellings) or commercial purposes.

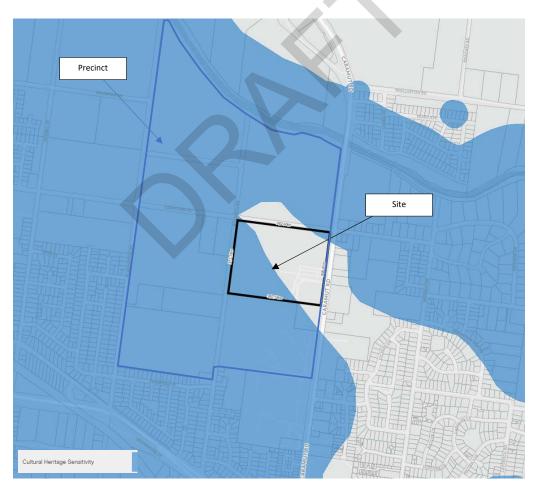


Figure 3: Extent of Cultural Heritage Sensitivity (Landchecker 2024)



#### **Bushfire Prone Area**

Part of the Site and much of the broader Precinct is located within a designated Bushfire Prone Area. The extent of this is shown in Figure 4 below. Future development of the land within this area would need to appropriately respond to the relevant requirements, including those found at Clause 13.02 of the Warrnambool Planning Scheme, to adequately address any bushfire risk.



Figure 4: Extent of Bushfire Prone Area (Landchecker 2024)

# **Amenity Buffers**

In determining the Concept Masterplan for the Site and surrounding Precinct, analysis into the existing industrial land uses within the surrounding area and any amenity buffers that may encroach into the land to be rezoned had been undertaken. There are a number of documents and provisions relating to amenity buffers which provide further clarity on how these buffers are to be determined and assessed. Some of the key provisions are summarised below.

Recommended separation distances for industrial residual air emissions, Publication 1518 (March 2013) – EPA Victoria

The guideline provides advice on recommended separation distances between industrial land uses that emit odour or dust, and sensitive land uses.



In some instances, the appropriate separation distance may vary from that recommended in this guideline as a result of site-specific operational or environmental conditions. In such cases, a detailed assessment and a resultant proposal that satisfies the Environment Protection Authority (EPA) will be required before a variation can be given planning approval.

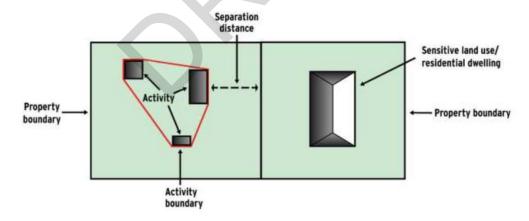
This guideline applies only to off-site residual odour and dust emissions from industries which have the potential to impact on human health and wellbeing, local amenity and aesthetic enjoyment. Noise, vibration, ambient and hazardous air pollutants have not been considered in the development of this guideline.

Other regulations, policies and guidance relevant to the consideration of land use separation for environmental protection include:

- State Environment Protection Policy (Air Quality Management)
- State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade)
   No. N-1
- Noise from Industry in Regional Victoria, EPA Victoria, 2011
- Land Use Planning Near Major Hazard Facilities, WorkSafe, 2010
- Victoria Planning Provisions, Department of Planning and Community Development

Section 8 of the guideline identifies that 'separation distances should be determined by measuring from the 'activity boundary' of the industrial activity to the nearest sensitive land use'. The activity boundary of the industrial activity is the area that includes all current or proposed industrial activities from which industrial residual air emissions (IRAEs) may arise.

The guideline sets out two methods of applying separation distances. Given the urban context of the saleyard, Method 1 (the 'urban' method) is most appropriate, which measures the separation distance from the activity boundary of the industry to the property boundary of the nearest sensitive land use, as illustrated below.



Section 9 of the guidelines outlines the process of varying a recommended separation distance. Where a variation from the recommended separation distance is sought, approval should not be given by the planning authority or other responsible authority until the relevant land use separation issues have been resolved to the satisfaction of EPA.

It should be the responsibility of the 'agent of change' to provide evidence to the planning authorities or other responsible authorities that a variation from the recommended separation distances is appropriate. For the purposes of the guideline, the 'agent of change' is the proponent of



the proposed land use that will give rise to the consideration of separation distances, whether for a new industrial or sensitive land use is proposed. In this instance, the agent of change would be Warrnambool City Council.

Interface land uses are those that can be located within separation distances between industrial land uses and sensitive land uses. Table 5 of the guideline provides examples of activities and their suitability as interface land uses, as shown below.

Suitability	Examples of interface land use
To be encouraged	Agriculture, car parks, cinema-based entertainment facilities, emergency services facilities, natural systems, offices, research centres, service stations and veterinary clinics.
To be considered (subject to assessment)	Light industry with no adverse amenity potential and utilities (except for sewage works).
To be prevented	Sensitive land uses and industrial land uses that require separation distances as listed in the Index.

The guideline also provides guidance criteria that may be considered for assessment of a site-specific variation to the recommended separation distances as follows:

Criteria	Explanation
Transitioning of the industry	Existing industry has formally indicated that it will transition out of an area and over a specified timeframe.
Plant equipment and operation	The industrial plant and equipment have an exceptionally high standard of emission control technology.
Environmental risk assessment	An environmental risk assessment of IRAEs has been completed that demonstrates a variation is justified.
Size of the plant	The plant is significantly smaller or larger than comparable industries.
Topography or meteorology	There are exceptional topographic or meteorological characteristics which will affect dispersion of IRAEs.
Likelihood of IRAEs	Particular IRAEs are either highly likely or highly unlikely to occur.

The IRAE provides the following additional guidance for considering separation distances:

- **Cumulative Impacts:** the guideline does not recommend specific separation distances for any cumulative impacts resulting from the co-location of like industries.
- Interface Land Uses: the guideline provides example of activities and their suitability as interface land uses. However, it is not intended to be an exhaustive list of all activities.
- Inter-industry separation distances: the guideline recommends addressing inter-industry separation distances on a case-by-case basis to ensure that appropriate planning solutions are reached. Planning authorities need to ensure that their strategic land use plans, policies and controls are appropriately framed for managing incompatible inter-industry uses.
   Designation of sub-precincts that are dedicated to particular types of industrial activities, within a larger industrial precinct, is an effective means of preventing and managing incompatible industries.



#### Improving Planning Responses for Buffers/Separation Distances

This Technical Report was released in 2019 as part of a review of buffers in strategic and statutory planning. The report provides a useful summary of the 2013 guideline, including the role of the EPA, the purpose and intent of recommended separation distances, and operation and principles to support a variation to a recommended separation distance, as outlined above.

The technical report identifies and compares the guidance that currently exists within the Victorian Planning Provisions (VPPs,) IRAEs and other relevant guidance documentation regarding separation distances from industrial uses. It highlights that there are many inconsistencies between the separation distances in the guideline and the planning provisions.

#### Victorian Planning Provisions

#### Clause 53.10 - Uses and Activities with Potential Adverse Impacts

The purpose of this clause is 'to identify those types of uses and activities, which if not appropriately designed and located, may cause offence or unacceptable risk to the neighbourhood'.

The Table to Clause 53.10-1 sets out threshold distances from the specified uses, being the shortest distance from any part of the land to:

- Land (not a road) in an Activity Centre Zone, Capital City Zone, Commercial 1 Zone, Docklands Zone, residential zone, or Rural Living Zone; or
- Land used for a Hospital, an Education centre or a Corrective institution; or
- Land in a Public Acquisition Overlay to be acquired for a Hospital, and Education centre or a Corrective institution.

Some of the uses listed in the Table to Clause 53.10-1 are found within the surrounding area, such as the 'automotive repairs' at 18 and 22 Coghlans Road and 34 Caramut Road. A full list of properties and their current land use is outlined in Appendix 1.

As there are also existing land uses which may or may not meet the conditions in Clause 53.10-1, it is recommended that consultation occur with the EPA, in relation to any other potential amenity buffers that would encroach within the areas to be rezoned, as part of the Planning Scheme Amendment process for the rezoning of the Precinct.

#### Background Assessments

The following assessments have been undertaken to help inform the masterplan for the Site:

- Land Valuation Reports, Roger Cussen Property Specialist (February 2021)
- Economic Baseline and Land Use Assessment, Think Economics (August 2023)
- Preliminary Site Investigation and Soil Sampling, Tonkin & Taylor (May 2023)
- Soil Contamination Assessment, Tonkin & Taylor (November 2023)

#### Land Valuations

Land valuations were prepared by Roger Cussen Property Specialist dated 28 February 2021, for the Site at 81-99 Caramut Road, and the adjoining property to the east at Rooneys Road.

The valuation report for the Site identified the highest and best use for this land, based on surrounding land uses, to be industrial/commercial. Based on the analysis of recent sales, the report valued this land at \$5,225,000 if it were to remain in the PUZ6, and \$6,145,000, based on a rate of approximately \$60/sqm, should it be rezoned IN3Z, though commentary within the report indicates that either IN3Z or C2Z could be appropriate and similarly valued.



The valuation report for the adjoining land at Rooneys Road identifies the highest and best use for this land, based on surrounding land uses, to be either residential or a mixture of residential and industrial/commercial. Based on the analysis of recent sales, the report valued this land at \$745,000 if it were to remain in the FZ, \$2,265,000, based on a rate of approximately \$199,735/ha, if it were entirely in the GRZ, and \$3,171,800, based on a rate of \$194,647/ha for the residential component (9.22ha) and \$65/sqm for the industrial/commercial component (2.11ha), should it be rezoned a mix of GRZ and IN3Z, though commentary within the report indicates that either IN3Z or C2Z could be appropriate and similarly valued.

While some time has passed since the valuation reports were prepared and property prices have generally increased for both residential and industrial land since then, the reports provided a useful basis for the preparation of previously prepared master plan options for the Site and surrounding non-urban land.

It should be noted however that while the valuations may have indicated that a higher proportion of industrial land would have resulted in the highest total value, this did not sufficiently consider the level of demand for a larger area of industrial/commercial land and therefore the value of this land may have been more accurately calculated at a lower rate.

#### Economic Baseline and Land Use Assessment

The Economic Baseline and Land Use Assessment was prepared by Think Economics in November 2023 to:

- Provide an independent assessment of the current and future supply and demand dynamics for employment land in Warrnambool and, specifically in relation to the Site, assess, define and evaluate potential uses which maximise highest and best use outcomes;
- Analyse and compare supply and demand conditions related to potential planned employment land uses to determine the current and forecast market gap (ie opportunity), including detailed catchment analysis to identify and analyse the specific supply conditions, demand drivers and forecast market opportunity; and
- Provide clear recommendations as to the market viability for each potential land use, based on current and forecast market gap conditions and input and direction into the master planning process.

The assessment determined that the strongest employment land use opportunity is considered to be a local convenience centre that could support a mix of retail and small-scale office (medical) uses onsite.

The local centre would consist of up to 1,200sqm of retail uses with up to an additional 200sqm of attached office/medical space. The overall floor area of 1,400sqm is expected to require a site area of approximately 4,000-5,000sqm.

Other industrial uses (bulky goods, warehouse) were considered in this assessment, but it was determined that there is limited opportunity for additional industrial land in this location, in particular due to the large proportion of undeveloped Commercial 2 Zone land immediately east of Caramut Road.

#### Preliminary Site Investigation and Soil Sampling

Tonkin & Taylor (**T&T**) undertook preliminary site testing and prepared a Preliminary Site Investigation (**PSI**) in May 2023.



The aim of this investigation was to identify potential sources of contamination and the types of contaminants likely to be present based on current and former land uses.

The targeted soil investigation found that only two locations marginally exceeded contaminant levels (arsenic and copper), however these were considered unlikely to represent an unacceptable risk to human health or ecosystem maintenance.

The contamination status of the Site was considered unlikely to preclude redevelopment of the site for any purpose, including sensitive residential uses – subject to further investigation and if needed, remediation works.

#### Soil Contamination Assessment

Further testing of the Site was undertaken by T&T as part of a Soil Contamination Assessment (SCA) in October 2023, based on the recommendations of the previous PSI. The SCA included targeted preliminary soil investigation to quantitively inform the likely site contamination status based on the findings of the previous PSI, including additional land being considered for purchase by Council.

The SCA found exceedances in the review of laboratory analytical data from the onsite testing undertaken when compared against adopted ecological and human health criteria, specifically exceedances of Arsenic, Copper, Chromium and Nickel.

In-situ soils are preliminarily categorised as 'Category C' at the Saleyards and 'Fill Material' at the Southern paddock for the purpose of offsite disposal. Stockpiles in the Southern paddock are assumed to be from the same original source as part of the construction of the Brauerander athletics complex adjacent to the Site.

Additionally, one fragment of Asbestos Containing Material (ACM), in the form of bonded cement sheet, was observed on the site within a stockpile in the Eastern paddock (and removed from site as a sample). The sample was tested and reported a positive result for the presence of asbestos.

These matters will need to be resolved and remediated prior to the future development of the Site for sensitive uses.

#### Environmental Audit

As part of the proposed rezoning of the Site and surrounding non-urban land within the broader Precinct, based on the findings of the previous contamination assessments undertaken, it has been determined that it is highly likely that an environmental audit will be required.

The environmental audit process system is legislated under the Environment Protection Act. Under Section 208 of the Environment Protection Act, the purpose of an environmental audit for land use planning purposes is to:

- Assess the nature and extent of the risk of harm to human health or the environment from the contaminated land
- Recommend measures to manage the risk of harm to human health or the environment from the contaminated land
- Make recommendations to manage the contaminated land, waste, pollution or activity.

The environmental audit must be carried out by an EPA-appointed environmental auditor, who will perform an independent assessment of site conditions and risks. This process would include remediation of any contamination issues prior to the redevelopment of the land for residential and other purposes, to ensure that the land is suitable for these sensitive (residential) uses.



As part of the Planning Scheme Amendment for the rezoning of land within the Precinct for residential purposes, Ministerial Direction 1 – *Potentially Contaminated Land* requires the planning authority to satisfy itself that the land is suitable for this use by:

- 1. A Preliminary Risk Screen Assessment (PRSA) statement stating that no audit is required; or
- 2. An environmental audit statement stating that the land is suitable for the proposed use; or
- 3. Where complying with 1 or 2 is difficult or inappropriate, deferring these requirements through application of an Environmental Audit Overlay (**EAO**) or other appropriate measure.

Whether the audit system requirements are met at the time of the amendment or deferred, the determination of whether land is potentially contaminated must always be made at the time of the amendment and be documented in the explanatory report.

Based on the recommendations of the previous contamination assessments undertaken at the Site, it is highly likely that a PRSA would determine that an environmental audit is required, and as such undertaking a PRSA ahead of the environmental audit is considered to be unnecessary. Given that Council may retain or develop part of the Site or surrounding land, it is recommended to commence the Environmental Audit process ahead of or in conjunction with the planning scheme amendment, rather than deferring this requirement until after the land is rezoned. Given that timing for approval of an environmental audit is uncertain, it is recommended that an EAO be included as part of the preparation of the planning scheme amendment for the rezoning. The inclusion of the EAO could be removed however prior to gazettal of the planning scheme amendment should the environmental audit be completed before this occurs.

#### Preferred Concept Masterplan

Based on the findings of the background assessments undertaken, a Concept Masterplan has been developed which identifies the future urban structure for the Site and surrounding non-urban land. A Design Response Plan, which highlights how the Concept Masterplan has addressed the key issues and opportunities identified through the previous processes, and a Site Context Plan, which identifies existing zones and where the Precinct sits within the broader Warrnambool/Dennington context, have also been prepared to accompany the Concept Masterplan. These three plans are included at Appendix 2 of this report. An extract of the Concept Masterplan and a brief description of key items is provided below.



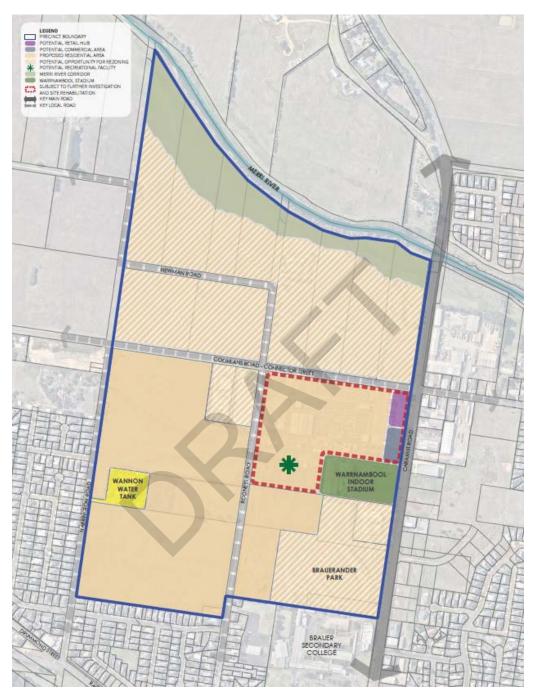


Figure 5: Concept Masterplan (Patch Design 2024)

The Concept Masterplan features predominantly residential development of the Site, with a small Local Convenience Centre of approximately 4,000-5,000sqm on the corner of Coghlans Road and Caramut Road and adjacent commercial uses making up the balance of the Caramut Road frontage, based on the findings of the Economic Baseline and Land Use Assessment (Think Economics, November 2023). The residential area within the former saleyards is indicated as being 'subject to



further investigation and site rehabilitation', due to the need for remediation works to occur as part of an environmental audit process to make the land suitable for sensitive uses. The Council-owned land west and south of the Site is also proposed to be rezoned for residential purposes.

The land north of Coghlans Road currently in the FZ, the two IN3Z properties south of Coghlans Road, the IN3Z property west of Caramut Road, and Brauerander Park are identified in the Concept Masterplan as being 'potential opportunity for rezoning'. These parcels are not owned by Council, and further consultation with these landowners will need to occur before these parcels can be definitively included in the proposed rezoning. As previously outlined in this report, these properties are planning anomalies within the broader site context and it is not considered appropriate to leave these properties in their current zonings. As such, it is recommended that these properties also be rezoned as part of the proposed planning scheme amendment. Targeted consultation with the landowners of these properties will need to occur prior to the inclusion of the properties in the rezoning amendment and to determine the most appropriate zone for these properties.

The area directly west of the Warrnambool Indoor Stadium has been identified indicatively for 'potential recreation facility'. This would allow Council to retain and utilise this land for recreational facilities, such as the expansion of the stadium, without needing to purchase additional land for this purpose elsewhere. The location of any recreational facility is subject to change in the future, with any balance of the land being used for residential purposes.

The areas previously identified for 'potential community housing' in earlier plan options have been removed in the Concept Masterplan. Based on ongoing discussions with Council officers, while there is clear intent by Council to deliver a key worker/affordable housing project within the Precinct, the location for this remains uncertain. Further, this housing project could be proposed anywhere in the proposed GRZ once the land has been rezoned, under different provisions of the Scheme. Therefore, given that the location of this is still being deliberated, a specific location has not been identified on the Concept Masterplan, in order to not prejudice the final outcome of this process.

#### Recommendations

The following recommendations are made based on the content of the background assessments and reports prepared to date and to assist in the preparation of the planning scheme amendment for the rezoning of land within the Precinct:

- 1. Undertake consultation with the EPA in relation to potential amenity buffers from existing industrial land uses in proximity to the Precinct.
- 2. Commence an environmental audit process in conjunction with the preparation of a planning scheme amendment for the rezoning of the Precinct.
- Undertake targeted community consultation with landowners of properties proposed to be rezoned as part of the planning scheme amendment.

#### Conclusion

This report has been prepared in relation to the former Warrnambool Livestock Exchange at the Site and surrounding non-urban land within the broader Precinct being considered for rezoning by Warrnambool City Council.

This report follows the completion of the key stakeholder consultation process on the previous plan options prepared for the Site. It presents and supports the final Concept Masterplan, and provides a summary of the background assessments undertaken for the Site to date and relevant planning context.



The Concept Masterplan features predominantly residential development of the Site, with a small Local Convenience Centre of approximately 4,000-5,000sqm on the corner of Coghlans Road and Caramut Road and adjacent commercial uses making up the balance of the Caramut Road frontage. The residential area within the Saleyards is indicated as being 'subject to further investigation and site rehabilitation', due to the need for remediation works to occur as part of an environmental audit to make the land suitable for sensitive uses. Additional land within the Precinct is also identified as having opportunity for rezoning to address existing planning anomalies, subject to targeted consultation with the landowners.

The area directly west of the Warrnambool Indoor Stadium has been identified indicatively for 'potential recreation facility'. This would allow Council to retain and utilise this land for recreational facilities, such as the expansion of the stadium, without needing to purchase additional land for this purpose.

The following recommendations are made based on the content of the background work undertaken and to assist in the preparation of the planning scheme amendment for the rezoning of land within the Precinct:

- 1. Undertake consultation with the EPA in relation to potential amenity buffers from existing industrial land uses in proximity to the Precinct.
- 2. Commence an environmental audit process in conjunction with the preparation of a planning scheme amendment for the rezoning of the Precinct.
- 3. Undertake targeted community consultation with landowners of properties proposed to be rezoned as part of the planning scheme amendment.



Appendix 1 – Existing employment land uses in proximity to the Precinct



# Existing Employment Land Uses and Buffers



Sub-Precinct	Address	Use	Zone	Buffers
1	102 Coghlans Road	Bells Garden Centre, Landscaping and Building Supplies	IN3Z	-
1	98 Coghlans Road	Western District Concrete Pipes and Products	IN3Z	**500 (if production rate exceeds 10,000 tonnes/annum)
2	14 Coghlans Road	Ryans Transport, Logistics and Transport	IN3Z	-
2	16 Coghlans Road	Ryans Transport, Logistics and Transport	IN3Z	-
2	18 Coghlans Road	South West Truck Centre, Truck & Machine Repairs	IN3Z	100 (automotive body, paint and interior repair)
2	20 Coghlans Road	Ryans Transport/Allens Freight, Logistics and Transport	IN3Z	-
2	22 Coghlans Road	Warehouse. Permit for Motor Repairs Approved	IN3Z	**100 (automotive body, paint and interior repair)

2	24 Coghlans Road	Richardson Brothers	IN3Z	_
_	21 008	Retreading, Tire Shop		
2	100 Caramut Road	West Fridge, Air	IN3Z	-
		conditioning contractor		
		(warehouse)		
3	Coghlans Road	Vacant Land	C2Z	-
3	29 Coghlans Road	Ryan Moves, Shipping Container Storage	C2Z	-
3	35 Coghlans Road	Tubbie and Rayz Indoor Batting House, Sports Complex	C2Z	-
3	37 Coghlans Road	Unknown	C2Z	-
3	39 Coghlans Road	EnviroFluid, Chemical Manufacture/Warehouse	C2Z	**500 (soap and detergent production) **300 (Chemical product manufacture other than listed) **1000 (Biocide production and storage) **2000 (Organic or inorganic industrial chemicals production other than listed)
3	96 Caramut Road	Adzweld Fabrications, Steel Fabrications	C2Z	**500 (structural or sheet metal production)
3	94 Caramut Road	Western District Agriculture, Tractor dealership	C2Z	-
3	92 Caramut Road	Agrimac, Tractor dealership	C2Z	-
3	88 Caramut Road	Agrimac, Tractor dealership	C2Z	-
3	86 Caramut Road	Vacant Building	C2Z	-
3	56-60 Caramut Road	Vacant Land	C2Z	-
3	80-84 Caramut Road	Vacant Land	C2Z	-
3	76 Caramut Road	Coastal Car Rentals and Car Sales	C2Z	-
3	65-67 Caramut Road	Nutrien, Agricultural service and CLAAS, Farm equipment supplies	IN3Z	-

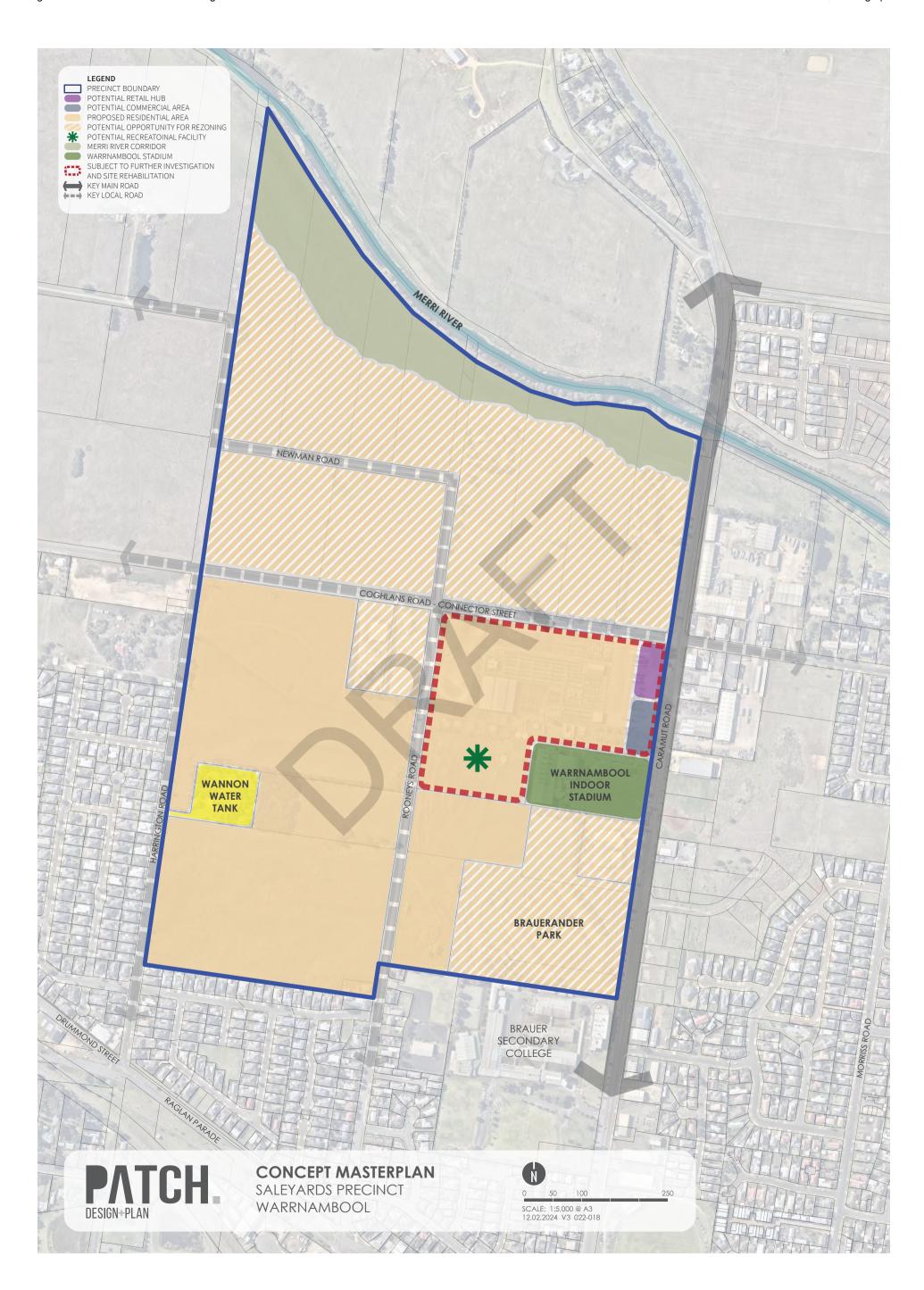
4	56-60 Caramut	Vacant Land, proposed	C2Z	-
	Road	subdivision		
4	50-54 Caramut	Total Dairy Service, dairy	C2Z	-
	Road	supplies (closed?)		
4	44 Caramut Road	Boxing Gym	C2Z	-
4	1 Fotheringham	Price Electrical,	C2Z	-
	Street	Electrician		
4	2 Fotheringham	Warehouse/Store	C2Z	-
	Street			
4	42a Caramut Road	Falcon Traffic	C2Z	-
		Management		
4	42b Caramut Road	Falcon Traffic	C2Z	-
		Management		
4	40 Caramut Road	Case Agriculture, farm	C2Z	-
		equipment supplier and		
		Gleeson Real Estate		
4	2/36 Caramut Road	Russell Hayden Scaffold	C2Z	-
		Hire, Equipment hire		
		(closed?)		
4	1/36 Caramut Road	TruBlu Dog Wash	C2Z	-
4	1-3/34 Caramut	Pj Glass, glazing, Dog	C2Z	100 (automotive
	Road	Wash, and Premium		body, paint and
		Paint Works, Panel		interior repair)
		beater		**500 (glass and
				glass
				production)
4	30 Caramut Road	Coates Hire, Equipment	C2Z	-
		hire		

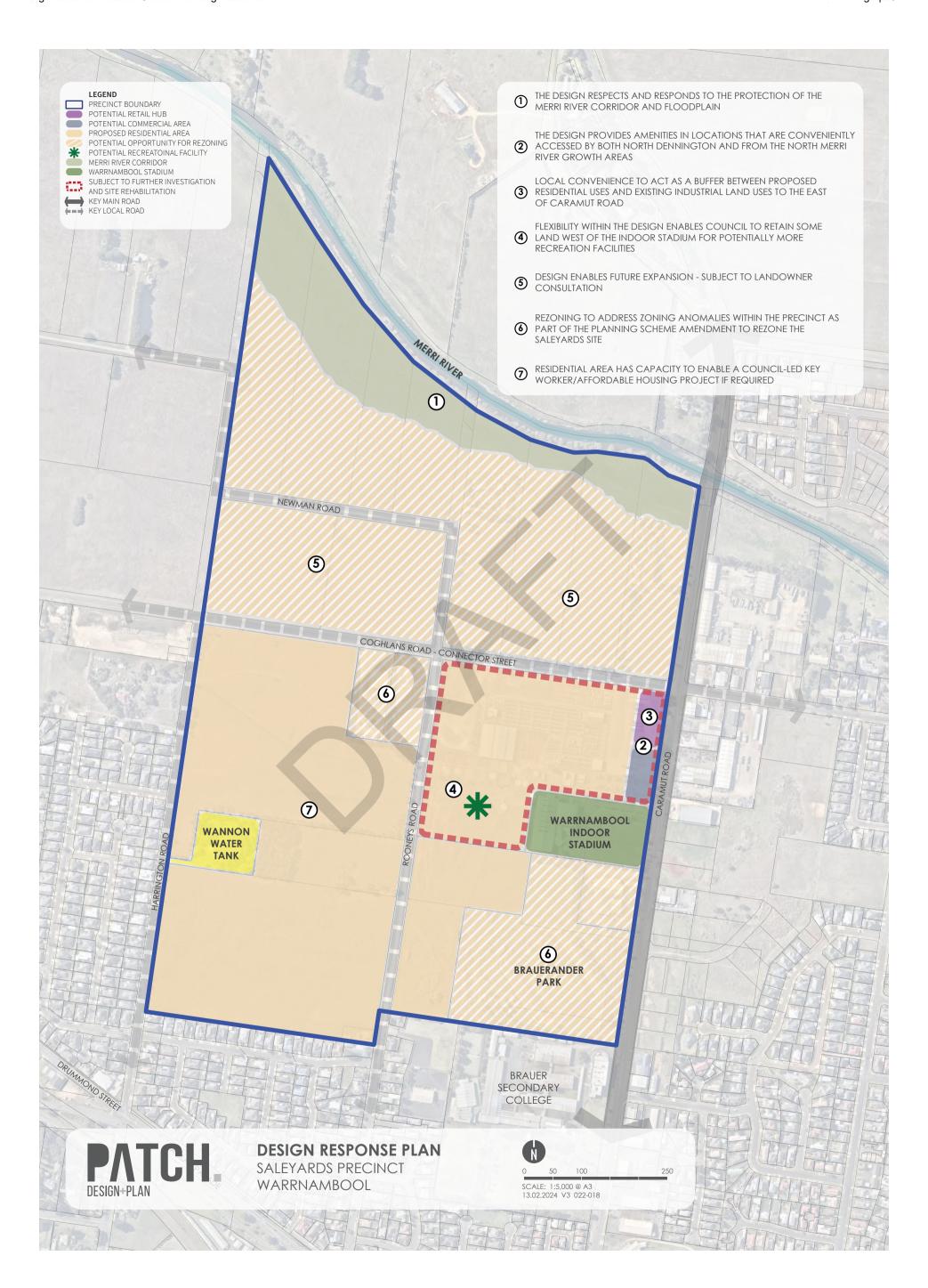
<sup>\*\*</sup>Potential Buffers that require further investigation

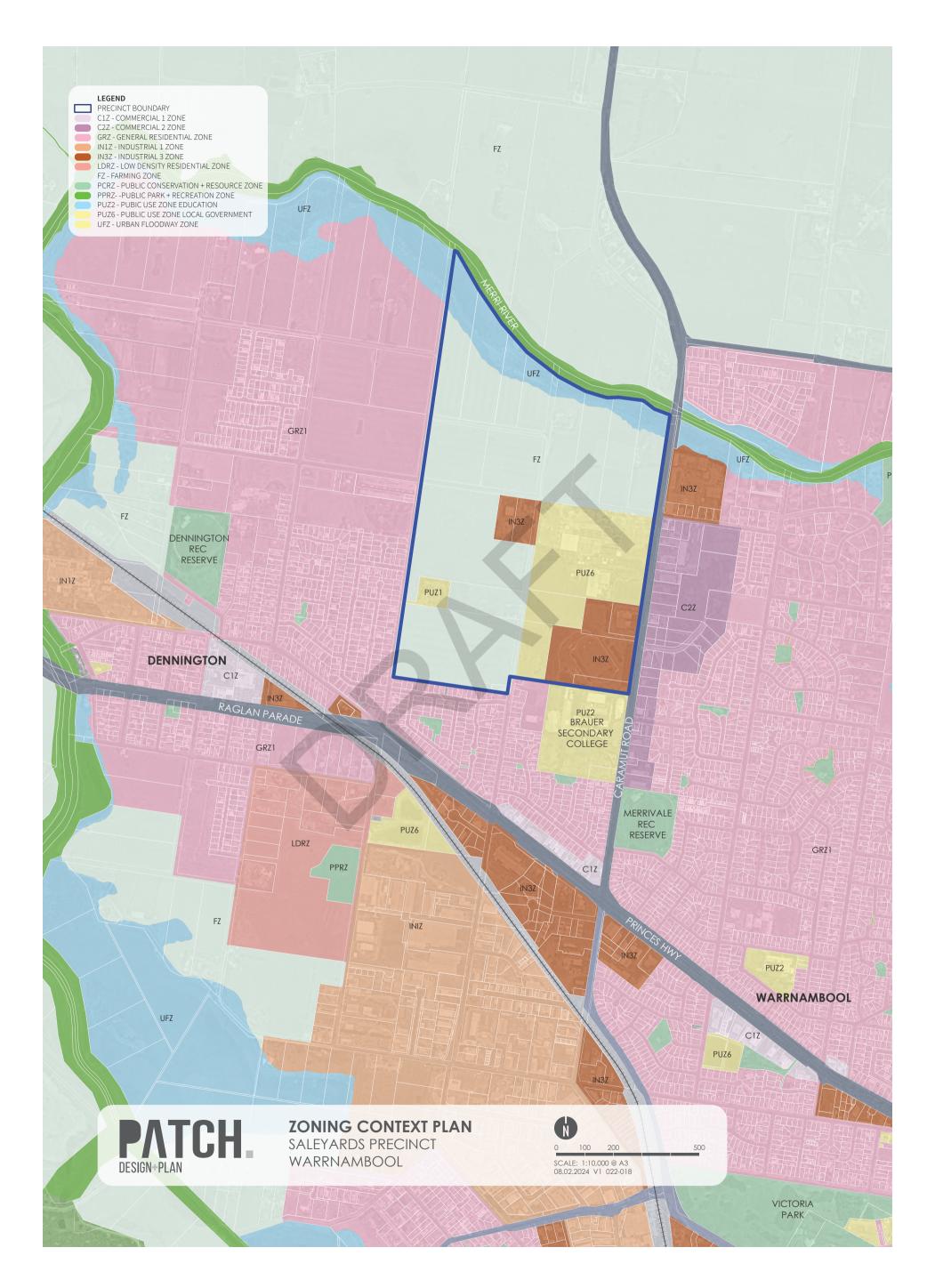


Appendix 2 – Plans (Patch Design, February 2024)





















# WARRNAMBOOL CITY COUNCIL WARRNAMBOOL AQUATIC STRATEGY FINAL REPORT - November 2023



WARRENGREENCONSULTING

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# **Executive Summary**

The AquaZone aquatic and leisure centre, opened as an outdoor facility in 1962 and was redeveloped in 2002 with the inclusion of indoor pools, a gymnasium and associated components. Based on the current levels of demand, the age of the Centre and the current and likely maintenance issues, Council has identified the need for an updated Strategy. A key aim of this Strategy is to provide options on either renewing or redeveloping AquaZone on the existing site, or, closing AquaZone and developing a new Centre at an alternate Greenfield site (to be determined).

In 2022/23, the Centre had 200K visitations from a diverse range of users such as learn to swim participants, members, school groups, swim clubs, competition / carnival participants and general community. This level of usage equates to 5.6 visits per head of population compared to the benchmark of 5.2 for regional areas indicating good participation levels. Based on the consultation undertaken, central to the success of AquaZone is the quality of service and staff, the location, the diversity of programs such as group training classes and low barriers to participation.

While this is the case, AquaZone has some major weaknesses such as poor accessibility, the absence of a warm water pool and the end of life issues associated with the original outdoor pool components. A comprehensive asset condition audit of the aquatic areas indicated that approximately \$3M would be required over the next 10 years just to 'patch work' these pools while approximately \$10M was required to construct a new 50m pool, replace the associated plant and refurbish the indoor pools. Despite these issues, the Centre continues to perform exceptionally well in safety with a 95% compliance and 92% safety score from the recent Life Saving Victoria Safety Audit.

As part of the research process associated with reviewing the options for future provision, an assessment of the current situation, targeted consultation, industry consultation / trends research and a review of Council strategies were undertaken. This research guided the potential development options for assessment, these options are outlined below.

- AquaZone Site Make Good and Enhanced Access: no additional components, make good existing facilities and enhanced access (e.g., upgrade pool access - ramps, pool pod, etc.).
- 2. AquaZone Site Enhancement (Potentially in two stages):
  - Stage 1: upgrade of outdoor 50m pool with partial cover, additional change rooms, spectator seating and plant room.
  - Stage 2: improved access directly off carpark, expanded gym and program rooms, warm water pool with sauna / spa / steam, multi-purpose community space, amenities upgrade and utility options (subject to further investigation).
- 3. Greenfield Site Development: indoor 25m pool, 50m pool, learn to swim pool, warm water pool, leisure pool, health club and community / swim club spaces.

Consistent with Council strategies and policies, the vision associated with the future provision of aquatic and leisure facilities is to:

- Be reliable, cost efficient to operate and environmentally sustainable.
- · Be fully accessible and compliant.
- Support the physical and mental health of our community and the broader region.
- Strengthen capacity of sporting and swim clubs to increase participation.
- Provide opportunity for success in competitive swimming.
- · Meet the future needs or our growing city.

#### **AquaZone Redevelopment Option**

The concept option for a staged redevelopment of AquaZone includes the following elements:

- Development to the north of the existing Centre allowing for enhanced accessibility from the car park via a ground level entry point.
- A reconfiguration of the café, reception and administration area resulting in views over the Botanical Gardens and a café that is accessible to non-facility users.
- The creation of a 'wellness area' close to the new entry with a warm water pool, spa, sauna and steam room that can cater for a diverse range of programs services and needs (e.g. relaxation, rehabilitation, parent and child learn to swim, lower impact group classes, etc.). It is assumed that the function of the Archie Graham warm water pool would be replaced by these new facilities and services.
- The expansion of member services including a larger gymnasium (combining it with the
  existing group training room) and the development of up to three new program rooms.
   This will allow for an enhancement of gymnasium equipment and the delivery of a greater
  diversity of group training classes.
- Replacement of the outdoor 50.3m pool with a new compliant 50m pool with the potential for seating on the north side and a cover at the shallow end for weather protection.
- · Enhanced accessibility and amenities.

#### **Greenfield Development Option**

The elements associated with Greenfield site development include:

- Components as outlined above in Option 3 and subject to the site, the potential for a single level development.
- When compared to the current AquaZone development, larger areas including learn to swim, leisure pool / splash pad and gymnasium.
- A contemporary development with best practice accessibility and environmentally sustainable design.

#### **Options Analysis**

An assessment of indicative costs indicates a full AquaZone option cost of \$59.7M consisting of \$10M for aquatic make good, \$22M for other renewal and new components and \$27M for other project related costs (e.g. allowances, margins, escalations, design, contingency, fees, legal, etc).

The indicative cost for the Greenfield site is identified as \$80.5M consisting of \$45.2M for building works, \$33.9M for other project costs (as per items above) and \$1.4M for AquaZone decommissioning. This cost however could vary quite substantially based on the site hence it is a quide only.

A review of the projected performance of an AquaZone redevelopment is summarised below and this highlights the significant potential benefits as:

- An increase in annual visits by over 100K per annum or 50%.
- An increase in visits per head of population by 2.9 with a total 8.6 visits per head of population. This is a 52% increase on current and is 65% higher than the industry benchmark of 5.2 visits per head of population.
- An overall projected net performance improvement of \$532K per annum.

#### Notes

The above financial projections exclude staging and potential business impact during the construction period and these would need to be reviewed upon further progress of the delivery model.

The financial performance associated with a Greenfield development would be materially informed by the site hence it is premature to undertake this analysis.

### 1 Introduction

The Aquatic Strategy represents an opportunity for the Warrnambool City Council (the City or Council) to develop an aquatic and leisure 'road map' that responds to the ageing AquaZone asset. As an extension of the 2025 AquaZone Strategy, developed in 2013, this Project aims to provide the City with a long-term plan delivering key infrastructure to provide sustainable community benefit.

Central to the Strategy is the AquaZone Aquatic and Leisure Centre, redeveloped in 2002 after the opening as an outdoor facility in 1962. Based on the current levels of demand, the age of the Centre and the current and likely maintenance issues, Council has identified the need for an updated Strategy prior to the expiration of the current AquaZone Strategy (2025).

As a Council owned aquatic and leisure facility, AquaZone provides a diverse mix of aquatic and health and fitness programming. The Centre incorporates four heated pools (indoor and outdoor), a gymnasium, program rooms and a café. The main business drivers are health and wellness memberships, learn-to-swim, recreational swimming and facility hire.

As part of a structural inspection of the outdoor pool in 2018, it was identified that the outdoor 50m pool required a significant overhaul. Since then, minor repairs have been undertaken to ensure the outdoor pool remains operational, but there is a likelihood of significant failure over the next few years. In addition, based on the outdoor pool being 50.3m in length, the pool is unable to host events, which is a priority for the development of the competitive swimming and may have some economic benefit.

A critical component of the development of the Aquatic Strategy is ensuring that the aquatic and leisure provision is future-proofed to service the community's needs and expectations for the long term. A key directional input into the Project will be the seven (7) prescribed guiding principles, which have a strong focus on providing accessible, compliant, and universally and environmentally sustainably designed facilities that enable the enhancement of community health and wellbeing.

The City is considered to have a higher level of disadvantage compared to the median for Victorian municipalities (SEIFA Index). The programs and services that are to be offered within the City's aquatic and leisure provision will need to support underrepresented groups and accessibility, while ensuring the facility or facilities remain financially viable for the City, particularly in a post-COVID recovery phase. COVID-19 has significantly impacted the aquatic and leisure industry, with local government facilities heavily affected from a financial perspective and implications on the community's physical, social and mental wellbeing.

The alignment with Council's established guiding principles and relevant strategies, plans and policies are important to delivering the most suitable outcomes for the Council and the community. The Project will be in alignment with a variety of strategies, but most notably the Aquatic Strategy will directly align with the Warrnambool 2040 strategy, Council Plan 2021-25, the Active Warrnambool Strategy 2019-30, and the Healthy Warrnambool Plan 2021-25.

The four goals defined in the Warrnambool 2040 Strategy will have direct linkages to the Project direction and outcomes, being 'Our People', 'Our Economy', 'Our Environment', and of most relevance, 'Our Places', which identifies the need to ensure the City has accessible, high-quality public spaces and facilities. Equally, the Active Warrnambool Strategy has a theme of 'Facilities and Spaces', which highlights the need to Continue implementing the AquaZone 2025 Strategy and undertake work to guide the future provision of aquatic facilities in the City post-2025.

#### **Project Objectives**

In summary the key objectives of the Aquatic Strategy project are:

- Provide options on either renewing or redeveloping AquaZone and an alternate new Centre at a Greenfield site (to be determined).
- Based on industry research and insights, identify the type of facility or facilities required, in addition to the capital costs and the financial models for operations.
- Consider dry leisure service offerings in alignment with community demand and needs.

#### **Strategic Framework**

A review of the Council's relevant Plans and Strategies (refer Appendix A) identifies the following key inputs into the planning process and the previously developed guiding principles.



Image: Project Strategic Framework

#### **Guiding Principles**

To inform the project direction, key guiding principles have been previously developed by Council and these are:

- Enhancing community health, well-being, and social connection.
- · Universal access to facilities.
- Sustaining high quality, attractive and safe facilities.
- Compliant infrastructure development.
- Affordable development and sustainable operations.
- Resource efficiency for energy and water use.
- Economic opportunity to attract intrastate (FINA accredited) competitions, maximize the
  outputs of current and proposed assets.

#### **Project Context and Limitations**

This Aquatic Strategy is a preliminary research document to assist with the determination of future aquatic infrastructure provision for the Warrnambool region. Importantly, any reference to costs and timeframes are preliminary only and must to be considered together with the status of the project, potential risks and any exclusions highlighted by the Consulting Team. In addition to this, potential future events, which may be unknowns at this stage, can also have a material impact on the project direction, costs and timeframes. Hence an appropriate project governance plan and process is required for ongoing project review and evaluation. This is particularly relevant given the potential costs associated with community aquatic infrastructure provision.

## 2 Current Situation

Below is an overview of AquaZone, including a summary of the facility components, location, financial performance and a participation analysis.

## 2.1 AquaZone Overview

As a Council owned aquatic and leisure facility, AquaZone provides a diverse mix of aquatic, health and fitness programming. The Centre incorporates four heated pools (indoor and outdoor), a gymnasium, program rooms and a café. The main business drivers are health and wellness memberships, learn-to-swim, recreational swimming and facility hire.

Outlined below is an overview of the AquaZone components and the floor plans are attached in Appendix B.

- Outdoor 50.3m Pool (depth 1m to 2m, temperature at 26C).
- Indoor 25m Pool (depth 1.2m to 1.5m, temperature at 28C).
- Indoor Program Pool (depth 0.6m to 0.9m, temperature at 30C).
- Indoor Leisure Pool (depth 0m to 0.8m, temperature at 30C).
- · Gymnasium.
- Program Room.
- Cycle Room.
- Multi-usage Area.
- Reception.
- Café.
- Administration Areas.

AquaZone initially opened as an outdoor aquatic facility in 1962, with an outdoor 50m pool, an outdoor diving pool, an outdoor programming pool and a wading pool. In 2002, the facility underwent a major redevelopment which included the introduction of three indoor pools, a gymnasium, program rooms, a café, and being branded as AquaZone. The main business drivers of AquaZone are health and wellness memberships, learn-to-swim, recreational swimming and facility hire. As part of the redevelopment, the 50m pool remained, but in 2007, the diving pool was decommissioned due to increased regulations and safety concerns.

As part of a structural inspection of the outdoor pool in 2018, it was recognised that the outdoor 50m pool required a significant overhaul. Since then, minor repairs have been undertaken to ensure the outdoor pool remains operational, but there is a likelihood of significant failure over the next few years. In addition, based on the outdoor pool being 50.3m in length, the pool is unable to host events, which is a priority for Council and forms one of the guiding principles for the Project.

A map of the AquaZone location, with a 5km catchment, and an aerial are provided below.





Images: Location and Aerial of AquaZone



Images of AquaZone are provided below.

Images: AquaZone

## **Financial Performance**

To obtain an understanding of the operational performance of AquaZone, inclusive of financials and attendance figures, and key performance metrics. The analysis provides a high-level comparison of the Centre's performance, with the 2018/19 financial year (pre-COVID-19) seen as a peak year for the facility and the subsequent years either impacted by or recovering from the impacts of the COVID-19 pandemic.

Outlined below is a summary of the annual financial performance of AquaZone for the pre-COVID-19 financial year of 2018/19 and 2022/23 financial year, which is in a period of COVID-19 recovery. Also outlined in the table is the variance between the two financial years. It should be noted that the financial comparison represented in the table below excludes 'Project Expenditure' and 'Capital Expenditure'.

Item	2018/19	2018/19 2022/23	
Income	\$2,127,691	\$1,917,539	-\$210,152
Expenses	\$2,699,086	\$2,583,493	\$115,593
Net Result	-\$571,395	-\$665,953	-\$94,558

Table: AquaZone Financial Comparison

Based on the above information, it is identified that between the two financial years:

- There has been a decline in the operational performance of the Centre by \$94K.
- The primary reason for the variance is the income, which is \$210K behind the pre-COVID performance. It should be noted that there is likely to have been a 10% increase (approximately) in the fees and charges over the five-year period, which needs to be considered when assessing the income levels.
- The Centre's expenditure has been well maintained over the five-year period, representing a saving of \$115K variance. Considerations should also be given to a minimum of CPI annual increases over that period, which is likely to be approximately over 15% over the period.
- Given the impacts of COVID-19 and the facility ageing a further five years without any significant upgrades, the financial position of the Centre for 2022/23 is considered quite strong.

#### **Facility Maintenance**

The table below outlines the annual maintenance allocations based on the capital or maintenance type for the four years.

Item	2019/20	2020/21	2021/22	2022/23	Total
Outdoor Pool - Preventative	\$8,481	\$13,228	\$8,599	\$2,193	\$32,501
Outdoor Pool - Reactive	\$6,796	\$6,599	\$6,901	\$2,297	\$22,593
General Preventative	\$7,216	\$14,163	\$20,013	\$20,954	\$62,347
General Reactive	\$19,391	\$13,278	\$21,900	\$19,157	\$73,725
Capital	\$591,520	\$0	\$27,122	\$140,741	\$759,384
Building Services	\$64,008	\$85,248	\$28,870	\$36,492	\$214,617
Total	\$697,413	\$132,516	\$113,406	\$221,833	\$1,165,167

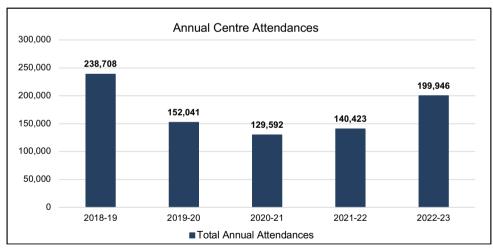
Table: AquaZone Annual Maintenance and Capital Allocation

Based on the above information, it is identified that over the four years:

- Reactive and Proactive Maintenance has accounted for 16.4% of the total maintenance and capital spending, while Building Services account for 18.4% and Capital expenditure made up 64.2% of the spend.
- During the major COVID-impacted years of 2020/21 and 2021/22, the Centre had approximately 21% of the four-year costs allocated in those years, whereas 2018/19 accounted for approximately 59% of four-year costs.
- In the 2019/20 financial year, most of the costs were allocated to Capital, which
  incorporated major plant works into the outdoor pool.

#### **Attendances**

Outlined below is an overview of AquaZone's total centre attendance for the past five years:



**Graph: Total Annual Centre Attendances** 

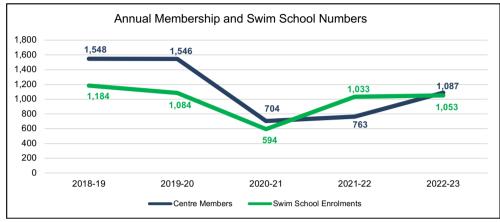
Based on the information outlined in the above graph, it is identified that over the past five-year period:

- The AquaZone Centre has had over 860K visitations for the five-year period, at an average of 172K per annum.
- The peak attendance year of 2018/19 (238K) is approximately 38K more than the 2022/23 financial year but based on the attendance trending over the past two financial years, it is likely the facility will continue to increase and potentially return to pre-COVID levels.

 Of the attendances in 2022/23, 70% of the visitations were aquatics based, 16% were attributed to the gymnasium, and 14% were group fitness attendances.

### Centre Memberships and Swim School Enrolments

Represented in the graph below are the annual peak Centre Members and Swim School Enrolments for the past five years:



**Graph: Total Annual Centre Attendances** 

Based on the information outlined in the above graph, it is identified that over the past five-year period:

- The Centre Memberships were the major business driver for AquaZone pre-COVID, but the Swim School enrolments were able to recover notably quicker than the Memberships over the equivalent period.
- The Swim School has only slightly increased over the past financial year. This is attributed to a swim teacher shortage, which is a common issue across the industry at present.
- Over the past financial year, the Membership numbers have increased by approximately 30% but remain at approximately 71% of the pre-COVID levels.

#### Carnival Usage

Advice from management was that the Centre hosts a range of carnivals / competitions and that servicing these is an important part of a regional role. These competitions include the following:

#### Outdoor

- Three secondary school carnivals with up to 1,000 students.
- School Sport Victoria Primary School with around 300 students.
- Western District Division Sports Secondary with around 300 students
- One or two Swim Club Carnivals with up to 1,000 people each
- Masters 100\*100 event with around 50 swimmers.

## Indoor

One or two Swim Club Carnivals with up to 300 to 400 people.

#### **Outdoor Pool Season**

As part of the review of the outdoor pool operational season, the pool opening will be extended to 1<sup>st</sup> November 2023 - 14<sup>th</sup> April 2024 from the previous season of 1<sup>st</sup> November 2022 - 13<sup>th</sup> March 2023. This extension period of almost a month is in response to requests for additional access to the 50m pool from key user groups (e.g. Masters and Swim Club).

## 2.2 Other Aquatic Facilities

The following information provides a summary of relevant aquatic facilities in Warrnambool with a full listing provided in the Demand Analysis Section

#### **Archie Graham Community Centre**

In addition to AquaZone, Council also operates the warm water pool at the Archie Graham Community Centre. The pool supports the rehabilitation needs for the community and key elements include:

- The pool is small (estimated 12sqm), has stair access only (i.e., no ramp) and a depth of 1.2m.
- Booked public use time is 9am to 12 noon Monday to Friday with maximum usage of ten per hour block averaging at around six to eight per hour block.
- The predominate user cohort is 65-year-old plus.



 The pool is supervised by Council employed lifeguards and in 2022/23 operational costs (including staffing, operations and property costs) were \$78.8K with revenue of \$56.2K.

## **Splash Factory**

Located on Crown Land adjacent to Warrnambool College, the Splash Factory is an indoor four lane 25m pool colocated with an indoor sports court. Based on the consultation undertaken with Council Officers, it is noted that the facility has predominantly been used by Warrnambool College and a private swim school operator under booking arrangements, and it is not accessible for general casual community use. It is understood that the school wants to walk away from the current arrangement and as a result Council is considering the options for its future. While future arrangements are yet to be determined,



it is estimated that a minimum of \$300K of maintenance will be required on the site.

### St John of God Hydrotherapy Pool

A dedicated hydrotherapy pool is located at the St John of God Hospital. This pool is approximately 15m by 8m, with depths of 1m to 1.5m and a temperature of 34 degrees. It is open Monday to Friday from 8.30am to 3.30pm. Entry is controlled and must be pre-booked by clients via referrals with usage under strict physiotherapy supervision. There is a capacity for around 400 visits per week with most of the users being eligible for third party insurance or a subsidy from private health insurance extras with the sessional cost being \$25. The occupancy level is relatively high with the main constraint being the availability of physiotherapy staff.



The hospital doesn't advertise usage as it is not available to the general community or by sports clubs due to its primary purpose, design, strict compliance requirements, current usage and cost. As the cost and the controls are restrictive, staff do refer clients to the Archie Graham facility as this is a good pathway option for unsupervised use. It was noted that it would be beneficial for the community if a larger warm water pool was available (potentially as part of the local government centre) as there is a very high level of unmet demand for hydrotherapy but also recreational / social interaction use particularly in an older community.

## 3 Asset Audits and Operational Reviews

The following information provides a summary of the key findings from the reviews of the assets.

## 3.1 Aquatic Area Condition Audit

In July 2023, Aquatic One undertook a general compliance and condition audit on the aquatic elements (swimming pool shells, finishes and associated filtration systems) presently installed at the Aquazone aquatic centre in Warrnambool. This audit involved engineering representatives from Aquatic One attending the site to provide a visual inspection of the swimming pool structures and the applied finishes, systems for general condition, compliance and signs of degradation, as well as undertaking a detailed visual inspection of the swimming pool filtration, sanitation, heating and circulation equipment. Elements beyond the swimming pool systems (such as mains services, building mechanical systems, building structures and the like) fall outside of Aquatic One's scope of works and are not included in the inspection. All observations of the pool structures were undertaken from above the water level.

In addition to this summary, the following documents have been separately provided to Council:

- A Site Inspection Report including provision of descriptions, general condition assessments, nominal replacement costs and notes regarding identified issues or concerns.
- 2) A Facility Audit Report summarising the key findings from the inspection.

#### **Facility Lifespan**

Discussions with Warrnambool City Council at the start of the inspection identified a requirement for the Aquazone facility to maintain operation for approximately 30 years. This is an important factor when considering approaches towards solutions for identified issues, as over this period risks which may be considered as relatively minor increase in the likelihood of occurrence, requiring more robust solutions than what a short-term 'limp-on' approach may warrant. For example, restrictions in accessing pre-pump filtration strainers may be mitigated with signage and training for a short-term approach, however this is not deemed suitable for long-term as the likelihood of an operational error and injury is higher.

### **Facility Usage**

Review of operations has identified limitations in the facility usage in that operations are frequently restricted by the water space available as well as the carparking available. Whilst unable to fit within the current building footprint, additional indoor water area would be considered by the operators as valuable to increase the potential for patronage and growth to the facility.

### **Condition Summary**

At 60 years old, the 50m pool structure is at the end of its useful life. Whilst the floor of the structure was identified in 2017 as being structurally sound, the walls were identified as requiring replacement whilst the integrity of the jointing is questionable given the leakage and evidence of repairs over the years. The pool profile is outdated, with the water level raised above the surrounding concourse, an outdated scum gutter approach for soiled water removal and likely areas of poor circulation in the pool. All access points into the pool present areas of non-conformance, whilst compliant disabled access is not currently incorporated. The shallow end is also quite shallow by modern standards at only 1m deep.

Refurbishment options are available to utilise the existing floor whilst replacing the walls and rectifying circulation issues, however the levels check issues cannot be resolved through this method. Furthermore, the likely cost of refurbishment is expected to be comparable in magnitude to that of a full replacement.

The filtration system for the 50m pool is also at the end of its useful life and requires replacement. The filtration pump is obsolete whilst the concrete-vessel sand filter system is outdated and presents a moderate risk of lengthy downtimes should a failure occur during the swimming season. Access through the 50m equipment area presents numerous risks for operation and maintenance personnel, whilst the electrical installation is aging as well. Replacement of the

filtration system will require replacement of the existing building due to the limited spatial availability, site levels difference and the fact that the 50m plant building utilises the sand filter chambers as a large portion of the foundation structure.

The existing disused dive pool structure onsite is not presenting immediate concern itself, however it is consuming valuable real estate and not providing any benefits.

The three indoor pool structures present well for 22 years of age, with the typical lifespan for a correctly built commercial pool shell being 50 years. Except for a lack of integrated disabled access such as a ramp, the pool layouts would not be out of place in a modern aquatic centre. No notable structural condition issues with the pool shells were identified, however the finishes system is due for a major refurbishment. The tiling itself is generally in good repair however the grout requires replacement whilst the balance tank and wet deck gutters require relining to extend the pool lifespans a further 25 to 30 years.

The pumping and filtration equipment for the three indoor pools is generally as originally installed, with the typical expected lifespan for a correctly maintained filtration plant being approximately 25 years. Whilst major issues with the condition of the pumps, filters and pipework were not identified in the inspection, the potential for the equipment to last a further 30 years is low. Several items of condition were observed with ancillary equipment such as leaks, insufficient pipe supports, minor equipment reaching end of life and concerns regarding the overhead suspended concrete structure. Pipe breakages in the feature pipework to the leisure pool raised concerns regarding long term stability, understanding this item is currently under investigation.

Beyond the condition issues within the common equipment room, compliance issues were identified, namely in access compliance for the operation and maintenance of the equipment (such as trip hazards, head strike risks and inaccessible equipment). These items are impossible to resolve within the current space. Adding to this issue is the lack of adequate chemical storage within the equipment room itself, with incidental chemicals being stored wherever space is found.

Heating to all four pools is provided by a common gas boiler system, which burns natural gas to provide heating energy through an exchanger system into the four pools. The heater units are aging and the installation within the current room presents numerous access and safety issues. Replacement of the gas system with an electric heat pump system may offer long term savings for the site whilst also reducing CO2 emissions, however this comes at a moderate capital cost and potentially requires an electrical mains supply upgrade.

## Short-Term Approach

As an attachment to this report, a 5-year capital works schedule is provided. The purpose of this schedule is to predict likely capital costs to maintain facility operation in the short term, replacing equipment reaching end of life or overcoming urgent safety issues. Major redevelopment items are not included. A high-level summary of this schedule is as follows:

- Make good the 50m pool shell to rectify key safety and leak issues.
- Major refurbishment of the 50m pump and filter configuration to extend its life if possible.
- Refurbish the finishes and furniture on the indoor pools.
- Rectify the immediate safety issues within the plant room such as CO2 detectors, obsolete signage, additional pipe supports etc.
- Replacement of the primary heating system when it reaches end of life.
- Ongoing replacement of individual filtration system components as they reach end of life.

Any of these works should be undertaken in conjunction with an operational risk assessment to ensure that residual risks from unresolved issues are managed and mitigated until major works are undertaken.

An assessment of capital works requirements over a ten year period for the aquatic components only, indicates an estimated cost for works of approximately \$3M. In some instances, such as the outdoor 50m pool, this would be merely 'patch-watch' to keep the facility operational but it would not address the fundamental issue around the end of practical life duration. Note: this estimated

cost excludes any works to the 'dry' side of AquaZone and this would need to be separately assessed.

Based on the Audit undertaken, a summary of the capital works requirements for the aquatic area is provided in Appendix C.

### **Long-Term Approach**

The Aquatic One scope focused on the pools and associated plant (and not other parts of the building), and the following approach would be deemed appropriate to overcome the key issues and extend the aquatic component lifespan for a further 25 to 30 years.

- Demolition of the existing 50m pool, 50m filtration system and room, dive pool structure and common equipment room.
- Retention of re-usable components from the indoor pool filtration systems, primarily in chemical measurement, dosing and storage.
- Refurbishment of the indoor pool finishes systems.
- Construction of a new outdoor 50m lap pool including pool shell, balance tank and pipework. Shape and location of the pool to be provided to suit the community needs over the next 30 years.
- Construction of a new common equipment room in the location of the current dive pool /
  common equipment room / 50m pool equipment room, with the floor level flush with the
  existing loading dock. Room to be correctly designed to include all four filtration systems
  onsite, chemical storage, heating systems, electrical requirements and general storage
  with easy access from the pool concourse.
- Provision of four new filtration systems to service the existing four pools.
- Provision of a new common pool heating system utilising heat pumps.
- Provision of a platform lift on the 25m pool.

A nominal summary of budgetary costs for the above works is provided in the table below, noting that these costings are high level at this stage for the purpose of understanding the magnitude of costs.

Item	Approximate Cost	Notes
Demolition	TBA	Demolition of existing 50m pool, plant room and the like.
Indoor Pool Finishes Refurbishment	\$500,000	Refurbishment of grouting, grating and waterproof membranes (note: these works are included in the 5-year capital works plan in 2026).
New Outdoor 50m Pool Shell	\$3,500,000	Provision of a new 8-lane reinforced concrete fully tiled competition lap pool and balance tank.
Four New Filtration Systems	\$3,000,000	Provision of four UFF filtration systems to suit the new 50m pool and three existing indoor pools.
New Common Heating System	\$500,000	Provision of a new primary-side heat pump system and circulation system in an external area.
New Plant Room Structure	TBA	Provision of a new plant room enclosure.
Total	\$7,500,000	Noted as \$10M for provision of all costs (see below).

**Table: Capital Replacement Cost** 

Notes to above regarding elements excluded from this budgeting are as follows:

- · Head contractor margins, contingency etc.
- Any upgrades required to mains services.
- Pool concourses and landscaping elements beyond the pools itself
- Any building works.
- Additional pools.
- · Landscaping etc.

With consideration to the exclusions, a more appropriate indicative amount for a long term approach for the aquatic area (only) would be approximately \$10M\*.

\*Note: this \$10M cost excludes potential mechanical, electrical (and all electric), hydraulic, ESD and DDA renewal / enhancement costs for the building - while unknown, they could be significant.

## 3.2 Architect's Review

A site visit and review by an Architect identified the following key points:

- The car park is quite remote from the entry and the path of travel presents challenges for less mobile patrons, and parents with prams / strollers, etc.
- Car park capacity may be an issue and as an indication this was full during the site visit.
- The spin room access off pool hall is separate from the remainder of dry fitness areas.
- There is limited family change provision.
- The shared change rooms between wet and dry and access to outdoor pool from indoor change creates foot traffic between indoor pools which is less than ideal.
- The male change was at capacity during the site visit.
- There is no accessible change provision to dry side and access only via pool hall.
- There is no ramp to 25m pool or the 50m pool.
- Minor corrosion evident to pool hall fixtures / finishes with some condensation on glazing.
- There is limited administration space.
- The Swim Club room at far end of 50m pool results in access to indoor pool hall via the street (around the car park) in winter which is less than ideal.

## 3.3 Functionality Review

A review of the design functionality of AquaZone, utilising the Consulting Team's audit tool, was undertaken.

The scoring system applied to the assessment is:

Not Applicable NA.
None or Limited 0% to 19%.
Poor 20% to 39%.

Adequate 40% to 59%.
Good 60% to 79%.
Excellent 80% plus.

Facility Assessment Area	Percent	Rating
Facilities for Children	55%	Adequate
Lap Swimming	89%	Excellent
Swim Lessons	72%	Good
Facilities for People with Disabilities and Mobility Issues	36%	Poor
Health and Fitness - Strength Training and Cardio	47%	Adequate
Health and Fitness - Program Room 1	69%	Good
Health and Fitness - Spin Room	63%	Good
Health and Fitness - Creche/Program Room 3	63%	Good
Administration Areas	32%	Poor
Reception Area/Foyer	20%	Poor
Café	71%	Good
Facility Quality	67%	Good
Child Care	NA	NA
Other Items	65%	Good
Total	51%	

Table: Functional Review

At a macro level, it is identified that the facilities for lap swimming are excellent while the facilities for people with disabilities and mobility issues, administration and reception are poor. While noting the identified weaknesses (and the issues identified in the condition audit), the overall average for the functional assessment of AquaZone is Adequate.

## 3.4 Pool Safety Assessment

As an integral part of the ongoing risk management strategy, regular pool safety assessment audits are undertaken at AquaZone by Life Saving Victoria (LSV). The assessment measures the facility's performance against a range of industry, state and national standards, guidelines and legislation. As part of a continuous improvement process, LSV provides a key findings report which includes scoring and the identification of any areas of improvement. The assessment incorporates both operational and design components and on occasions lower scores can be a result of the inherent design factors and where this occurs improvement may or may not be possible.

#### **AquaZone Pool Safety Assessment**

The table below provides an overview of the Pool Safety Assessment scores for AquaZone. This indicates high scores for both compliance and safety highlighting a well operated facility from a safety perspective. Key gaps are in the areas of the outdoor plant (e.g. chemical storage areas) and the toddlers pool (e.g. concourses and edges). It is noted that these issues were also identified as part of the condition audit.

No.	Section	Compliance %	Safety Score %
1	Work Health and Safety	87.50	93.75
2	Emergency Planning	91.67	88.67
3	Qualifications and Training	95.00	95.45
4	Aquatic Programs	100.00	100.00
5	Supervision	98.15	98.33
6	First Aid	100.00	99.38
7	Plant and Chemical Areas - Indoor Plant	100.00	96.00
8	Plant and Chemical Areas - Outdoor Plant	80.00	80.00
9	Changing Facilities	100.00	100.00
10	Lap and Lane Pools - 25m Indoor Pool	100.00	97.44
10	Lap and Lane Pools - 50m Outdoor Pool	100.00	83.00
11	Leisure Pools - Learn to Swim Pool	100.00	98.57
11	Leisure Pools - Toddler Pool	83.33	78.33
	Total Overall	95.09	92.95

Table: Pool Safety Assessment

### **Archie Graham Warm Water Pool Safety Assessment**

The Pool Safety Assessment for the Archie Graham pool identified that the overall scores were significantly lower than AquaZone and this is in part a result of design related issues. The Compliance total was 81% while the Safety Score was 81.7%. It is understood that management have reviewed this assessment and are developing an associated action plan.

## 3.5 Open Space Water Assessment

An internal report on water consumption throughout the municipality in 2020, identified AquaZone as being the second highest consumption site with usage of 18,670KL per annum. This was just behind the Surfside Holiday Park. Based on the review undertaken at the time, the following key options were identified for the site:

- 1) Investigate plumbing requirements for use of rainwater from the Aquazone roof for toilet flushing, to better understand associated costs.
- Review Aquazone water balance to understand water saving opportunities. It is expected
  that reduced water use can be achieved through pool backwash filter upgrades and/or
  changed filter management practices.

# 4 Scoping Consultation

The information below provides an overview of the key findings from the initial scoping consultation undertaken for the project.

## 4.1 Internal Consultation

The key findings from the consultation undertaken with Council Officers and Councillors are provided below.

## **Council Officers**

The review process involves the investigation of two main options to deliver a 20 year provision outcome and these are:

- a) AguaZone site: i) renewal and ii) redevelopment / reimagine / reiuvenate options.
- b) New Greenfield facility development (location to be determined).

The development of AquaZone could be considered in two potential stages being a renewal of the asset and the outdoor 50m pool followed by a redevelopment addressing the major weaknesses of the facility. If a Greenfield development was to occur, the AquaZone site would have to be decommissioned made good and could not be sold as its on Crown Land.

AquaZone provides a diverse range of services, has good levels of usage and is in an excellent location that is convenient to access being close to schools and the Warrnambool CBD contributing to a 20 minute city. The main component of the site is zoned PPRZ and is identified as Crown Land (refer to Site Options section for further details).

While the capacity may be an issue in some areas (e.g. aquarobics), the population growth is projected to stabilise and is not in itself a critical planning factor. A range of major issues do however exist and these include general accessibility, the condition of the asset (particularly the older components). Some of these issues may be resolvable if the Centre was to be redeveloped through DDA compliance such as improved car parking and a warm water pool that could be multi-purpose.

With regards to the project overall, a major challenge is the affordability and cost to Council. While it is noted that other Councils have received significant funds (e.g. Surf Coast Shire), the landscape appears to have changed with the possibilities of attracting government funding significantly reduced. With consideration to operational costs, the relocation of services from the current hydrotherapy pool could be explored as an option. A further challenge is the minimisation of any business and service disruption associated with the pathway to future provision.

## Councillor Workshop

A presentation / workshop was conducted with Councillors on the 14<sup>th</sup> of August with content including an AquaZone overview, condition audit summary, AquaZone options and the national challenge of ageing aquatic infrastructure.

In addition to the content provided, the following brief points were raised.

- Accessibility is critical and should be included in base level concept option.
- Options associated for heating and energy should be explored.
- Seek feedback on the provision of the 50m pool being outdoors or indoors.
- Further use of the site footprint could be considered.

# 4.2 Operator Consultation

In-person meetings and workshops were undertaken with management and staff of AquaZone and the key points from these discussions and the Business Plan SWOT are provided below.

Item	Item
Strengths  General: location / centrality with good proximity to customer catchment including schools.  Market Positioning: strong brand, welcoming, non-intimidating look / feel and an affordable price point (e.g. concessions and memberships).  Operations: A range of spaces, a safe family environment and excellent risk management.  Programs and Services: learn to swim is based on a national program, diversity of services and a range of membership options.  Capability: stable management and well trained and experienced staff.  Customer Service: excellent ease of access, provides a personal approach with many long term customers, an excellent connection with staff and fully staffed / supervised.  Other: excellent coffee.	Weaknesses  Design: no warm water pool or water play, poor accessibility, constrained spaces (e.g. gymnasium) and no group entry.  Asset: outdoor pool close to end of practical life and the rest of the asset is ageing.  Programs: no off site programs, limitations with older adult and youth programs and school learn to swim.  Capability: issues with instructor numbers.  Technology: poor online membership services and website.  Other: networking with Councill and community engagement.
Opportunities Facilities: Provision of warm water pool, sauna and spa. (Note: potential to include a movable floor into existing program pool could be explored), cover over end of outdoor pool.  Programs: school's activities, outreach, adult learn to swim, preventative health / mind body / resilience / youth / holiday and special needs programs and services programs.  Alignment: delivering on Council objectives to a greater degree.  Special Needs: NDIS opportunities, programs and access arrangements.  Café: potential to attract visitors to the adjacent botanical gardens and schools.	Threats Competitors: 24/7 gyms and the level of competitive rivalry. Asset: plant failure and ageing equipment. Staffing: knowledge, capability, turnover, training, and availability. Compliance: Guidelines for safe pool operation and qualifications. Other: sporting group expectations.

Table: SWOT Assessment

## 4.3 Previous Consultation – AquaZone 2025 Strategy

In 2013 Council adopted the AquaZone 2025 Strategy and while this is dated it has some application given the facility is still fundamentally the same as the facility when the Strategy was developed. Also of relevance is some of the key performance factors from that time which can be compared to the current situation.

#### **Overall Performance**

In 2012/13, AquaZone had approximately 200K annual visits which coincidently is the same as the number as in 2022/23. In 2012/13 there were 1,281 members and 795 learn to swim members for a combined total of 2,076 members compared to 2022/23 where there was 1,087 members and 1,053 learn to swim members for a combined total of 2,140. This indicates that there is 64 more members now than ten years ago. While these attendance figures are almost the same, the overall financial deficit of \$665K in 2022/23 is \$300K greater than the deficit of \$366K in 2012/13. Consistent with the industry this would predominately be a result of increased operational costs around utilities and wages.

### **Identified Facility Issues**

Based on the community feedback and review undertaken at the time, the key facility development opportunities were identified as being:

- Inclusion of environmentally sustainable design initiatives.
- Review a potential increase of the health and wellness space and car parking provision.
- Review the potential for a warm water pool.
- Consider the options to enhance the outdoor area including activities for young people.

## 4.4 User Group Consultation

Targeted consultation was undertaken with key stakeholder groups. The aim of this consultation was to understand the key issues and opportunities from a user's perspective. A summary of the key findings from this consultation is provided below.

### **Facility Users**

An in-person workshop was conducted with regular users of AquaZone and the following key feedback was provided. As a general comment, this feedback was very similar to that provided by AquaZone staff. With regards to the site, the general view was that the location was excellent however the slope impacted on accessibility and this was problematic.

Item	Item		
Key Strengths	Weaknesses and Opportunities		
General: excellent location, easy walking access and close to schools.	Site: very challenging given the grade and this contributes to poor access.		
Customer Experience: very comfortable, non-intimidating, fully serviced by qualified staff, good hours of operation and affordable.	Facilities and Services: gym equipment could be improved, 50m pool season could be longer, enhanced communication.		
Operations: clean, safe for all users.	Infrastructure: outdoor pool ageing, no ramp access to pools, gym could be bigger.		
Services: diverse and multi-purpose			
including classes which is a great attractor compared to private sector.	Customer Service: improve communication regarding squad usage of the indoor pool.		
Programs: excellent aquarobics classes and learn to swim program (in-particular).	Enhancements: include sauna / spa, co- located allied health services, partnerships		
It was noted that the key attractors to the AquaZone gymnasium compared to the private sector were: safety, staff supervision, diversity of services, affordability, broad range of age demographics and feel / theme.	with other organisations (e.g. Deakin), further marketing such as open days, educational sessions in a community space.		

#### Warrnambool Whales (Masters)

An in-person meeting was conducted with representatives from the Warrnambool Whales (Masters) and the following information provides a summary of the key findings.

The club is affiliated with Swimming Australia and currently has 59 members consisting of 43 female and 16 males with around 32 of the members between 51 to 70 years old. They conduct one event annually and in the period from January to August 2023 had about 1,250 visits to club sessions. Over the last decade the club has moved towards ocean swimming and pool swimming.

The major positive at AquaZone was identified as being the 50m pool as an outdoor pool. There was a strong preference to swim outdoors and the extension of the season from 1<sup>st</sup> November to 14<sup>th</sup> April has been well received by members. Ideally the outdoor pool would be open from 1<sup>st</sup> October to late April. A key issue with the outdoor pool however is the length which is 50.3m and hence not compliant for competitions.

A summary of the key feedback is:

- Strong preference for an outdoor pool.
- Upgrade to 50m (from 50.3m) to make it compliant.
- Extend the season if possible and the club would be prepared to fundraise to assist.
- · Provide an undercover area at the shallow end.
- Provide a dedicated seating and stretching space.
- Members like the site but are not sensitive about the location.

#### Warrnambool Swimming Club

An in-person meeting was conducted with representatives / members from the Warrnambool Swimming Club and the following information provides a summary of the key findings.

As background, the Club has been active since the 1960's and currently has around 210 members with about 100 competitive swimmers. The Club uses the outdoor pool during the opening period and the indoor pool for the remainder of the year. The Club conducts an indoor short course meet at the Centre in June (over the long weekend) which has about 300 spectators but is capacity constrained. They have progressively lost the outdoor 50m meet (in November) due to other facilities opening and pool non-length compliance.

The key positives highlighted were the central location of the site, the proximity to schools (i.e. easy access for squad training), the provision of club rooms which have a dedicated dry land training space, access to a gymnasium which is used by some club members, the pool temperatures and a good indoor pool.

The key weaknesses were identified as being: general pool space and in particular the capacity of the indoor 25m pool, the length of the outdoor 50m pool season (ideally it would be longer to allow for preparation for the state long course championships in December), poor disability access, poor access from the club rooms to the AquaZone entrance, a slightly deeper shallow end in the 50m pool and a complying length for the 50m pool.

Other key comments provided were:

- An indoor 50m pool would be ideal however other community needs and the ability to accommodate school carnivals is noted.
- If the pool was to be redeveloped, ideally it would be 10 lanes with ramp access.
- A warm water pool would be well used by the community.
- Gym access 24 hours would be beneficial.

Swim Club 50m AM Swim Club 25m РМ ΑM Monday 3 lanes- 2hours 3 lanes-1.5 hours Monday 3 lanes-1.5 hours Tuesday 3 lanes- 2hours 3 lanes-1.5 hours Tuesday 4 lanes- 2hours 2 lanes-2 hours 3 lanes- 2hours 3 lanes-1.5 hours 2 lanes-1.5 hours Wednesday Wednesday Thursday 3 lanes- 2 hours 3 lanes-1.5hours Thursday 2 lanes-1.5 hours 3 lanes- 1 hours | 3 lanes-1.5hours 2 Janes-1.5 hours Friday Friday 5 lanes-2hours Saturday 5 lanes-2hours Saturday Sunday Sunday Masters 50m AM PM Masters 25m ΔΜ РМ Monday Monday Tuesday Tuesday 2 lanes- 1 hour Wednesday 3 lanes-1 hour\*2 Wednesday 3 lanes-1 hour\*2 Thursday 2 lanes- 1 hour Thursday 2 lanes- 1 hour Friday 3 lanes-1 hour 3 lanes-1 hour Friday Saturday Saturday

The table below provides a summary of the overall pool usage by the Masters and Swim Club for both the 50m pool and 25m pool seasons.

Table: Masters and Swim Club Pool Usage

Sunday

Train twice on Wenesday

5 lanes-1 hour

## 4.5 State Government Consultation

4 lanes-1 hour

Sunday

Train twice on Wenesday

A meeting with key State Government Officers occurred and the following key points were noted.

It is a challenging period in the aquatic and leisure space with increasing operational costs and ageing assets across the state. Importantly Councils need to be modest in their expectations in planning for the sustainable provision of aquatic services into the future. This is particularly relevant in a time when there is limited funding available and project costs have increased significantly. As one example, increased water space generally results in an increased operational cost and it is increasingly important to reduce operational costs. Councils must also balance the cost of aquatic and leisure centres against the broader community infrastructure / service needs to deliver a balanced approach.

A significant opportunity for local governments is to reposition the traditional Australian aquatic and recreation facilities to next generation facilities that have a focus on meeting the deteriorating health and wellbeing status of the community. With a focus on health and wellbeing outcomes, there is now an opportunity to create 'preventable hospitals' though collaborative service planning and facility provision that responds to the population's worsening health status. The challenge to improve community health and wellbeing belongs to all of us and so there is a need to align service planning, capital investment and service provision across multiple stakeholders.

## 4.6 External Consultation

The following other external consultation was undertaken.

### Warrnambool College

Advice received from Warrnambool College was that aquatic needs are predominately being met via the use of the four lane 25m pool which is located next to the College. The annual school carnival is conducted at AquaZone and the venue functions well for this event.

Note: may not renew its lease of the pool attached to the college and Council is yet to determine its future.

## Corangamite Shire Council

There are six seasonal pools that open for a season of about 16 weeks and these consist of four 33m and two 25m pools all with toddlers' pools. Council has invested heavily into maintaining Corangamite aquatic facilities.

There are no plans to build an indoor pool at this stage particularly with access to Colac and Warrnambool.

Some residents may access Colac (about 30 minutes away) or Warrnambool and a very small number are involved in the swim club.

Cobden Health Service operates the Rodney Grove Community Aquatic Centre which has a 12m by 8m warm water therapy pool for clients, pre and post-natal, older adults, rehabilitation, learn to swim and family fun sessions.

AquaZone's proximity to the CBD and schools is very good and this enhances its accessibility for Corangamite residents.

#### **Moyne Shire Council**

Council has three outdoor facilities across the Shire which are seasonal pools open early December until the third Sunday in March.

- One is 50 yards at Mortlake and this was renewed through major maintenance (liner, pool shell and concourse) about six years ago.
- Two others at Hawkesdale (30 mins from Warrnambool) and MacArthur which are both 33 yards and have not had significant investments.
- There is also a 25m pool which sits on Council land in Port Fairy but is owned and operated by a Community Group.

The Shire encircles Warrnambool, and due to its large size and the sparse population it is a challenge to maintain the assets for the community. The Shire is about to undertake an audit of its ageing assets and this will assist in investment planning requirements for the future.

It is noted that Warrnambool is a regional centre and due to the AquaZone design, the Centre is used by schools and residents.

# 5 Demand Analysis

The following information provides an overview of the relevant demand factors associated with the provision of aquatic and leisure facilities in Warnambool.

## 5.1 Area and Community Profile

Warrnambool, with a population of over 35,500 people, is the largest city in south-west Victoria. It is situated along the Great Ocean Road, covering approximately 120 square kilometres, and contains the towns of Allansford, Woodford and Bushfield. Significant natural features include the estuaries of the Merri and Hopkins rivers and the expansive Lady Bay which in winter and spring is a nursery for southern right whales. Warrnambool is a coastal city of pristine natural beauty that provides important regional services for south west Victoria.

Key population characteristics, as sourced from Profile.id and REMPLAN community profile, are summarised below:

- In 2022 the estimated resident population for Warrnambool was 35,520 which was a minor increase of just over 100 people from the previous year.
- The Census usual resident population of Warrnambool City in 2021 was 35,406, living in 16,025 dwellings with an average household size of 2.32.
- The median age in 2021 was 42 years old with an increase of two years since 2016.
- Lone person households accounted for 29% of households in 2021.
- In 2021, the largest age group was 60 to 64 year olds and the group that changed the most since 2016 was 70 to 74 year olds, increasing by 453 people.
- Older couples without children accounted for 12% of the population in 2021.
- In the period from 2012 to 2022, the Warnambool population grew by 2,461 indicating a relatively minor population growth.

## 5.2 Investment Planning Model Demand Analysis

The information below provides a summary of the Investment Planning Model demand analysis undertaken by ActiveXchange in conjunction with Warren Green Consulting. The aim of this analysis is to understand the demand for the current AquaZone site.

## **Investment Planning Model Process**

As background, the process associated with the Investment Planning Model analysis is outlined below with further details available at www.ActiveXchange.org.

Step 1 – Broad Sector Analysis: data from 1.2M+ participant/member records including millions of session visits, from the performance of hundreds of facilities across Australia and New Zealand is brought together to understand key demand factors. These demand factors are applied to the proposed site.

Step 2 – Competition and Supply: all competitors are reviewed to understand current provision and then travel time catchments are mapped factoring with travel time decay.

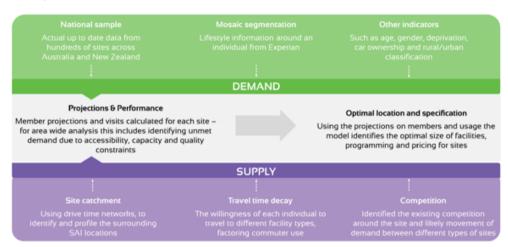
Step 3 – Demand Demographic Profiling: through the analysis undertaken in the Broad Sector Analysis an understanding of the prevalence of participation for 785 demographic and lifestyle indicators nationally is understood.

Step 4 – Catchment Profiling: the likelihood of each individual in the catchment to use the facility is then determined against factors such as: demographics, lifestyle segments, deprivation, mobility and willingness to travel (i.e. Demand side). This is correlated against types of facility factors such as: capacity (if known), access, age of the facility, parking, competition, opening hours, proxy program and pricing assumptions (i.e. Supply Side).

Step 5 – Demand Assessment: based on the model, the number of likely members (and attributed visits from these to each facility type) is allocated to the site.

Step 6 – Validation: member and visit outcomes are checked against the actual performance of hundreds of facilities on an ongoing basis. The model is constantly refined to increase average accuracy, which is currently at over 95%.

An image of the process is provided below.



**Image: Investment Planning Model Process** 

## **Investment Planning Model Findings**

The key findings from the Investment Planning Model Demand Analysis are provided below with the full report attached in Appendix D.

The current total catchment population for an aquatic and leisure facility at the identified site after applying travel time decay is 19,952 for the AquaZone.

The predominate segment profiles in the AquaZone catchment area are outlined below highlighting that approximately 20% of the catchment are defined as "regional essentials" which is couples and single parents with children living in regional areas with low to average income.

A summary of the predominate population segments in the AquaZone catchment is provided below.

Segment Profile	Percentage	Segment Description
Regional Essentials	20%	Couples and single parents with children living in regional areas with low to average income.
Township Solos	19%	Younger blue-collar singles in regional towns, with low income but have financial security.
Rural Retirement	18%	Elderly couples, sometimes with adult children or carers, who are long term residents in rural towns, with low income pensions.
Reset Regionals	12%	Blue-collar families, often single parents, living in rural towns with low income and dependent children.
Satellite Battlers	9%	Low income singles in regional towns, sometimes living in social housing.
Lonesome Elders	5%	Older singles, living in satellite towns with below average income.

Table: Segment Profiles in Catchment Area

### **Current Demand Projections (2023)**

The estimated demand is for 3,803 members consisting of:

- 2,159 all access members.
- 1,132 learn to swim members.
- 512 aquatic members.

Excluding casual visits the indicative total visit demand is 314K visits per annum.

### **Future Demand Projections (2033)**

The estimated demand is for 4,106 members (8% increase on the 2023 projection) consisting of:

- 2,331 all access members.
- 1,222 learn to swim members.
- 553 aquatic members.

Excluding casual visits the indicative total visit demand is 339K visits per annum.

## 5.3 Competitor Analysis

Based on the analysis undertaken as part of the Demand Analysis the following AquaZone competitors were identified.

### Fitness Centre and Group Training Businesses

A listing of the relevant Warrnambool region businesses is provided below. This summary indicates an exceptionally high level of provision, with 23 businesses in total, particularly for the population size. In addition, nine businesses have a Google Rating of five while all others assessed have ratings over 4.3 indicating a very positive customer experience.

Business Name	Address	Gym Stations
AquaZone	Queens Rd	43
Anytime Fitness	Woolworths, 1-9 Gateway Rd	20
BFT	24 Fairy St	20
Body Blitzer Fitness Centre	1113 Raglan Parade	15
CrossFit	38-40 Albert St	15
Curves	162 Rear, Timor St	25
DC HIIT Fitness and Personal Training	Rear/79 Liebig St	5
Deakin Uni Active and Fitness Centre	Princes Hwy	20
F45	91 Henna St	15
Flex & Flow	The Royal Ballroom, 43 Fairy St	NA
HIIT Nation	Rear of/32 Kepler St	10
Iron Armour Gym 24/7	131 Lava St	60
Lyndos Boxing	44 Caramut Rd	10
MINT PT STUDIO	107 Henna St	20
Momentum Fitness	17 Dickson St	55
Pause Yoga	65 Fairy St	5
PhysiPole Fitness	Unit 2/92 Horne Rd	NA
Snap Fitness 24/7	Bayside Plaza, 24/36 Fairy St	25
Spartan	153 Timor St	na
Ultimate Performance and Rehab	3/227 Koroit St	10
24/7 Gym & Fitness	49 Raglan Parade	40
Wilson Athletic	Ozone Carpark	40
Yoga (The Space)	180 Liebig St	5

Table: Fitness Centre and Group Training Businesses

## **Aquatic Related Options**

A listing of the relevant services in Warrnambool is provided below. This indicates relatively minor competition with two other swim schools and some alternate aquatic related options (e.g. wellness and ocean pool).

Business Name	Address	Aquatic Area (sqm Approx)
AquaZone	Queens Rd	1,500
Archie Graham Community Centre	118 Timor St	12
Blue Hole River Pool (Ocean Pool)	Hopkins River	NA
Jayson Lamb's Splash Factory Warrnambool College	Grafton Rd	250
Deep Blue Bath House (Day Spa)	16 Pertobe Rd	NA
St John of God (Hydrotherapy)	136 Botanic Rd	120
South Coast Junior Aquatics	15 Dickson St	187

**Table: Aquatic Related Options** 

# 6 Facility Benchmarking

The Consulting Team has undertaken an industry benchmarking process of regional municipalities with similar scale facilities and a comparable population base to that of Warrnambool. Considered in the benchmarking process were regional municipalities that have had recent aquatic and leisure centre developments, redevelopments, or major upgrades.

A summary of the benchmarked facilities is provided below.

Local Government	Facility
Wellington Shire Council	Aqua Energy Shire Council
City of Ballarat	Ballarat Aquatic and Lifestyle Centre
Colac Otway Shire Council	Bluewater Leisure Centre
City of Greater Bendigo	Gurri Wanyarra Wellbeing Centre
Latrobe City Council Gippsland Regional Aquatic Centre	
Rural City of Wangaratta	Wangaratta Indoor Sports and Aquatic Centre
City of Mount Gambier	Wulanda Recreation and Convention Centre

## 6.1 Victorian Regional Facilities

Below is an overview of each of the facilities benchmarked, including a summary of the key learnings relating to each development, redevelopment, or upgrade.

### **Aqua Energy Leisure Centre (Wellington Shire Council)**

The Aqua Energy Redevelopment, which is due to commence in October 2023, will enable the replacement of the 25-metre indoor pool and pool hall, which is 51 years old. There is also greater need for all abilities access to the entire facility, which is currently limited to only some areas.

Plans for the redevelopment include:

- New 7 lane 25m pool, pool hall and water treatment system.
- New zero depth indoor water play space.
- New 24hr gym access.
- New wet, dry, schools and family change areas.
- New sauna.
- New on-deck swim school office.
- Refurbished outdoor pool change rooms.
- Environmentally sustainability design improvements.



The new development will not only see the 25-metre pool replaced but will improve accessibility and programming opportunities throughout the entire facility.

The \$23M facility upgrade has been made possible thanks to the Victorian Government, including \$2M from Local Sports Infrastructure Fund and \$10M from Community Sports Infrastructure Loan Scheme, \$950,000 from the John Leslie Foundation, with the remainder of the project funded from Wellington Shire Council. Council is also intending to utilise funds from the Federal Government's Local Roads and Community Infrastructure Program.

#### **Consulting Team's Comments**

- As an ageing asset, there is a strong commitment to not only maintain but also upgrade community facilities with contemporary elements.
- These elements include enhanced accessibility, improved ESD and additional leisure and wellness facilities to diversify the offering.

### Ballarat Aquatic and Lifestyle Centre (City of Ballarat)

The Ballarat Aquatic and Lifestyle Centre (BALC) is the City of Ballarat's major aquatic facility and was first developed in 1994 as the first stage of a three-stage build process. The Centre's subsequent upgrades occurred in 2010 and most recently, in 2015, at a cost of \$14M. The Stage 3 development included the introduction of the 50m indoor pool, meeting rooms and upgrades to the amenities and plant. The BALC is operated in-house, along with the City's other aquatic and recreation facilities. The Centre incorporates the following components:

- 50m Indoor Pool.
- 25m Indoor Pool.
- Learn to Swim Pool.
- Warm Water Pool.
- Spa / Steam Room.
- Health Club.
- Program Rooms.
- Gymnastics Hall.
- Indoor Rock Climbing Wall.
- · Café.



#### **Consulting Team's Comments**

- Programs such as aqua aerobics require the participants to wear 'float belts' to undertake
  the classes due to the depth profile of the pool.
- The layout of spaces, such as changerooms and inclusive change spaces, appear underprovisioned.

### Bluewater Leisure Centre (Colac Otway Shire)

The Bluewater Leisure Centre is Colac Otway Shire Council's major aquatic and leisure centre. The facility opened in 1974 but has undergone multiple upgrades since then. Most recently, Bluewater was upgraded in 2016 at a publicly reported cost of \$13M, which included the aquatic spaces and an expansion to the gymnasium. The facility is operated under an in-house model. The Centre incorporates the following components:

- 25m Indoor Pool.
- · Toddlers Pool.
- Warm Water Pool.
- Spa / Steam Room.
- Splash Pad.
- Health Club.
- Program Rooms.
- Stadium Courts.
- Creche.
- Café.



### **Consulting Team's Comments**

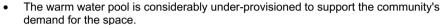
 The warm water pool could be larger to meet the broad community need which includes demand from disability groups and the senior's community.

### Gurri Wanyarra Wellbeing Centre (City of Greater Bendigo)

The Gurri Wanyarra Wellbeing Centre was developed in 2018 at a cost of approximately \$36M. The Centre is the City of Greater Bendigo's premier aquatic and leisure facility. As is the case with all the City's 13 aquatic and recreation facilities, the Gurri Wanyarra facility is outsourced to a management company. The Centre incorporates the following components:

- 50m Indoor Pool.
- Learn to Swim Pool.
- Warm Water Pool.
- Spa / Sauna / Steam Room.
- Splash Pad.
- · Health Club.
- Program Rooms.
- Allied Health Suites.
- Café.

#### **Consulting Team's Comments**



 The allied health suites have been challenging to secure a permanent tenant for the five spaces allocated.

### Gippsland Regional Aquatic Centre (Latrobe City Council)

The Gippsland Regional Aquatic Centre (GRAC) opened in 2021 at a cost of \$57M. The Centre is the Latrobe City Council's largest aquatic facility, and it also supports eastern regional Victoria. In contrast to the City's other aquatic and leisure centres, GRAC is outsourced to a management company, while the remaining three facilities of Council are managed in-house. The Centre has a deep-bore geothermal heating system and incorporates the following components:

- 50m Indoor Pool.
- 25m Outdoor Pool.
- Learn to Swim Pool.
- Warm Water Pool.
- Spa / Sauna / Steam Room.
- Waterslides.
- Water Play.
- Health Club.
- Program Rooms.
- Allied Health Suites.
- Café.

## **Consulting Team's Comments**

- The warm water pool is under-provisioned, primarily due to the large number of members and disability groups using the space.
- The café is located separately from the reception area, which has resulted in reduced hours due to operational costs.

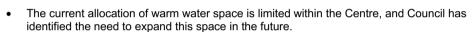


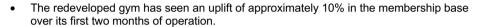
### Wangaratta Indoor Sports and Aquatic Centre (City of Wangaratta)

The Wangaratta Indoor Sports and Aquatic Centre (WISAC) opened in 2002 and is the City's only year-round aquatic and leisure centre. The Centre has recently commenced an expansion of the facility that will see the health club increase in size and the construction of two additional indoor sports courts at a cost of \$11.6M. WISAC is operated under an in-house model. Once completed, the Centre will incorporate the following components:

- 50m Outdoor Pool.
- 25m Indoor Pool.
- Learn to Swim Pool.
- Toddlers Pool.
- Warm Water Pool.
- Outdoor Water Play.
- Health Club.
- Program Rooms.
- Indoor Sports Courts.
- Café.

#### **Consulting Team's Comments**





## Wulanda Recreation and Convention Centre (City of Mount Gambier)

The Wulanda Recreation and Convention Centre is the City of Mount Gambier's state-of-the-art, premier facility. The Centre opened in 2022 at a cost of \$66M. The facility incorporates a performance hall and aquatic and leisure components. The Centre is a redevelopment of the former Mount Gambier Aquatic Centre. The Centre incorporates the following components:

- 25m Indoor Pool.
- 50m Outdoor Pool.
- Learn to Swim Pool.
- Warm Water Pool.
- Spa / Sauna / Steam Room.
- Waterslides.
- Splash Pad.
- Health Club.
- Program Rooms.
- Allied Health Suites.
- Café.
- Performance Hall.

## **Consulting Team's Comments**

 As a very large-scale Centre, operational costs, particularly the utility costs, are very high and much higher than anticipated.





## 6.2 Benchmarking - Key Performance Indicators

Outlined in the table below are the key performance indicators for the 2022/23 financial year for AquaZone compared to six benchmarked facilities. The information below is provided for context only as there are many factors that may influence the performance of an aquatic and leisure facility, and these include: location, age of the asset, facility components, competition, population size, price point, additional provision (e.g., outdoor seasonal pools) and management model.

Note: the benchmarking is based on available information only as not all the data was provided for all facilities.

Item	AquaZone	Benchmarked Centres (Average)	Variance
Population	35,406	66,199	-30,793
Visits Per Head of Population	5.65	5.20	0.45
Centre Attendance	199,946	313,532	-113,586
Membership Average	1,087	2,374	-1,287
Learn-to-Swim Average	1,053	844	209
Membership Ave. as a % of Population	3.07%	4.28%	-1.21%
Learn-to-Swim Ave. as a % of Population	2.97%	1.29%	1.68%
Subsidy Per Visit	-\$3.33	-\$4.84	\$1.51

Table: Key Performance Metrics Comparison

Based on the above information, it is identified that:

- The visitations per head of population for AquaZone was ahead the benchmarked sites, with 0.45 more visits per resident which is interesting given that several of the other centres have been redeveloped / developed over the last ten years.
- AquaZone's learn-to-swim program is performing exceptionally well with numbers as a
  percentage of the population significantly higher than the benchmarked centres while the
  membership numbers as a percentage of the population was reasonably similar.
- AquaZone's subsidy per visit is less than the benchmarked centres and this indicates strong performance given the economies of scale and larger population numbers of the benchmarked centres.

# 7 Industry Research

The following information provides an overview of relevant industry research.

## 7.1 Project Costs

Examples of current and recent projects, including costs, is provided below.

## Facility Summary

## North Bellarine Facility, City of Greater Geelong (Stage 1 - 2023)

## The facility is being delivered over two stages with Stage 1 including an

outdoor 50m pool at a current day cost of circa \$20M completed in 2023.

Key elements of stage two that are under consideration include lap

swimming, warm water exercise, learn to swim and hydrotherapy.

The completed project, at circa \$60M in current day values, is of a similar

scale to a contemporary version of AquaZone.

The City of Greater Geelong has received the following external funding for

The City of Greater Geelong has received the following external funding for the project:

- Stage 1: \$10M from the federal government.
- Stage 2: \$40M consisting of \$20M from state and federal governments.

#### Carnegie Swim Centre, Glen Eira City Council (2024)

The facility is a replacement of the Carnegie Swim Centre and is currently under construction with a total project cost of \$75.3M.

Key facility components are outdoor 50m pool, dive pool and splashpad and indoor warm water pool, 25m lap swimming pool and program areas.

The City of Glen Eira will receive \$15M from the federal government as part of a pre-election commitment from the Labor party.



**Image** 

## Northern ARC Aquatic, City of Greater Geelong (2024)

The \$55M project will replace the existing Waterworld facility and Centenary Hall which will be demolished as part of the contract works.

The project will deliver:

- A 25m indoor pool, hydrotherapy pool, learn to swim pool, water play area and waterslide, spa, sauna and steam.
- 1,000sqm of multi-purpose community space, gymnasium, program rooms and occasional care facilities.

The City of Greater Geelong will receive external funding from state government \$8.5M and federal government \$8.26M.



## **Torquay Aquatic Centre - Surf Coast Shire (2025)**

The scope for the \$46.8M Surf Coast Aquatic and Health Centre includes:

- An indoor 25m pool for lap/squad swimming and learn to swim, and one warm water indoor pool for learn to swim, warm water exercise, hydrotherapy and leisure.
- Gym, programs spaces, allied health suites, café and supporting amenities.

The Centre does not have a 50m pool.

Current external funding commitments for the Centre are \$20M from the federal government and \$16.7M from the state government.



**Table: Project Cost Benchmarking** 



#### **Funding**

It is noted in the table above that government funding was received for all four facilities, and this was predominately in the form of election commitments associated with marginal / contestable seats.

In addition to the above, there is also a range of budget commitment funding programs, such as the federal government's Community Energy Upgrade Fund Program. These however have traditionally not provided the same level of funding as election commitments.

#### **Cost Escalations**

When benchmarking the costs of projects, it is important to note the following escalations since 2019 as advised by a quantity surveyor specialising in aquatic facilities.

- 2019 3%.
- 2020 Nil.
- 2021 20% based on major spike in tenders received from mid-year onwards.
- 2022 10%.
- 2023 Forecast 5% to 7%.
- 2024 Forecast 4% to 5%.

## 7.2 Project Timeframes

Consultation undertaken with architects, project managers and local government officers identified the following timeframes associated with the planning and delivery of a major aquatic and leisure facility project. This table highlights that the indicative timeframe for a local government project from inception is seven years.

Project Stage	Indicative Timeframes
Options Review and Feasibility	6 – 12 months
Business Case (and procurement)	6 – 12 months
Funding and Partnership Development	12 months
Project Initiation (Internal Process)	3 months
Design Team Procurement	3 – 12 months
Design and Documentation	12 – 15 months
Procure Head Contractor	3 – 6 months
Mobilisation and Construction	18 – 24 months
Commissioning and Fit Out	2 months

Table: Project Timeframes

## 7.3 Trend Towards a Community Place Approach

A key international theme from the National Sports Conference (2023) in Melbourne was for the shift towards a community place approach. A key focus area associated with the planning, design and operation of many overseas centres is for a focus on social inclusion and community connectedness. This differs from the approach in Australia which, by comparison, traditionally has a stronger focus on active participation by individuals in large multi-purpose facilities.

Some of the key themes that are relevant to the community centre concept include:

- Objectives Social inclusion, community connection and the reduction of barriers particularly for targeted cohorts.
- Design Incorporating passive spaces with seating areas, public realm style, open foyer, good accessibility, and appropriate themes to create a non-intimidating 'feel'.
- Co-location Potentially integration with council services e.g., youth and health services.

- Programs Provision of group, targeted cohort and social programs with local activation strategies to encourage participation.
- Delivery Model Development of partnerships, providing content on and off site and using volunteers to play a key role.
- Capability Educate staff to be able to connect with community and deliver local innovation based on relevant circumstances.
- Language Naming the facilities community centres and using other language to reflect the overall purpose.
- Strategy Having a broader network approach to meeting community needs rather than creating a one stop shop.

This approach is based on the demonstrated health benefits associated with social inclusion which were recently highlighted by the recent USA Surgeon General's research advice below:

"Social connection is beneficial for individual health and improves the resilience of our communities. Evidence shows that increased connection can help reduce the risk of serious health conditions such as heart disease, stroke, dementia, and depression. Communities where residents are more connected with one another fare better on several measures of population health, community safety, community resilience when natural disasters strike, prosperity, and civic engagement".

Relevant examples of the community place model in Vancouver, Canada include the following:

- Minoru Centre for Active Living.
- West Vancouver Community Centre.
- Westminster Community Centre (Opens early 2024).
- Harry Jerome Community Recreation Centre (Opens 2025).

For instance, the Minoru Centre provides a good example of a community facility providing targeted programs and services. As a multi-purpose aquatic and leisure facility, the Centre caters for the broad needs of the community. As part of the focus of maximising community benefits, a range of customised programs and services are provided for specific population cohorts.

Consistent with the charter to improve community health and wellbeing, the Centre offers a diverse range of programs for over 55's including: performing arts, dance, music, visual arts, events, fitness programs, health and wellbeing programs, educational sessions, martial arts, etc.

As part of the commitment to community engagement and participation, the Centre supports a Seniors Society which plays an important role in the mission to "deliver innovative and exceptional programs and services". The Society is a registered non-profit organisation with a mandate to enhance the quality of life of seniors through the provision of recreation opportunities.

## 7.4 General Industry Trends

Other relevant trends include the following.

- An increase in warm water pools and requirements for larger spaces as noted in feedback from operators of Bluewater Fitness (Colac), Gurri Wanyarra Wellbeing Centre and Gippsland Regional Aquatic Centre.
- Inclusion of multiple group training / multipurpose spaces that can be used for a range of group and community based activities.
- Programming is shifting towards smaller group fitness models, functional training and boutique studios. In the aquatic space learn to swim memberships are increasing, with water therapy and relaxation also becoming more prevalent.
- Enhanced accessible design such as pool ramps.
- Enhanced change room options catering for the diverse needs of the community.
- Improved environmentally sustainable design including a move toward all electric.
- A proactive approach to maintenance and renewals including an overseas approach
  where facilities are closed for one week each year to complete significant works.

## **Examples Images**

Example images of contemporary warm water pools and health and wellness areas are provided below.







Images: Example Warm Water Pools







Images: Example Health and Wellness Areas

### **State of Australian Aquatic Facilities**

In addition to the above, a key national issue is the ageing infrastructure of local government aquatic facilities across Australia. A 2022 review by Royal Life Saving Society, with key findings below, identified that a significant number of facilities were coming to the end of their practical life and that limited funding was available to replace these facilities. While there has been no solution to this situation, it may become a political issue in the future.

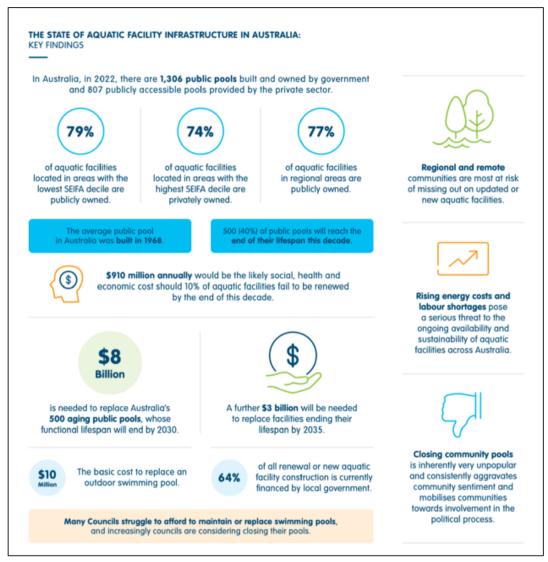


Image: RLSS Review of Aquatic infrastructure

# 8 Preliminary Development Options

To progress the approach to the redevelopment of AquaZone and a new Greenfield facility, a preliminary options analysis was undertaken. This information was presented to the Executive Management Team for feedback.

## 8.1 General Scope

The general scope for the options is outlined below.

- 1. AquaZone Site Make Good and Enhanced Access
  - No additional components.
  - Make good existing facilities: Rectification works and Heat pumps for pools.
  - Enhanced access e.g. upgrade access to pools ramps, pool pod, etc.
- 2. AquaZone Site Enhancement (Potentially in two stages)

#### Stage 1

- Upgrade of outdoor 50m pool with partial cover.
- Additional change rooms.
- Spectator seating.
- Plant room.

#### Stage 2

- · Improved access directly off carpark.
- Expanded gym and program rooms.
- Warm water pool with sauna, spa and steam.
- Multi-purpose community space (relocate swim club rooms).
- Amenities upgrade.
- Utility options (subject to further investigation).
- 3. Greenfield Site Development
  - Indoor 25m.
  - Options for outdoor and indoor 50m pool (must accommodate 1,000 spectators).
  - · Learn-to-swim pool and leisure pool / splash pad.
  - Warm water program pool and spa / sauna / steam.
  - Health club (gym, program rooms).
  - Community space / swim club.

### **AquaZone Concept Options**

The following options were explored as part of the preliminary review process.

- Option 1 new Warm Water Pool and relocated Dry Fitness Area.
- Option 2 new Warm Water Pool and Community Room adjacent to Car Park.
- Option 3 new Warm Water Pool adjacent to 50m Pool.
- Alternate A new Indoor 50m Pool (additional scope to above three options).
- Alternate B extension of 25m Pool to 50m Pool (additional scope to above three options).
- · Car Parking reconfiguration for all Options.

A review of the above AquaZone options, involving area schedules and assessment against key criteria, identified that Option 2 scored the highest.

### **Direction Overview**

Following on from the options analysis, for AquaZone and a review of the Greenfield option, the following direction was determined:

- AquaZone Option: further develop concepts and costings for Option 2, and include additional health and wellness space.
- Greenfields Option: further develop costings and include a provisional amount for the decommissioning of AquaZone.

## 8.2 Facility Components Overview

Following on from questions raised at a Councillor Workshop, the table below provides an overview of functional facility components, key user groups and the associated benefits.

Facility Element	Key User Groups	Benefits	
Aquatic Components			
25m Pool with Ramp (New Ramp)	Recreational users, including people undertaking water play, water walking and cooling off on a hot day.  Learn to swim for children and adults.  Aquarobics and group training.  Lap swimmers.  Schools.  Swim clubs, swim squads and competitive swimming.	Accessibility for the whole community.  Provision of facilities that facilitate improved health and wellbeing.  Maximising use.  Teaching children to be safe around water – drowning prevention.  Financial sustainability.	
Outdoor 50m pool with Ramp and Partial Cover (New Ramp and Cover)	Lap swimmers. Swim clubs, swim squads and competitive swimming. Schools. Recreational users, including people undertaking water play, water walking and cooling off on a hot day.	Accessibility for the whole community.  Provision of facilities that facilitate improved health and wellbeing.  Maximising use.	
Learn-to-Swim Pool	Children and parents.	Teaching children to be safe around water – drowning prevention. Financial sustainability. Provision of facilities that facilitate improved health and wellbeing.	
Water-Play Pool	Children and families.	Accessibility and services for the whole community. Financial sustainability (complementary/secondary spend to learn-to-swim). Provision of a platform for social connection. Introduction to swimming.	
Warm-water Pool with Ramp (New)	People with disabilities. Older adults. People with mobility issues. People with chronic health issues. Health service and allied healthcare providers. Parent and child learn to swim. Gentle aquarobics.	Accessibility and services for the whole community.  Equitable provision of facilities for people of all abilities.  Provision of facilities that facilitate improved health and wellbeing Provision of a platform for social connection.	

Facility Element	Key User Groups	Benefits
Spa, Sauna and Steam Room (New)	Adults. Older adults.	Provision of a platform for social connection.  Provision of facilities that facilitate improved health and wellbeing.  (Meeting universal design principles).
Special Needs Change Rooms (Enhancement)	People with a disability or mobility issues.	Accessibility and services for the whole community.  Equitable provision of facilities for people of all abilities.
Family Change Facilities (Enhancement)	Families.	Accessibility and services for the whole community.  Provision of a platform for social connection by making the centre accessible for families.  Promotes a sense of safety and security and minimises disruption for other users.
Group Change Options (Subject to Design)	School groups. Sporting clubs.	Accessibility and services for the whole community. Promotes a sense of safety and security and minimises disruption for other users.
Dry Components		
Health and Fitness – Strength Training and Cardio Areas (Larger Area)	Adults. Older adults. Teenagers.	Financial sustainability. Provision of facilities that facilitate improved health and wellbeing.
Group Fitness Program Rooms (Additional Spaces)	Teenagers. Adults. Older adults.	Financial sustainability. Provision of facilities that facilitate. improved health and wellbeing.
Cafe and Social Spaces	Whole of community.	Provision of a platform for social connection.  Accessibility for the whole community.
Enhanced Access	Whole of community.	Accessibility for the whole community.

Table: Facility Components, Users and Benefits

## 8.3 Scope Exclusions

Based on the capital cost (approximately \$10M), the challenges around accommodating spectator seating indoors, operational costs and the differing feedback from stakeholder groups, the 50m pool has been retained as an outdoor pool. Given that a key component of stakeholder feedback is around the duration of the season, it is assumed that with a new plant (i.e. potential reduction in operational costs) that the length of the season could be further reviewed.

Warrnambool is unique in having a dedicated, high quality, clinical hydrotherapy pool at Saint John of God Hospital, hence an opportunity exists to position an AquaZone warm water pool to provide a complementary offering. This function could include general hydrotherapy, group programs, individual (unsupervised use), therapeutic use and relaxation. As a result, dedicated allied health spaces have not been included in the proposed scope. The Centre however could provide a range of exercise prescription services (e.g. Workcover, NDIS, introductory programs) under its own umbrella.

As an outcome of site visits, capital cost implications, operational costs and / or industry research the following items have not been included into the proposed scope: dive pool, slides and additional zero depth water play.

# 9 Site Options Overview

Based on the consultation undertaken, two potential options have been identified for the future provision of the major aquatic facility in Warrnambool and these are the current AquaZone site and a generic Greenfield site. Where relevant, an overview is provided below.

## 9.1 Site Overview

A summary of key site information is summarised below with detailed Property Reports for the two sites attached in Appendix E.

## AquaZone Site and Zoning



Image: AquaZone Site

## **Site Overview**

Item	AquaZone Site
Address	10 Queens Road, Warrnambool
Planning Zone	PPRZ
Other	Crown Land
Overlays	None
Aboriginal Cultural Heritage	Yes
Designated Bushfire Prone Area	No
Distance from Town Hall	1.7km
Estimated Site Size	32,000sqm however the current AquaZone footprint including off street car parking is approximately 15,000sqm.
Other Location Information	Located adjacent to the Botanical Gardens
Current Drive Time Catchment	19,952 people

Table: Site Overview

## 9.2 Site Options Pros and Cons

Based on preliminary consultation undertaken and previous research undertaken, preliminary comments around the AquaZone and generic Greenfield site option are outlined below.

Item	AquaZone Site	Generic Greenfield Site
Pros	<ul> <li>Proximity to CBD, schools, residential areas, etc.</li> <li>33% greater drive time catchment which could impact usage levels.</li> <li>Long history and well known site.</li> <li>Additional land is available around the existing site.</li> <li>Good carnival site with outdoor grass and gradient.</li> </ul>	<ul> <li>Can develop a contemporary facility (e.g. ESD, accessibility, facilities)</li> <li>Extended asset life.</li> <li>Potential larger site size with siting options.</li> <li>No impact on community access services as could be constructed while AquaZone remains operating.</li> </ul>
Cons	<ul> <li>Site gradient creates a range of challenges such as access.</li> <li>The condition, age and functionality of the asset which contributes to challenges to resolve.</li> <li>Car parking is limited and constrained.</li> <li>Business impact if redeveloped.</li> <li>Risks and unknowns associated with redevelopment.</li> <li>Capital costs for redevelopment and affordability (but could be staged).</li> </ul>	<ul> <li>Would have to demolish and remediate AquaZone site.</li> <li>As Crown Land, would not be able to sell if AquaZone was closed.</li> <li>Potential distance from CBD may be a deterrent for usage and may contribute to enhanced attractiveness of private sector gym providers closer to town.</li> <li>Long lead time to develop (i.e. 7 years).</li> <li>Risks and unknowns with ground conditions and services.</li> <li>Capital cost and affordability.</li> </ul>

**Table: Site Option Pros and Cons** 

### 10 Detailed Development Options

The following information provides an overview of the detailed development options.

### 10.1 Vision

Following on the research and scoping consulting undertaken, the following vision is proposed.

- Be reliable, cost efficient to operate and environmentally sustainable.
- Be fully accessible and compliant.
- Support the physical and mental health of our community and the broader region.
- Strengthen capacity of sporting and swim clubs to increase participation.
- Provide opportunity for success in competitive swimming.
- · Meet the future needs or our growing city.

### 10.2 Functional Area Facility Components

The table below provides an overview of the major changes to functional areas associated with the potential development options. For comparative purposes the current areas of AquaZone are also included and this can be used as a reference for potential changes.

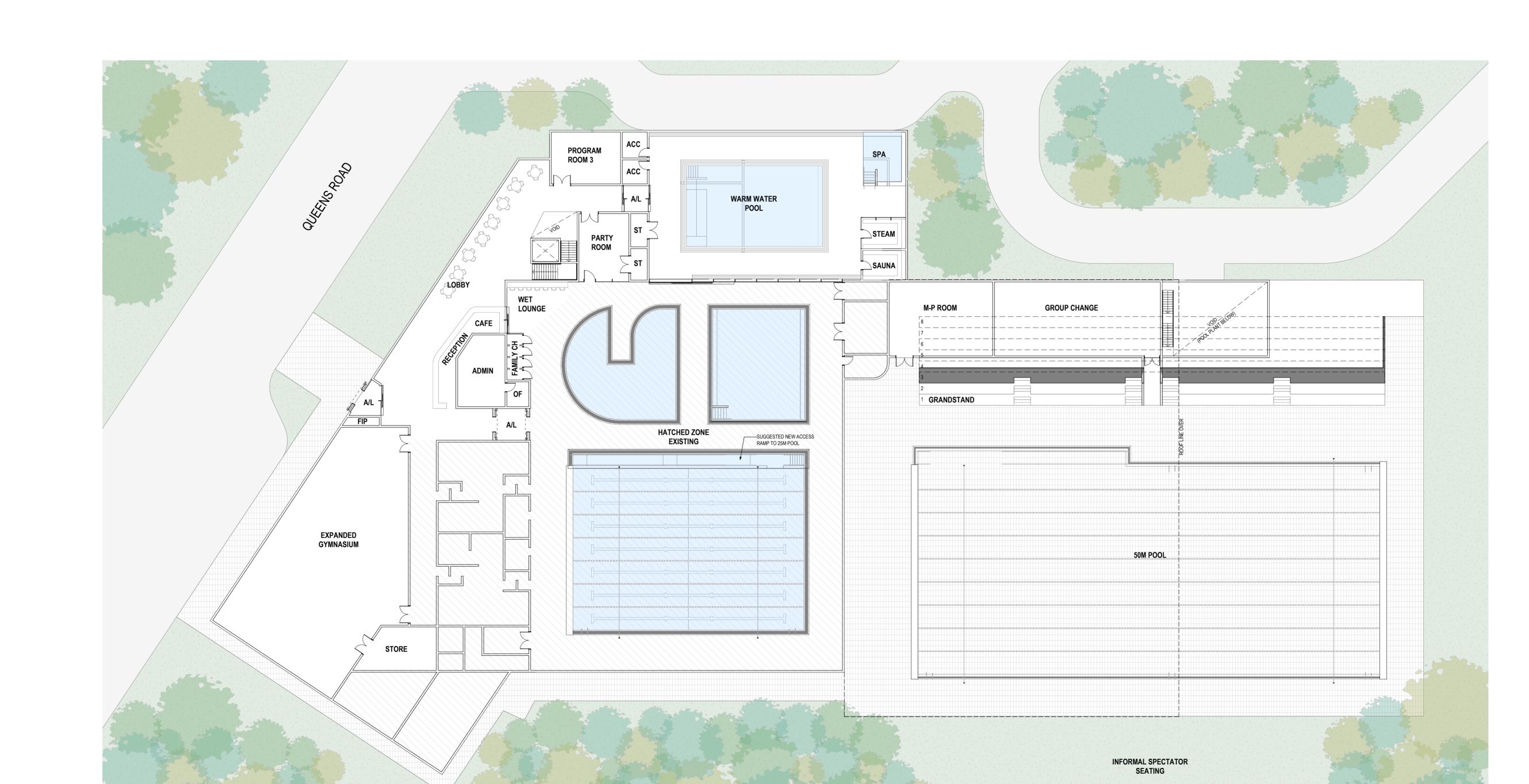
Area	AquaZone Current (sqm)	AquaZone Redevelopment (sqm)	Greenfield Site (sqm)	
Entry				
Foyer	100	200	200	
Lower Foyer	0	80	0	
Cafe / Kiosk seating	18	50	40	
Multi-purpose space	0	60	100	
Area Sub-total	209	516	505	
Aquatic Facilities				
Learn-to-Swim Pool	115	115	140	
Indoor Leisure Pool / Splash Pad	120	120	200	
Warm Water Pool	0	160	180	
Spa / Sauna / Steam	0	40	40	
Area Sub-total	1,517	2,013	2,719	
Aquatic Change				
Change - Family - new	0	12	0	
Change - Accessible	8	24	0	
Change - Accessible - WWP	0	24	36	
Change - Group Change	0	0	15	
Change - Changing Places	0	0	80	
Area Sub-total	200	280	311	
Dry Fitness				
Gymnasium	190	390	480	
Program Room 1	200	215	150	
Program Room 2	29	115	80	
Program Room 3 / Spin	0	60	0	
Change - Female	0	45	40	
Change - Male	0	45	40	
Change - Accessible / All Gender	0	12	20	
Area Sub-total	419	882	810	
Proposed Area	2,645	4,441	5,073	

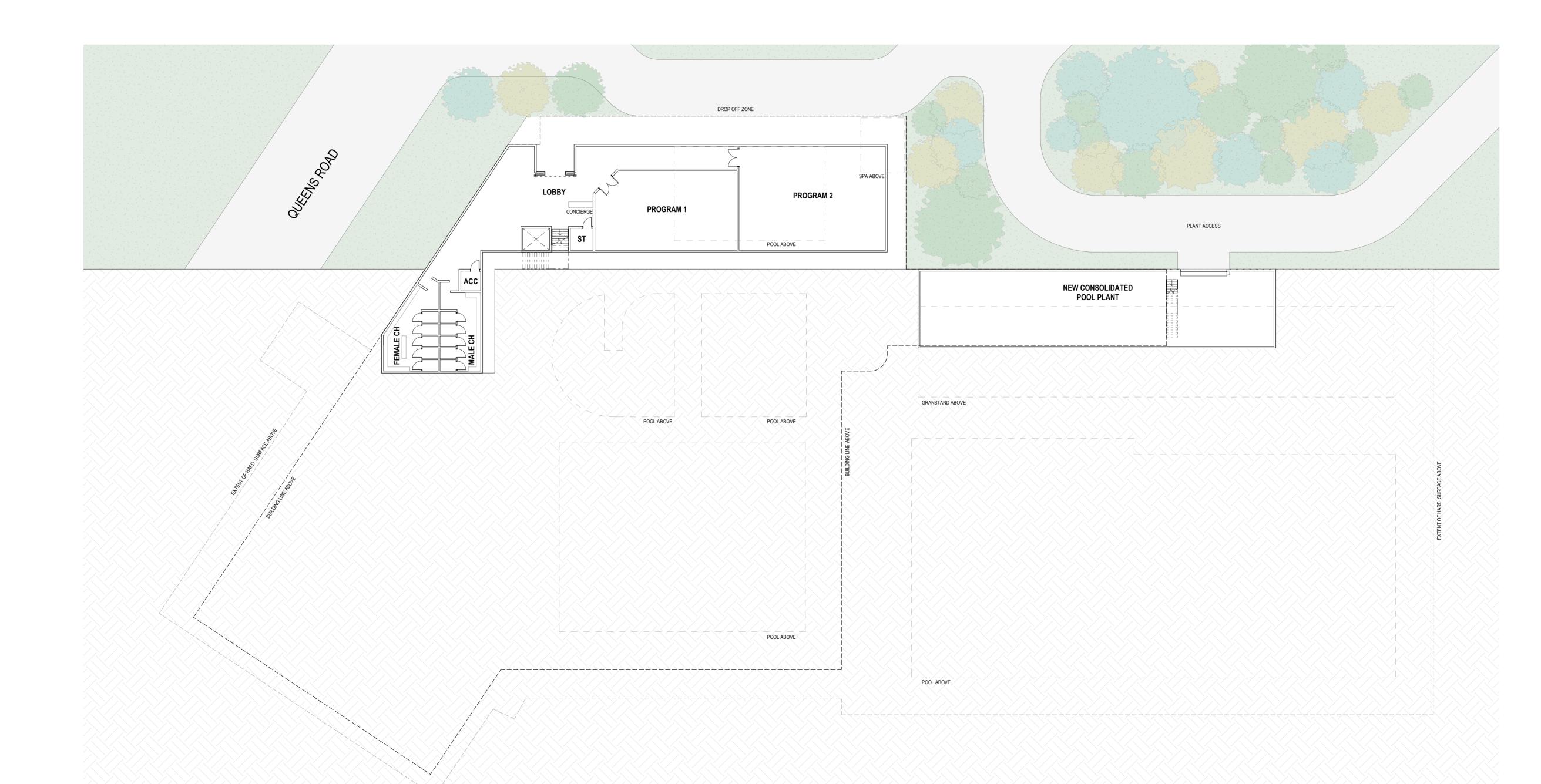
Table: Development Options Area Schedule

### 10.3 AquaZone Development Preliminary Concept

The concepts on the following pages provide an indication of the potential development option of AquaZone. This has been developed based on the overall vision and preliminary feedback with key elements associated with the design including:

- The potential for staging as previously outlined.
- Development to the north of the existing Centre allowing for enhanced accessibility from the car park via a ground level entry point (refer second concept).
- A reconfiguration of the café, reception and administration area resulting in views over the Botanical Gardens and a café that is accessible to non-facility users.
- The creation of a 'wellness area' close to the new entry with a warm water pool, spa, sauna and steam that can cater for a diverse range of programs services and needs (e.g. relaxation, rehabilitation, parent and child learn to swim, lower impact group classes, etc.)
- The expansion of member services including a larger gymnasium (combining it with the
  existing group training room) and the development of up to three new program rooms.
   This will allow for an enhancement of gymnasium equipment and the delivery of a greater
  diversity of group training classes.
- Replacement of the outdoor 50.3m pool with the new compliant 50m pool with the
  potential for seating on the north side and a cover at the shallow end for weather
  protection.
- New pool plant with a reduced footprint resulting in enhanced energy efficiency, reduced operational costs and ease of operation.
- An upgrading of the indoor pools.
- Enhanced accessibility and universal design via new pool entry ramps, additional changerooms and a new entry arrangement.
- · A new dedicated schools entry point resulting in a greater separation of user groups.
- Additional amenities including accessible change and family change to better cater for the broad community needs. Note: potential also for group change in a detailed design process.





### 10.4 Greenfield Development Preliminary Concept

The concept on the following page provides an indication of the potential development option at a Greenfield site. This has been developed based on the overall vision and preliminary feedback with key elements associated with the design including:

- Subject to the site, the potential for a single level development.
- Additional facility components as outlined in the previous Functional Area Schedule and AquaZone concept summary. (e.g. warm water pool, sauna, spa and steam).
- When compared to the current AquaZone development, larger areas including learn to swim, leisure pool / splash pad and gymnasium.
- A contemporary development with best practice accessibility and environmentally sustainable design.



### 10.5 Indicative Costings

Based on the area schedules, concepts and other relevant details, the indicative and high level costs for the two options are provided below for guidance. These costs should be considered in context of the following critical limitations and notes:

- · Costs are at the concept stage only.
- The Greenfield site costs will vary substantially based on the site.
- There has and continues to be pricing volatility and issues with labour availability which can have a material impact on costs.
- The final designs including materials, ESD, approach to energy etc. will impact cost.
- · Ground / latent conditions have not been investigated.
- · Timing and staging may impact on costs.

#### **AquaZone Development Indicative Cost**

The table below provides a summary of the indicative cost for the AquaZone development.

Component	Amount
Building Components	
Aquatic Make Good (inc new 50m Pool)	\$10,000,000
Dry Renewal (1)	\$812,400
Warm Water Pool / Spa / Sauna	\$3,744,000
Partial Roof Over 50m Pool	\$1,800,000
Enhanced Energy provision (2)	\$4,500,000
Other New Components	\$11,692,345
Sub Total	\$32,548,745
Other Project Costs (3)	\$27,021,255
Total	\$59,570,000

Table: Indicative AquaZone Cost

#### Notes

- 1) Subject to detailed condition audit.
- 2) Subject to investigation.
- 3) Site Works, services, escalations, construction, fees and contingency.

### **Greenfield Development Indicative Cost**

The table below provides a summary of the indicative cost for a Greenfield development.

Component	Amount
Building and External Works	\$45,186,330
Allowances, Margins, Escalations, Design, etc	\$18,681,670
Contingency, Fees, FF&E, Legal, etc	\$15,259,000
Sub Total	\$79,127,000
AquaZone Decommissioning	\$1,380,000
Total	\$80,507,000

Table: Indicative Greenfield Site Cost

### 10.6 Operational Financial Projections

The following information provides an overview of the financial projections associated with the AquaZone development option previously outlined.

#### **AquaZone Development Operational Financial Projections**

Based on the analysis undertaken, including the demand analysis, industry benchmarking, consultation with the operator and with consideration to the proposed design, the following key assumptions have been made regarding the <a href="material">material</a> changes to the AquaZone financial projections.

- Learn to swim numbers are projected to increase by 650 (conservative) and staffing costs would increase proportionally.
- Membership numbers are projected to increase by 650 (conservative) and staffing costs would increase by around 20%
- Non-member warm water pool and spa / sauna / steam and casual aquatic visits are projected to increase by approximately 30K.
- Café and retail sales and cost of goods sold increases are linked directly to visitation numbers.
- With the inclusion of a warm water pool, it is recommended that the Archie Graham Centre pool be closed hence the income and expenditure has been adjusted accordingly.

The tables below provide an overview of the projected performance for a redeveloped AquaZone when compared to the current performance. Note: dollars are in 2023/24 values.

ltem	2022/23 Actuals	Development Projections	Projected Change
Key Performance Indicators			
Learn to Swim Enrolments	1,070	1,720	650
Members	1,010	1,660	650
Total LTS and Members	2,080	3,380	1,300
Annual Visits	199,946	303,267	103,321
Population	35,406	35,406	0
Visits per Head of Catchment	5.6	8.6	2.9
Financials			
Net Performance <sup>1</sup>	(\$846,862)	(\$314,575)	\$532,287
Subsidy Per Visit	(\$4.24)	(\$1.04)	\$3.20

Table: Current v Development Projections

The above table indicates a significant AquaZone performance improvement projection for the development compared to the current situation. This includes the following:

- An increase in annual visits by over 100K per annum or 50%.
- An increase in visits per head of population to 2.9 with 8.6 visits per head of population.
   This is a 52% increase on current and is 65% higher than the industry benchmark of 5.2 visits per head of population.
- The overall projected net performance improvement of \$522K per annum.

Note: the above projections exclude staging and potential business impact during the construction period and these would need to be reviewed upon progress of the delivery model.

#### **Greenfield Development Projections**

The financial performance associated with a Greenfield development would be materially informed by the site hence it is premature to undertake this analysis.

<sup>&</sup>lt;sup>1</sup> Includes Archie Graham Centre

## Appendix A - Plans and Strategies Review

The Consulting Team has undertaken a review of the Council's strategies, plans and policies to inform the Aquatic Strategy's findings and recommendations. Outlined below is an overview of the key Council documents that are relevant to the Project and an overview of key implications of the specific objectives, priorities or themes for the Strategy's direction.

Document	Overview			
Warrnambool	Overview			
2040	The Warrnambool 2040 Community Plan outlines the strategic direction and intent of the City in the long term. The Plan focuses on four key strategic direction areas to support the growth and development of the community, being i) people, ii) place, iii) economy and iv) environment.			
	The Plan is underpinned by four (4) ambitious visions and a total of 19 specific goals. The visions for the Plan are:			
	<ul> <li>Vision 1 (People): Warrnambool will be a place where all people thrive.</li> <li>Vision 2 (Place): Warrnambool will be Australia's most liveable regional city.</li> <li>Vision 3 (Economy): Warrnambool will be Australia's most resilient and thriving regional economy.</li> <li>Vision 4 (Environment): Warrnambool will be Australia's most resilient regional city.</li> </ul>			
	Key Project Implications			
	While many of the goals of the visions have linkages to the Project, the most relevant are outlined below:			
	<u>People</u>			
	<ul> <li>Goal 3: Warrnambool prioritises health and wellbeing.</li> <li>Community, cultural and recreational facilities, services and activities which support and encourage healthy lifestyles are accessible and available to all residents – particularly people who are vulnerable or disadvantaged.</li> </ul>			
	<u>Place</u>			
	Goal 9: Warrnambool has accessible, high-quality public spaces and facilities.  Warrnambool has high-quality, regional-level arts, cultural and recreational facilities which are activated and programmed to meet the needs of the whole community and to attract visitors.			
	<ul> <li>Warrnambool's high-quality community facilities and assets are well maintained and there is an agreed strategy for renewal which is funded to ensure their sustainability.</li> </ul>			
	<u>Environment</u>			
	<ul> <li>Goal 11: Adaptable Warrnambool - we adapt to the impacts of climate change.</li> <li>Environmentally Sustainable Design (ESD) principles used for all new developments and upgrades.</li> <li>New Council buildings have greater than a 5 Greenstar rating.</li> </ul>			
	Economy			
	Goal 18: Maintain and grow collaborative arrangements between cross border, and regional councils and interest groups.			
Green Warrnambool Strategy	Overview			

### Overview **Document** The Green Warrnambool Strategy links directly to the City's Community Plan (Warrnambool 2040), focusing on the vision of: Warrnambool will be the most environmentally sustainable regional city in Australia. It is a roadmap for environmentally sustainable decision-making, with a strong focus on reducing energy and water consumption, reducing and recycling waste and making more ethical and sustainable purchases. The Green Warrnambool Strategy outlines six (6) goals for the City, with Council and Community based actions supporting the goals. The six goals are: Zero Warrnambool - As a leading regional city, we demonstrate innovative, smart solutions to achieve zero net emissions for a renewable future. Adaptable Warrnambool - We will adapt to the impacts of climate change. Wise Warrnambool - We are a wise city that wastes not. Natural Warrnambool - We enjoy, love, respect and care for the natural environment. Blue Warrnambool - Water is for life. **Key Project Implications** Of significant importance to the Aquatic Strategy is the need for Environmentally Sustainable Design (ESD), highlighted as a key priority for the City under the goal of Adaptable Warrnambool and moving towards zero net emissions for the City, as outlined in the Zero Warrnambool goal. Outlined below are the 2040 targets, based on the associated goal, from the Green Warrnambool relevant to the Project: Zero Warrnambool The City of Warrnambool will have Zero net greenhouse gas emissions. Warrnambool's energy is sourced from renewables. Adaptable Warrnambool ESD principles used for all new developments and upgrades. All new infrastructure is designed for the changed and changing New Council buildings have greater than a 5 Greenstar rating. Blue Warrnambool Water Sensitive Urban Design principles are used in all infrastructure and open space developments and upgrades. All new developments incorporate roof water harvesting infrastructure. Council Plan 2021 Overview - 2025 The Council Plan provides a 4-year roadmap to deliver the City's key strategies and plans. The Plan outlines the key actions and activities that will be undertaken in alignment with the Warrnambool 2040 Community Plan's four visions. The Plan informs the City's budgets, financial Plan and asset plan for the City. Informing the direction of the Plan are five (5) strategic objectives that align with the 2040 Community Plan, which are: A Healthy Community - We will be a healthy, inclusive and thriving community with equitable access to services, cultural opportunities and recreational activities. A Sustainable Environment - We will protect and strengthen

local ecosystems, enhance biodiversity and enable sustainable

communities.

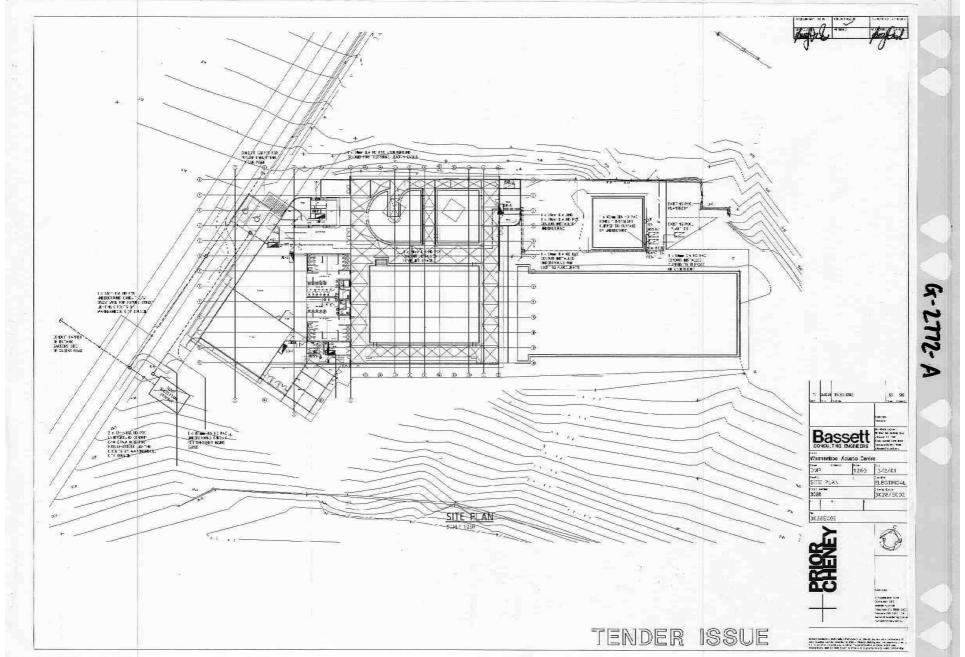
Document	Overview
Doddinent	
	<ul> <li>A Strong Economy - We will support a resilient local and self-sustaining regional economy that encourages economic growth and provides increased employment opportunities that attract ongoing investment.</li> <li>A Connected, Inclusive Place - We will provide high quality places that people value and want to live, work, play and learn in.</li> <li>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.</li> </ul>
	Key Project Implications
	Most relevant to the Project are the strategies outlined below, aligned directly with the five objectives, being:
	A Healthy Community
	<ul> <li>1.3 Health and Wellbeing: Council will take action to improve health, wellbeing and safety outcomes for Warrnambool's community.</li> <li>1.4 An Accessible City: Council will improve physical and social accessibility to community services, facilities, places and</li> </ul>
	<ul> <li>precincts.</li> <li>1.5 Recreation, Arts, Culture and Heritage: Council will support opportunities to participate in a wide range of recreational, arts and cultural programs that promote activity, wellbeing, diversity heritage and which increase community connectedness.</li> <li>A Sustainable Environment</li> </ul>
	2.3 Environmental Impact and a Changing Climate: Council will
	encourage innovation and initiatives that minimise  Warrnambool's environmental impact.
	A Strong Economy
	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.      A Connected, Inclusive Place
	<ul> <li>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.</li> <li>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.</li> </ul>
	An Effective Council
	<ul> <li>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.</li> <li>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.</li> </ul>
	Also outlined in the Council Plan is the strategic activity of developing the Aquatic Strategy:
	1.3.5 - Develop and implement an Aquatic Strategy, including a new business model for AquaZone, to guide the improvement

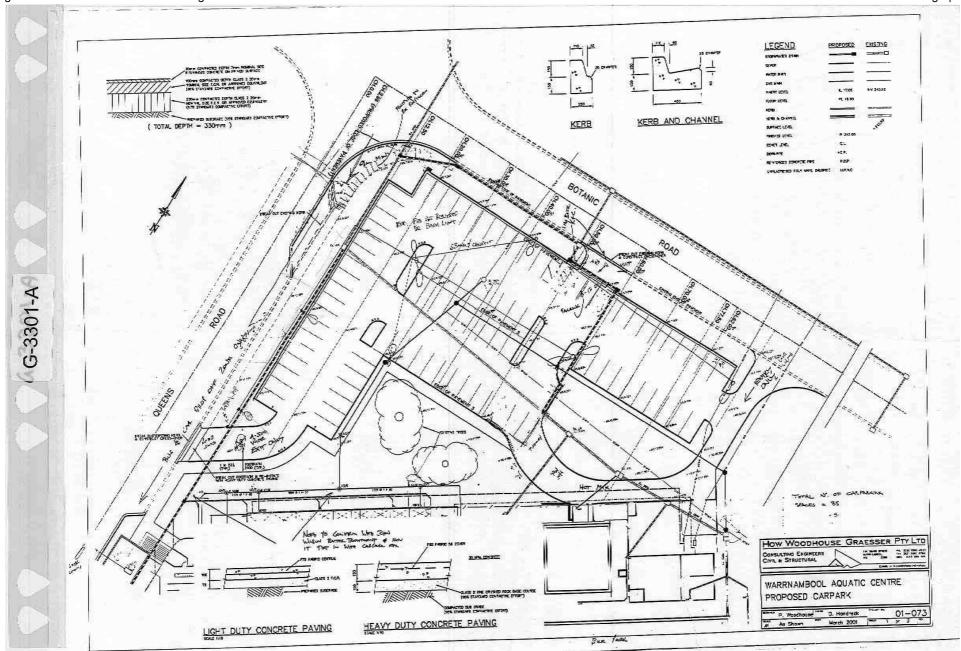
Document	Overview					
	and strategic use of facilities to increase community participation in physical activity.					
Active	Overview					
Warrnambool Strategy 2019- 2030	The Active Warrnambool Strategy provides the City with a long-term directional document for the provision of sport, active recreation and physical activity. The Strategy focuses on physical-based, structured and unstructured activities to support the health and wellbeing of the community.  Underpinning the Strategy is the vision: For Warrnambool to be a healthy, active regional city where people thrive. The Strategy has					
	identified eight (8) planning principles that support the vision for the City's sport and recreation activities, being:					
	<ul> <li>Principle 1 - Health and Wellbeing enabled by Participation.</li> <li>Principle 2 - Environmental Sustainability.</li> <li>Principle 3 - Financial Sustainability.</li> <li>Principle 4 - Social Connection, Access and Inclusion.</li> <li>Principle 5 - Diversity.</li> <li>Principle 6 - Best Use.</li> <li>Principle 7 - Infrastructure Quality and Provision.</li> <li>Principle 8 - Partnerships.</li> </ul>					
	Behind the planning principles are 23 objectives that provide the blueprint for the tasks required to deliver the Strategy.					
	Key Project Implications					
	The most relevant objectives (in order) for the Project are outlined below:					
Hostiby	<ul> <li>1. Increase opportunities for residents to improve their health and wellbeing through physical activity.</li> <li>2. Promote participation and involvement in sporting and recreation clubs as a way to improve both physical and mental health and social connection.</li> <li>9. Establish safe and functional walking and cycling connections to all facilities and spaces.</li> <li>11. Plan and provide for identified needs through better utilisation of existing reserves and sports facilities.</li> <li>13. Apply best practice approaches, industry standards, tools and guidelines to inform facility provision</li> <li>18. Council to allocate additional funding for renewal of sport and active recreation assets.</li> <li>19. Council will manage assets in an efficient manner to ensure their long term sustainability.</li> <li>20. Investigate, source and publish data collection and related research to ensure a strong evidence based approach to sport and active recreation facility provision in the City.</li> </ul>					
Healthy Warrnambool Plan	Overview					
2021-2025	The Healthy Warrnambool Plan describes Council's commitment to promoting and measuring preventative health practices through partnering with organisations and the local community. The Plan outlines the priorities for Warrnambool, driven by evidence and catering to the local needs.					
	The Plan aligns with the Victorian Health and Wellbeing Plan and incorporates the following priority areas for the City:					
	<ol> <li>Improved physical health - a combination of healthy eating and active living.</li> <li>Improved social and emotional wellbeing - includes mental and</li> </ol>					
	emotional wellbeing of a range of demographic segments.					

Document	Overview			
	<ol> <li>Prevention of family violence - includes violence against women, children and the elderly.</li> <li>Reduced harm from alcohol and other drugs.</li> <li>Increased resilience and safety from impacts of climate change.</li> <li>Key Project Implications</li> </ol>			
	Supporting the direction of the Strategy, the most relevant priority areas are primarily related to program and service delivery, being:			
	Improved physical health.     Improved social and emotional wellbeing.			
Long-term	Overview			
Financial Plan 2021 - 2031	The City's Long-term Financial Plan provides a 10-year roadmap for financial sustainability for the Council, particularly relating to delivering on the actions outlined in the Council Plan. The Financial Plan also incorporates the commitments outlined in the City's 10-year Asset Plan.			
	The Financial Plan has been developed based on the following five (5) strategic planning principles:			
	<ol> <li>Council has an integrated approach to planning, monitoring and performance reporting.</li> <li>Council financial plan addresses the Community Vision by funding the aspirations of the Council Plan. The Council Plan aspirations and actions are formulated in the context of the Community Vision.</li> <li>The Financial Plan statements articulate the 10-year financial resources necessary to implement the goals and aspirations of the Council Plan to achieve the Community Vision.</li> <li>Council's strategic planning principles identify and address the risks to the effective implementation of the Financial Plan.</li> <li>The Financial Plan provides for the strategic planning principles of progress monitoring of progress and reviews to identify and adapt to changing circumstances.</li> <li>Key Project Implications</li> <li>The Long-term Financial Plan currently has an allocation of \$45.9M for the City's 'recreational, leisure and community facilities' for the next 10 years, with approximately 40% of the funding allocated to the final three years of the Plan.</li> </ol>			
AquaZone 2025 Strategy	Overview  Developed in 2013, the purpose of the AquaZone 2025 Strategy was to outline a clear program of activities and initiatives for Council to implement to allow the Centre to meet the community's needs in the future.			
	The Strategy highlighted a variety of operational and facility development recommendations to enhance the performance of the Centre and ensure the facility remains contemporary.			
	The Strategy is currently 10 years old, and although many of the recommendations are still relevant, particularly from an operational perspective, the current Project will implement more contemporary recommendations.			
	Key Project Implications Outlined below are the facility development recommendations taken from the Strategy and the most relevant to the key considerations for the Project:			
	<ul> <li>Identifying priority project/s to optimise environmental sustainability benefits for the centre and develop a project proposal/s for implementation.</li> <li>Developing a project proposal to increase space for health and fitness facilities, including design, costs and business case.</li> </ul>			

Document	Overview
	<ul> <li>Developing a project proposal to provide dedicated warm water space, including design, costs and business case.</li> <li>Developing a plan to provide increased capacity for onsite car parking.</li> <li>Developing a program to enhance the centre's outdoor area and opportunities for passive recreation.</li> <li>Developing outdoor facilities for young people with options including a half-court basketball court, skating area etc.</li> <li>Developing a master plan for the Queens Road site.</li> </ul>

## Appendix B – AquaZone Floor Plans





## Appendix C – Aquatics Area Capital Works



### **ASSET SCHEDULE**

Document	AQT-0335-DR4-A	Revision	A
Pool	50m Pool	Date	31/7/23
Project	Warnambool Aquazone	Project Number	335

### **CAPITAL WORKS SCHEDULE**

Asset ID	Asset Description	Asset Make	Asset Model	Asset Serial Number	Asset Condition	Remaining Life (Years)	Replacement Cost
50m-001	50m Lap Pool Shell	N/A	N/A	N/A	4 - Poor	5	\$ 2,500,000.00
50m-002	50m Filtration Pump	Southern Cross	5/8 NIJ	89233/1421	4 - Poor	2	\$ 70,000.00
50m-003	50m Sand Filter	Bespoke	5-chamber concrete pressure sand filter	N/A	5 - Very Poor	5	\$ 250,000.00
50m-004	50m Chemical Controller	Prominent	DiaLog800	3720145341	2 - Good	12	\$ 15,000.00
50m-005	50m Heat Exchanger	Sondex	S7.ST16	V11671	3 - Average	8	\$ 5,000.00
50m-006	50m Chlorine Dosing Pump	Prominent	Delta	N/A	2 - Good	12	\$ 4,000.00
50m-007	50m Acid Dosing Pump	Prominent	Concept	N/A	2 - Good	8	\$ 1,500.00
50m-008	50m Pool Pipework System	N/A	N/A	N/A	4 - Poor	5	\$ 150,000.00
						TOTAL	\$ 2,995,500.00

## **Appendix D – ActiveXchange Demand Analysis**

Warrnambool City Council
Agenda for Scheduled Council Meeting Attachment 7.2.2
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Aquazone IPM

Infrastructure Planning Report

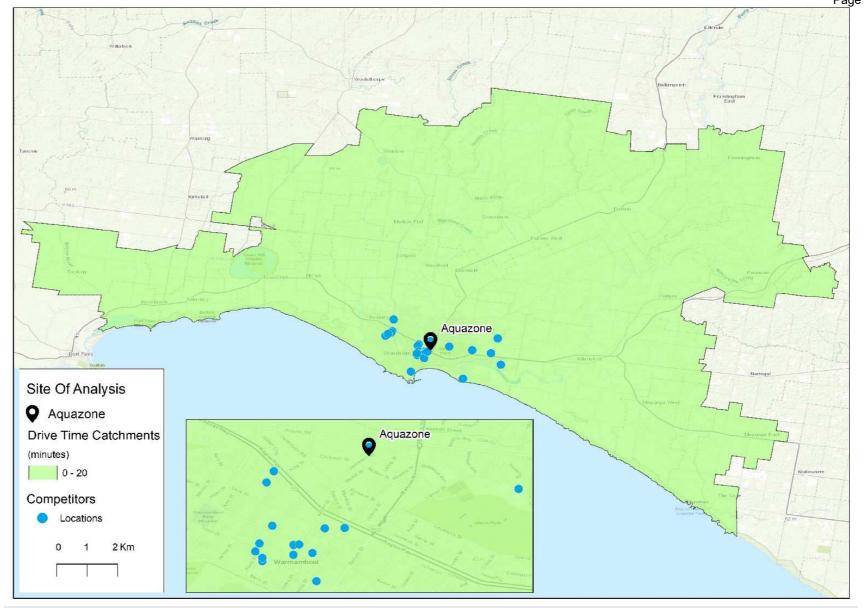
July 2023

### Area and Site Overview

The map shows the site and associated 20-minute drive time catchment. Competitors are overlayed.

Competitor sites within 20-minutes				
SITE	Drive time			
Jayson Lamb's Splash Factory Warrnambool College Pool	1.40			
Iron Armour Gym 24/7	2.28			
Yoga( The Space)	2.28			
Wilson Athletic	2.28			
Spartan	2.28			
Pause Yoga	2.28			
DC HIIT Fitness and Personal Training	2.28			
HIIT Nation	2.28			
BFT	2.65			
Ultimate Performance and Rehab	2.65			
Snap Fitness 24/7 Warrnambool	2.65			
Flex & Flow	2.65			
Curves Warrnambool	2.65			





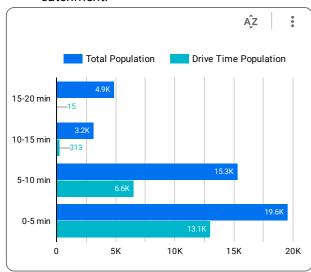


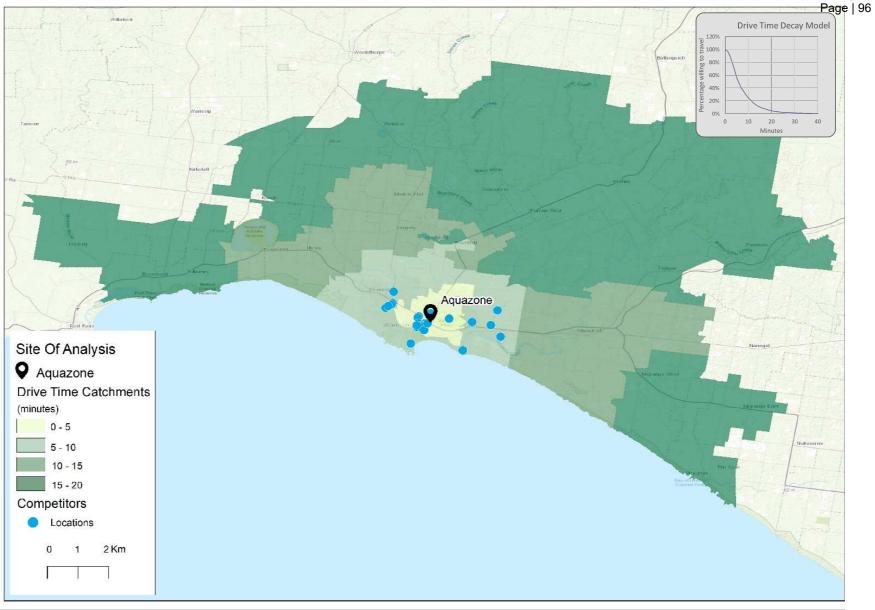
### Drive Time (DT) Catchment

The map shows the site and population in a 20-min drive time catchment. Competitors are overlayed.

Duration	Catchment •	After DT	
Population	42,951	19,952	
0_14	6,944	2,968	

Population in 20-min drive time catchment.



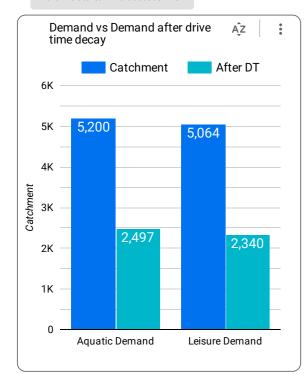


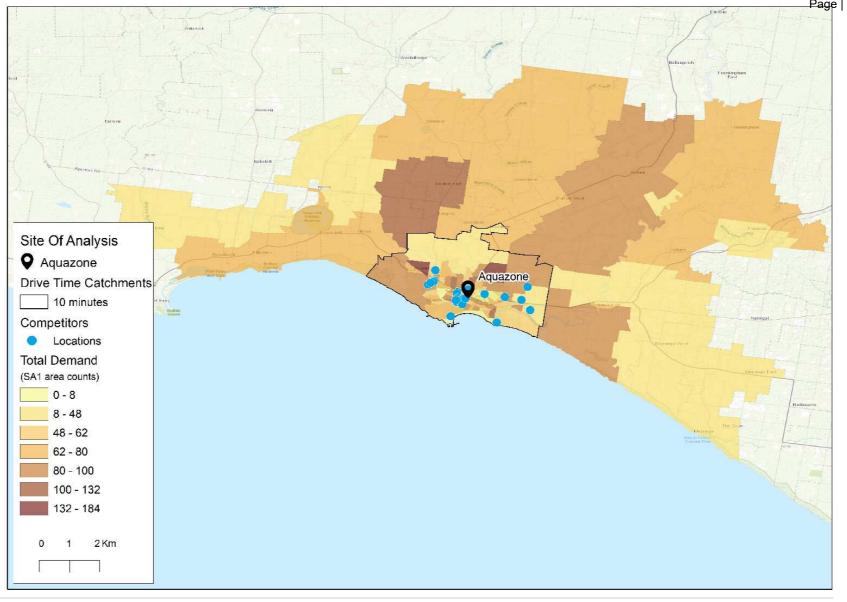


### Demand

The map shows the site and associated demand for aquatic and leisure facilities by SA1.

Click here to learn more about SA1's

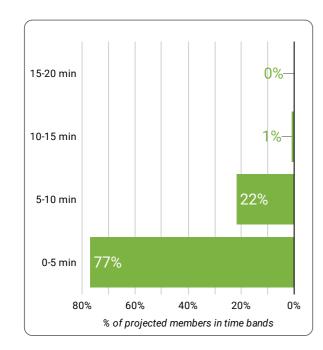


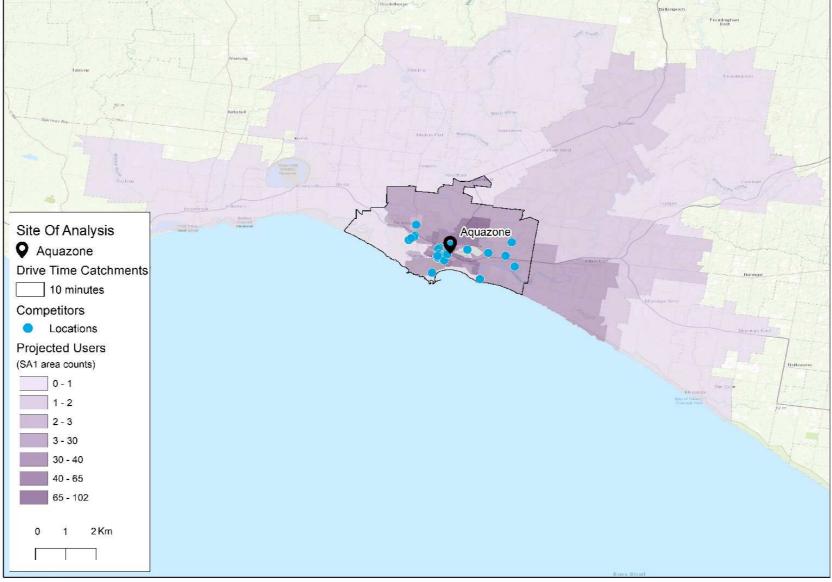




### **User Catchment**

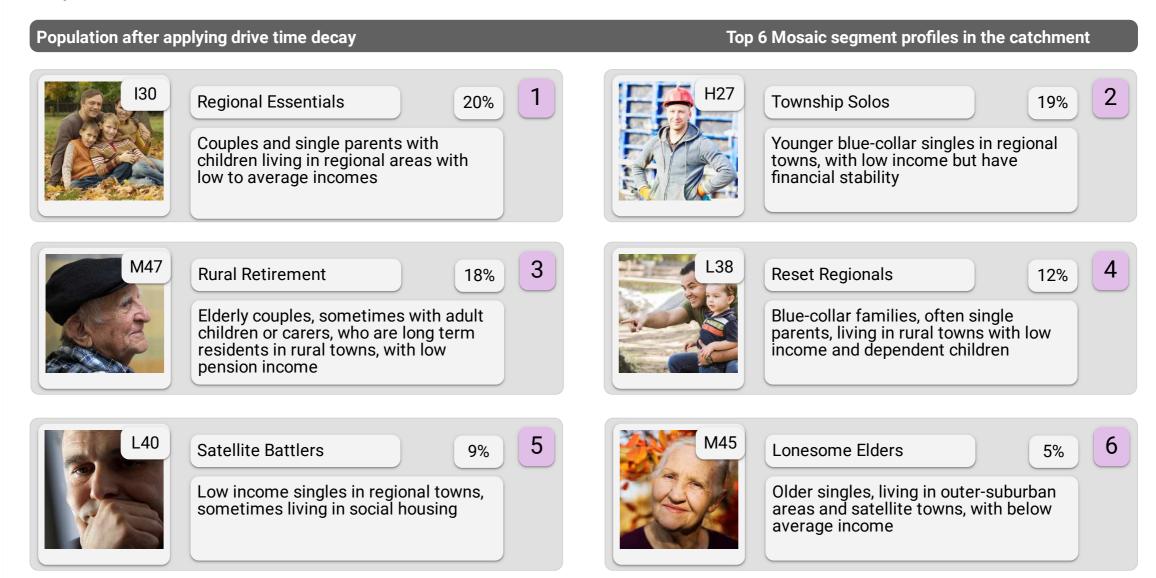
The map shows the site and predicted users in the 20-min drive time catchments. Factoring in competition and profile of the proposed site.











### **YEAR 2023**

#### GYM



An 43 station facility would find the following demand and visits:

All Access Gym

1,317

Monthly Visits 14,465

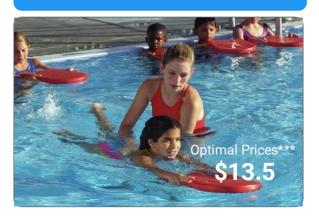
All Access Aquatic

842

Annual Visits 173,584

## **Projected Members + Visits**

#### **SWIMMING**



1500 m2 Pool facilities would achieve the following demand/ usage:

Learn to Swim 1,132

Aquatic 512

Visit Passes\*\* 491

Monthly Visits 8,940

Annual Visits 107,284

Total Projected Members 3,803

#### **GROUP FITNESS\***



Group exercise users (Studio 1 - 46m2, Studio 2 - 200m2):

Studio users\* 518

Monthly Visits **2,901** 

Annual Visits 34,810

\*These are not additional members, these are the gym members who participate in group fitness.

\*\*Visit Passes are not included in Total Member count.

\*\*\*Optimal price - based on the analysis of optimal pricing for each Experian segment. It is important to note that the optimal price may vary depending on specific factors and market conditions.

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### YEAR 2033

#### GYM



An 43 station facility would find the following demand and visits:

All Access Gym 1,422

All Access Aquatic 909

Monthly Visits 15,618

Annual Visits 187,412

Projected Members + Visits

### **SWIMMING**



1500 m2 Pool facilities would achieve the following demand/ usage:

Learn to Swim 1,222

Aquatic 553

Visit Passes\*\* 530

Monthly Visits 9,656

Annual Visits 115,870

Total Projected Members 4,106

#### **GROUP FITNESS\***



Group exercise users (Studio 1 - 46m2, Studio 2 - 200m2):

Studio users\*

560

Monthly Visits 3,134

Annual Visits 37,607

\*These are not additional members, these are the gym members who participate in group fitness.

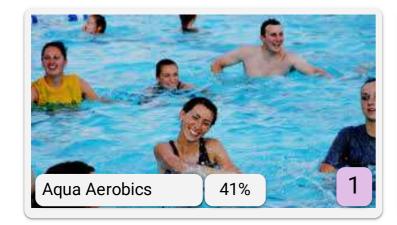
\*\*Visit Passes are not included in Total Member count.





Optimal Wet Programs

Optimal Timetable If you had 100 hours of programs per month – how could you split the wet timetable based on local members' demand











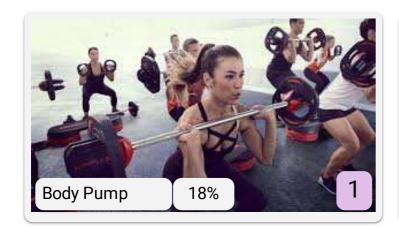


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Optimal Dry Programs

Optimal Timetable if you had 100 hours of programs per month – how could you split the dry timetable based on local members' demand.













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## **Gym Stations**

The optimal capacity for a facility is determined by maximizing the member per station ratio to achieve the greatest possible yield.

Optimal capacity for the health club/ gym				
Stations	Members/Users -	Users per station		
45	1,335	30		
50	1,377	28		
55	1,414	26		
60	1,448	24		



## Typical Visit Pattern (GYM)

Time	Mon	Tue	Wed	Thu	Fri	Sat	Sun
5	25	30	22	21	22	1	0
6	52	55	45	38	38	13	2
7	43	37	32	27	32	34	10
8	62	50	44	37	43	45	31
9	74	71	55	52	56	39	33
10	52	44	37	34	34	29	28
11	37	32	25	24	25	21	20
12	33	29	23	20	23	17	16
13	29	25	21	20	21	16	15
14	26	24	19	18	19	15	17
15	41	36	29	28	25	16	20
16	53	48	37	34	26	15	19
17	74	66	52	44	30	12	14
18	66	60	45	43	20	8	9
19	36	34	27	22	9	2	3
20	15	14	10	10	6	0	0
21	3	3	2	2	1	0	0

## **Appendix E – AquaZone Site Property Report**

#### PLANNING PROPERTY REPORT



#### From www.planning.vic.gov.au at 07 July 2023 10:06 AM

#### PROPERTY DETAILS

Address: 10 QUEENS ROAD WARRNAMBOOL 3280 Allot, 9 Sec. 40 TOWNSHIP OF WARRNAMBOOL Crown Description:

Standard Parcel Identifier (SPI): 9~40\PP5841 Local Government Area (Council): WARRNAMBOOL

www.warrnambool.vic.gov.au

Council Property Number: 133470

Planning Scheme: Warrnambool Planning Scheme - Warrnambool

Directory Reference: Vicroads 515 L6

UTILITIES **STATE ELECTORATES** 

Rural Water Corporation: Southern Rural Water Legislative Council: **WESTERN VICTORIA SOUTH-WEST COAST** Urban Water Corporation: Wannon Water Legislative Assembly:

Melbourne Water: Outside drainage boundary

**OTHER** Power Distributor: **POWERCOR** 

Registered Aboriginal Party: Eastern Maar Aboriginal

Corporation

### **Planning Zones**

View location in VicPlan

PUBLIC PARK AND RECREATION ZONE (PPRZ)

SCHEDULE TO THE PUBLIC PARK AND RECREATION ZONE (PPRZ)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend

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#### PLANNING PROPERTY REPORT



#### **Planning Overlay**

None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

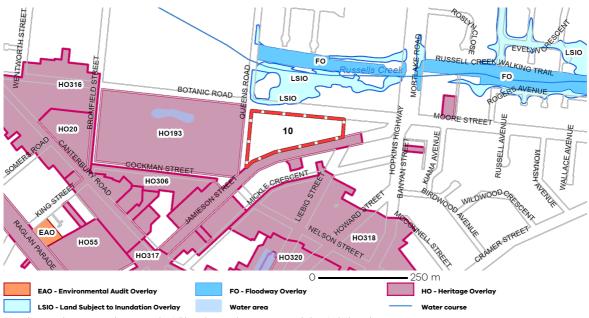
Other overlays in the vicinity not directly affecting this land

ENVIRONMENTAL AUDIT OVERLAY (EAO)

FLOODWAY OVERLAY (FO)

HERITAGE OVERLAY (HO)

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

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#### PLANNING PROPERTY REPORT



#### **Areas of Aboriginal Cultural Heritage Sensitivity**

All or part of this property is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

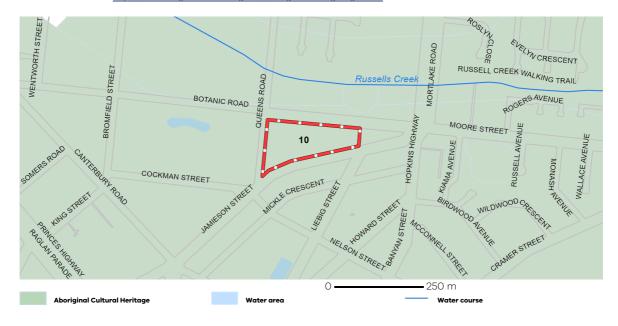
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or  $two\ dwellings, works\ ancillary\ to\ a\ dwelling,\ services\ to\ a\ dwelling,\ alteration\ of\ buildings\ and\ minor\ works\ are\ examples\ of\ works\ exempt\ from\ this$ 

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to http://www.aav.nrms.net.au/aavQuestion1.aspx

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018,  $can \ also \ be \ found \ here - \underline{https://www.aboriginalvictoria.vic.gov.au/aboriginal-heritage-legislation}$ 



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#### PLANNING PROPERTY REPORT



#### **Further Planning Information**

Planning scheme data last updated on 6 July 2023.

A planning scheme sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <a href="https://www.planning.vic.gov.au">https://www.planning.vic.gov.au</a>

This report is NOT a Planning Certificate issued pursuant to Section 199 of the Planning and Environment Act 1987. It does not include information about exhibited planning scheme amendments, or zonings that may abut the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <a href="https://www.landata.vic.gov.au">https://www.landata.vic.gov.au</a>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit https://mapshare.maps.vic.gov.au/vicplan

For other information about planning in Victoria visit <a href="https://www.planning.vic.gov.au">https://www.planning.vic.gov.au</a>

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Read the full disclaimer at <a href="https://www.delwp.vic.gov.au/disclaimer">https://www.delwp.vic.gov.au/disclaimer</a>

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#### PLANNING PROPERTY REPORT



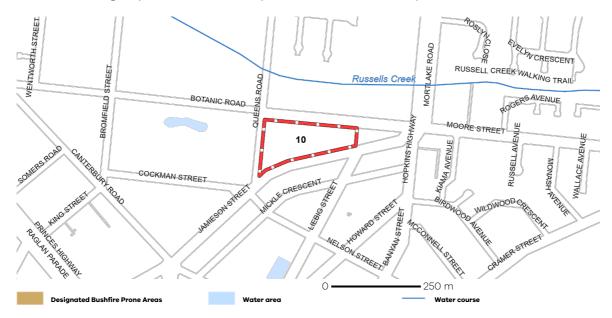
#### **Designated Bushfire Prone Areas**

This property is not in a designated bushfire prone area.

No special bushfire construction requirements apply. Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at https://mapshare.vic.gov.au/vicplan/ or at the relevant local council

Create a BPA definition plan in VicPlan to measure the BPA.

Information for lot owners building in the BPA is available at  $\underline{\text{https://www.planning.vic.gov.au.}}$ 

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website  $\underline{\text{https://www.ba.vic.gov.au}}. Copies of the Building Act and Building Regulations are available from \underline{\text{http://www.legislation.vic.gov.au}}. For Planning Scheme \underline{\text{http://www.legislation.vic.gov.au}}. The plan$ Provisions in bushfire areas visit <a href="https://www.planning.vic.gov.au">https://www.planning.vic.gov.au</a>.

### **Native Vegetation**

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see Native Vegetation (Clause 52.17) with local variations in Native Vegetation (Clause 52.17) Schedule

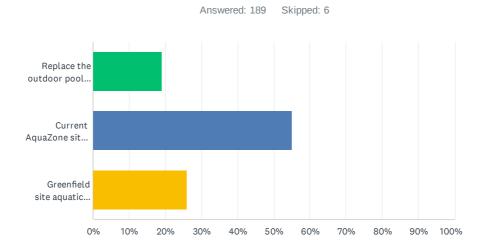
To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <a href="https://nvim.delwp.vic.gov.au/">https://nvim.delwp.vic.gov.au/</a> and <a href="https://nvim.delwp.vic.gov.au/">Native vegetation (environment.vic.gov.au/</a> or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit <u>NatureKit (environment.vic.gov.au)</u>

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### Q2 Do you have a preferred option?



ANSWER CHOICES	RESPONSES	
Replace the outdoor pool and make good the existing facilities.	19.05%	36
Current AquaZone site enhancement.	55.03%	104
Greenfield site aquatic centre development	25.93%	49
TOTAL		189

### Q1 Share your thoughts on the Aquatic Strategy below.

Answered: 142 Skipped: 53

#	RESPONSES	DATE
1	We are a Camperdown family that travels to Warrnambool 4-7 times a week for our children to swim with the Warrnambool Swimming Club. We believe it would be cost efficient and less interruption to upgrade the current site, and to be able to maintain the Swim Club rooms, which stores equipment, honor boards, and our kids use for dry land exercise, to shower and eat after training. As a family, we've never been able bring everyone to come to Aquazone to watch the boys swim. The indoor pool doesn't have spectator capacity. As a family, we travel for the boys to compete, and we can choose of the Swim Victoria calendar of events. We choose to travel frequently to Ballarat or Melbourne for swim meets, as they spectator seating for swimmers and families, have touchpads which give you the most accurate times and they can host both 25m and 50m events, and they have cool down pools. The swimmers there are so lucky, they can train in a 50m indoor pool coming into the long course season, when our outdoor pool is not yet open, or closed early. Swimmers choose Melbourne and ballarat meets over Geelong or Warrnambool because their facilities are so much better. Warrnambool needs to replace its outdoor pool first. It's 165ft which is not competition size. It's 50.3m long. Right now my son along with thousands of others are in Traralgon at the Vic country Swimming champs spending money on food, accommodation and tourism as well as the swimming competition. Warrnambool needs to get in the game, build a pool that attracts swimmers to the region to compete both at state level like the championships, and other regular meets throughout the year. They need to do it quickly too, with minimal disruption because swimming is a year round sport. It was really difficult for colac swim club and nearly destroyed their club when they had no pool during the time it took to build blue water.	1/21/2024 10:11 PM
2	An aquatic strategy is important for our community as we require greater access to an aquatic and recreation facility and enhanced quality facilities to meet the needs of our community.	1/21/2024 9:58 PM
3	Redevelopment of the new site is far and away the best idea. The current location is far too convenient to move the site	1/21/2024 9:58 PM
4	Large Spectator seating is a must. Enhance swimming club rooms without loosing history. 3 level car park like MSAC east of club rooms in lions park area. Spectator tested setting taking up south side of the pool. With change rooms underneath. This will offer shelter from wind and weather from south and southwest. Driving platform similar to MSAC to offer further sporting opportunities. Think about water polo etc. Opportunities for all abilities. Possible funding options via Regional Sports Victoria. \$60M region funding opportunities available for facility upgrades. Additional support with any funding or opportunities South West Sport can assist with. Any questions on layout or funding feel free to contact me. Happy to offer examples of great regional facilities that work! Thanks for seeking community input.	1/21/2024 9:14 PM
5	Perfect place to bring families together in a healthy environment. Create plenty of space surrounding the pool to enable areas for events. Movie nights Bring back the culture of "hanging out at the pool"	1/21/2024 7:54 PM
6	Utilise what is already there. It's a central location. A staged upgrade would be idea way to move forward.	1/21/2024 7:53 PM
7	Wbool has a history of doing major projects on the cheap: they don't stand the test of time. Get it right first time! The existing pool should have been relocated to Albert park: this is where our sporting hub should be. The original was pool facility was a lovely place for parents to take their children. This grassed areas were perfect to gather. Aqua zone is outdated, hard to maintain and the town has outgrown it.	1/21/2024 6:31 PM
8	Great to see it being looked at, the sooner the better. Improving the current site is more realistic and hopefully will happen more rapidly	1/21/2024 6:10 PM
9	Go for it! Warmambool needs to ensure it becomes a destination city with facilities to match! Don't just play catch up be a leader and showcase. In the words of Kevin Costner "Build it and they will come"!! Including spas, saunas, ice bath and massage facilities would enhance the spread of demographic accessing the centre.	1/21/2024 5:11 PM

10	An updated facility with an outdoor undercover area is paramount for our growing population and to meet the recreational and competitive needs of our community. To have flexibility with half undercover and seating areas would be sensational, to cater for inclement weather and seasons of Warrnambool. It would also be excellent to enhance the current facility by including a spa and sauna which would be extremely useful for our community.	1/21/2024 4:50 PM
11	If you move it. You will have a lot more room and it will be spaced out. And not facility can be still running with no interruptions until the new one is built. Parking is disgusting there, especially when they're swimming comps on. And if you want to start bringing in lots of bigger competitions, you need to build stuff that is going to cater for that. Do it right and do it right the first time. And we badly need an indoor water park. Everyone else around the district seems to be putting them in. Why can't we. There's nothing else for people to do like water facilities. That is fun. Get some more activities back for the kids young and old.	1/21/2024 3:27 PM
12	The aquatic and leisure centre should be redeveloped on site Build new 50m outdoor pool (olympic) and additional inside pools It should have 2 stories with leisure (gym etc) on second floor with more space on bottom floor for additional pools Second floor should have a slide going down to bottom floor large pool, The slide should have inflatable tubes/ rafts to use Bigger restaurant	1/21/2024 3:16 PM
13	As a teen and a member of the Warrnambool Swimming Club I find the location of aqua zone perfect due to its accessibility from school and home. Because I am training and using the gym so much I find that the pool being where it is situated makes it easy to access without relying on my parents to get me there.	1/21/2024 2:01 PM
14	We love the current site of the swimming pool - it provides ease of accessibility for schools in the area for learn to swim classes and training for swim club members.	1/21/2024 1:48 PM
15	Indoor water park with water slides and splash play area. Closest indoor facility with water slides is Geelong, the client catchment area would be huge and generate good revenue and benefit tourism. Something indoor that can be used year round. Upgrade outdoor pool with spectator seating to facilitate swimming comps and sporting events.	1/21/2024 12:17 PM
16	As a parent of swimmers who travel to other regional areas for swimming comps , it is very evident that oure pool is extremely tired .	1/21/2024 11:30 AM
17	It is important to have an outdoor pool with accessibility for all, enhance our current pool and keep it's current location is of preference.	1/21/2024 10:33 AM
18	I believe the current Aquazone site should be redeveloped	1/21/2024 10:24 AM
19	A new facility which could also house an ice skating ring would be fantastic! Provide another indoor area for our young adults to hang out and another place for birthday parties. Make the swimming pools with a wave pool, water slides etc as well as the standard pools to engage the entire community and boost tourism.	1/20/2024 10:19 PM
20	Excited to have a better aquatic facility that is in line with what is needed for our sporting and general community	1/20/2024 10:14 PM
21	We need to have some water park/slides for the younger children to enjoy.	1/20/2024 9:45 PM
22	Redevelop current site	1/20/2024 8:15 PM
23	Stay at same sight	1/20/2024 4:43 PM
24	Current site is fine and needs a quality 50m pool capable of hosting competition events to boost usage. Facility requires ample tiered seating space for spectators, undercover. Pool itself doesn't need a cover.	1/20/2024 4:25 PM
25	A refurbishment is well overdue for Warrnambool. Other regional centres of Warrnambool's size have all got far superior facilities. No other sports would have to put up with a singular, second rate facility.	1/20/2024 3:40 PM
26	A vibrant and comprehensive aquatic and fitness centre is essential for our community. I believe the site development is the best option as it utilises the existing facilities and location. As far as I am concerned, this is not a choice but an obligation the council has.	1/20/2024 3:09 PM
27	Definitely needs to occur and sooner rather than later.	1/20/2024 2:48 PM
28	Redevelopment of the whole site	1/20/2024 1:25 PM
29	New facility would be great, if we can keep using the current facility until it's built.	1/20/2024 12:59 PM
30	Current site. Start with 50m pool.	1/20/2024 12:45 PM
31	As a brand new facility will be great it should have being done years ago, I feel that the	1/20/2024 12:39 PM

more faster response needed there for I'll prefer the aqua zone enhancement.

	more laster response needed there for the prefer the adda zone enhancement.	
32	New venue has been needed for far too long!	1/20/2024 12:37 PM
33	Just make the pools better and available for longer so people can choose where they want to swim like 25m or 50m and not shut down the outdoor pool	1/20/2024 12:36 PM
34	I believe that the current site needs to be redeveloped in a staged project, beginning with an indoor playground for children like leisure link in Geelong. Followed by a place for teenagers to go with their friends for example a couple waterslides. Then you can worry about a 50m pool although you should cover an entire half of the pool, not just a little bit.	1/20/2024 8:36 AM
35	Why not move the pool to the sale yards site and build a new pool there to create a sports precinct along with the stadium and athletics track nearby. Would be no downtime as existing pool could be used while new one is built. When finished the pool could be demolished which would provide a site for a new art gallery which could a an arts and garden precinct with the adjacent botanical gardens. Existing art gallery site could be demolished and expand the civic green to create a much needed larger space for public for events such as live music.	1/20/2024 6:40 AM
36	Although more costly I feel Warrnambool would benefit from a completely new aquatic centre on a new site.	1/19/2024 11:31 PM
37	Current Aquazone does not meet the needs of Wbool people who value swimming . My 82 year old mother has swum Laps there for the last 50 years . Often she struggles to actually get a lap lane due to schools and other activities .	1/19/2024 11:14 PM
38	i think we need some waterslides and thatII be good as	1/19/2024 11:12 PM
39	I think that the aquazone site enhancement is the best option.	1/19/2024 9:54 PM
40	Redevelopeds ite retains accessibility by schools and major community groups and stakeholders. Being located elsewhere would increase cost of primary schools programs and possibly reduce their engagement to vital water safety programs and swimming lessons. Many disability services are centrally located also. From a swimming club perspective retaining the current site, redeveloping it works and enables our club to retain tradition and possibly our clubrooms. Additionally, if the enhancement of AQZ was chosen, further tweaking of the plans would need to be considered to incorporate 8 functional lanes in the 25m pool and enhance the spectator seating indoors. Let's not forget a slide for the facebook public/commentators!	1/19/2024 9:09 PM
41	Way too ambitious	1/19/2024 7:34 PM
42	It's a bit hard to share an opinion when you are using jargon that is not familiar to the general public. What's a greenfield site? Does this language that is used in planning and development fit in with the council's plain English policy?	1/19/2024 5:53 PM
43	Look good	1/19/2024 3:32 PM
44	Need to have an outdoor pool for kids, people with kids travel out of Warmambool that have outdoor kids swimming pools. It's a must with the new development of aquatic center. A Kids pool outside please.	1/19/2024 2:50 PM
45	I believe that a complete overhaul of the AquaZone site is the best of the proposed options. In addition to the projected savings compared to the development costs at a new greenfield location, the current site (adjacent to the Botanic Gardens) is close to the CBD and surrounding schools making it a scenario worth preserving in the long run.	1/19/2024 2:48 PM
46	It's good but need a outdoor kids play pool with slides ect.	1/19/2024 2:36 PM
47	I think a long term plan needs to be put in place to think about the growing population of Warrnambool. The current facilities are not on par with other regions in our state.	1/19/2024 2:10 PM
48	Other towns of similar size (Traralgan and Mt Gambier) have fantastic sporting and swimming facilities that include indoor splash parks and water slides for all weather play. I don't understand why these improvements are missing from the development plan? It would be extremely disappointing to complete an upgrade which still leaves Warrnambool behind in the times.	1/19/2024 1:46 PM
49	Needs to happen!!	1/19/2024 12:40 PM
50	I think it will be great to have updated facilities	1/19/2024 11:44 AM
51	Please complete a redevelopment on the current site as soon as possible, so that we have an adequate outdoor pool for the entire community and surrounds to benefit from. This will	1/19/2024 10:20 AM

	ofcourse benefit our community, but it was also bring benefits to the surrounding regional communities who will be able to come and use the improved facilities.	
52	We spend millions on sporting grounds, council run attractions that have poor patronage and fail to make money year after year. It is about time the swimmers of this district were provided with a suitable venue to train and compete locally	1/19/2024 9:46 AM
53	Much needed upgrade for the community. Will benefit the large number of patrons that frequently use the current facilities. The enhancement of the AquaZone site is the best option, as it is more cost effective and improves on all the current aspects. Having one of the largest competitive swimming teams in country Victoria, this upgrade will hugely benefit the team as they will no longer be behind the curve compared to their competitors.	1/19/2024 9:43 AM
54	I don't feel we need a spa and sauna space nor do we need greater gym areas. There should be a greater focus on the pools. Gyms are a dime a dozen in Warrnambool and we have the hot springs and the ocean for recovery. I would love to see the 50m outdoor pool a heated similar to the Fitzroy pool so it can be used 12-months of the year or at least for a longer season/	1/19/2024 9:12 AM
55	With the growth of Warrnambool and the growth over the next 20+yrs, a greenfields site is the best option. Somewhere that has enough land for future expansion to grow with the increasing population (eg Albert Park precinct). If developing the current site we will find it too small and will be in the same situation in 10yrs time.	1/19/2024 8:43 AM
56	KISS principal. (Keep it Simple Stupid). The 25 metre pool becomes a stinking cesspool over winter. Include in the plan a fully functional 50 m and 25 m pool all year round. Hot tubs, spas, steam roomswhat a load of boloney. These are all bling Xmas tree decorations. Only a marketer with a master degree is deception would sell these products as necessary for community health and wellness.	1/19/2024 8:25 AM
57	Redevelop the current site. No need to waste money building a new one. Council need to spend money wisely for once.	1/19/2024 8:22 AM
58	2. We NEED a better outdoor pool so we can hold larger swimming events will be extremely beneficial for AquaZone and Warrnambool!! It will also be a more larger landmark for tourists to WANT to come and do some laps rather then then not knowing it's there or coming to an old abandoned pool.	1/19/2024 8:05 AM
59	The aquatic centre needs to be relocated and replocate some of the other centres around Australia. It needs to be a centre for all types of water entertainment not just lap swimmers.	1/19/2024 7:42 AM
60	We need either a redevelopment or a new one but without a new site indicated it makes it hard to comment on what should be done. However the current facilities are so lacking. Smaller regional towns have better facilities no seating for spectators inside or outside no toilets outside. We have such a large swim club and so many more people living in Warrnambool. The tourism and revenue from swim competitions to the region should alone be enough to push this forward. Accomodation is booked a year ahead for most meets. We need to do better!	1/19/2024 7:21 AM
61	Warrnambool is a growing area therefore option 2 or 3 is necessary for the facility to be sustainable for future generations.	1/19/2024 7:02 AM
62	Redeveloped on the current site in a staged project.	1/19/2024 6:57 AM
63	I think a new site would be good as the current aquazone could continue to function with all its programs till the new facility is built minimising interruptions to patrons using the pools/gym. Also the current area for parking and traffic flow is just ridiculous and we're in need of a new site (perhaps next to gateway plaza) however if the cost were to blow out due to a new location I would support redeveloping the current site.	1/19/2024 6:52 AM
64	Just need a new 50m pool	1/19/2024 5:48 AM
65	I believe option 2 is the best option.	1/19/2024 3:40 AM
66	The boat ramp and that area is more important for tourist trade.	1/19/2024 2:16 AM
67	I really invite you to think about the developments new or old from the perspective of a disabled patron using the facilities. This can be difficult and may involve a focus group with members of varying degrees of abilities. The public should be able to use the pool easily and have access to all pools no matter their abilities. The current facilities really lack affording disabled people the independence, privacy and inclusion they are entitled to. To share a personal experience, one particular day, I was unable to swim and had to leave. The pool I was swimming in had a school group coming but it was the only pool/area I could safely leave my prosthetic leg and enter and exit the pool without being too far away from it.	1/19/2024 12:58 AM

The lifeguard said there was absolutely no way of changing it around and if I wanted to continue to swim and leave my leg, they could take it from me and bring it back when I needed it.... This was so disrespectful for a basic right to be taken away. I don't need support for my disability in any other area of my life so I shouldn't need to at a public pool. Imagine you are in the pool and you have to get out in front of everyone, including a school group and you are standing there balancing on one leg while you wait for a lifeguard to bring you back your LEG. What if something happens and they can't get me my leg right away, am I stuck mindlessly swimming while the lifeguards give someone CPR? I share this story not to complain but to shed light into thinking about things from the perspective of all abilities. I'm more than happy to give further feedback or perspectives from someone with a physical disability when the time comes. Thank you

Consideration needs to be given to providing additional services including splash zones, 68 water slides, etc to increase patronage. Ensure 50m is suitable for large competitions. If this means a move from the current site, then that needs to be strongly considered e.g. saleyards site.

1/19/2024 12:20 AM

Redevelopment of the current excellent site would be fantastic for all who utilise this wonderful space in the community.

1/19/2024 12:11 AM

AquaZone is outdated and provides only basic needs for learn to swim and recreational users. Warrnambool families with younger children frequently make the journey during all months of the year to Waurn Ponds to use their facilities. Bring in water slides, it's about time we had these facilities in Warrnambool. Moving to somewhere like the saleyards is perfect and would then enable us to attract sporting events at three centres all in the same precinct. Public transport is available. Kids will come if the facilities are there.

1/18/2024 11:54 PM

71

1/18/2024 11:30 PM

72

1/18/2024 11:17 PM

Enhance the current aquazone site. Dear Warrnambool City Council, Thank you for offering the Warrnambool Action Squash Club the opportunity to provide a submission regarding the proposed Aquazone future development strategy. In our existing location on Timor Street, we are in a lease arrangement with our current landlord. The current lease arrangement means that we do not have premises with long term security as a club. Private ownership of the site means that the existing squash courts could be lost if the owner wishes to further develop the site or make the site unavailable to our club. Unfortunately, this was the case in 2014 when the privately owned Action Gym was sold to the fire service for development and for a period Warrnambool was left without a squash facility. A group of members rallied to reopen the previously closed Timor St facility. Currently the landlord has removed 2 of our 6 courts for the partial development of the site into short stay apartments. We are investigating various options of linking with other sporting clubs or organisations to develop a multi-use facility. Following research of other combined squash, gym and aquatic centres both within Victoria and wider afield we would provide an excellent combination to a future development of a multi-use sports facility. Our club has been working with various Warrnambool primary and secondary school groups through their sporting and extra-curricular programmes and feel that a permanent link with a Council owned facility could be mutually beneficial to both groups due to the income stream these activities provide but also providing sporting options to engage children in physical activity. We have been raising money for a development fund and feel that linking to a project such as the one being proposed will allow shared use of facilities such as reception areas, showers, change rooms and toilets. This would allow costs to be shared by both parties and provide our club with an assurance that a long-term venue would be available for ongoing use within Warmambool. Our club has already approached Warrnambool City Council and have been included in the Warrnambool 2040 plan however more linked to development at the ARC facility. Currently we are financially viable paying annual rent of approx. \$25,000 per annum along with site rates and services costs. Should either of the proposed aquatic developments be approved with our club being considered it would provide us with a facility where future growth of the club would be secured, and the sports of squash and racquetball could be further developed in Warrnambool. We are eager to establish meaningful and sustained partnerships with Warrnambool businesses, organisations and agencies to further support future developments to ensure that our members and the wider community are given the

Whatever the cheapest/fastest way to achieve the highest quality pool is the best option. Warrnambool should be the Mecca of south west Victoria swimming and we currently have a pool that isn't even 50 meters, its 55 yards. Upgrade the outdoor to olympic standard, its

opportunity to thrive and be actively involved in the games of squash and racquetball that we as a club love to play. If you would like to have further discussions with our club committee, we meet monthly on the first Tuesday of each month and we would be happy to have any Council representatives attend our meetings to discuss details further. Thank you

for considering our expression of interest. Yours sincerely

Warrnambool Action Squash Club

1/18/2024 10:51 PM

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President -

not even particularly difficult, I cant tell you everything that would be needed. Make changes to accommodate well into the future, because the current pool has been in use far past its use by date, I think we all know the new one will be too.

	to accommodate well into the future, because the current pool has been in use far past its use by date, I think we all know the new one will be too.	
74	A redevelopment of current site	1/18/2024 10:33 PM
75	The outdoor pool is not 50m, but 55 yards. It must be replaced with a flat deck pool, brought up to today's standards.	1/18/2024 10:03 PM
76	I believe a redevelopment of the current site would be a better option. Definitely a redevelopment in stages with the outdoor 50m pool being the priority. My daughter is apart of the Wbool Swim Club so we see how outdated & not fit for purpose this pool is. We travel to many other aquatic centres & its a shame we don't have facilities like there's as we miss out on hosting many major swimming competitions because of our poor pool & facilities	1/18/2024 9:59 PM
77	Redeveloping the current site is my preference as it is central and accessible to the public. I believe it is also more feasible that funding can be sourced for a staged project. As a member of the swimming club, it allows us to maintain our history and continue to operate in our unique way.	1/18/2024 9:35 PM
78	I think it's great the council is being so productive about this, in looking at all the options I think the old sake yards would be great new spot with more room for future developments when funding is available. I love the current site as well but there are clear restrictions for growth opportunities. To compete with other regional sites we need more "attractions" at the pool like slides. Water features and things for kids. Especially because Warrnambool is growing so fast	1/18/2024 9:19 PM
79	I think the location of Aqua Zone is great where it is a central to town. I would love to see more family change room as I have felt your always wanting for long periods of time and it's extremely hard when you have young children. A water park area like Mount Gambier has just put in would be incredible and amazing for this town! And would make it a complete attraction. There needs to be more shade and Punic table outside on hot day when you want to be in the outside pool and toilets located outside so you don't have to walk through the whole centre. Good luck deciding!	1/18/2024 8:58 PM
80	The existing Aquazone site is ideally located with close proximity to the CBD and numerous schools, and within easy walking/riding distance for many of the Warrnambool residents. It would be a shame to see it end up on the outskirts of town like some of the other recreational facilities in the town such as the basketball stadium.	1/18/2024 8:51 PM
81	Would be fantastic for the community.	1/18/2024 8:41 PM
82	Current site should be redeveloped	1/18/2024 8:19 PM
83	I think the new aquatic and leisure centre should be situated at a new site and be purpose- built for the needs of our community.	1/18/2024 8:16 PM
84	Not needed	1/18/2024 8:11 PM
85	Redevelop the current site, go in stages, amazing if the 50 m pool could be year round and heated like those in Melbourne to build a stronger swimming community	1/18/2024 8:10 PM
86	I think it is hard to vote for a greenfield site without knowing where it would be. If it were equally central as the existing site I would probably support it, but I assume that wouldn't be possible so am hesitant to vote that way	1/18/2024 8:07 PM
87	An indoor water play area, much like what they have in Bendigo would be a great addition to a new site	1/18/2024 7:56 PM
88	First option addresses existing problems. Anything additional is unnecessary- the extra funds would be better utilised on more needed services.	1/18/2024 7:54 PM
89	It's a no brainer - there is nothing wrong with current facility.	1/18/2024 7:50 PM
90	Much need. Should be priority	1/18/2024 7:47 PM
91	Ideally a greenfield site. But in reality the swimming community immediately needs access to a fully functioning 50m pool and updated facilities. An updated 50m pool will draw competitors from around the state and interstate who would stay and contribute to food accomodation and tourist attractions while visiting. This is very much needed.	1/18/2024 7:36 PM
92	Greenfield option should include a sauna/spa/heated pool.	1/18/2024 7:30 PM
93	It is great and timely for the community that the Council is taking this seriously after many years. Well done. Minimal cost and greater access for physical amd mental health as soon	1/18/2024 7:26 PM

	as possible. Succeeds the health benefits of an Art gallery by far for all generations in the community.	
94	I think a good upgrade is well overdue. Warrnambool seems almost stuck in time whilst other cities are blooming and moving forward. I think this would be a lovely change for aqua zone.	1/18/2024 7:16 PM
95	Price for admission is already too high (higher than Melbourne pools) so cheapest option is better to keep admission costs down. The more this costs, the more the prices will increase.	1/18/2024 7:16 PM
96	Something needs to be done	1/18/2024 7:12 PM
97	Location is good, needs more family change rooms	1/18/2024 7:00 PM
98	I am keen for the 50m outdoor pool to be retained without any covering or shelter or built new as required.	1/18/2024 6:50 PM
99	A new pool suitable for family fun with more engaging equipment (slides, fountains etc) would be beneficial. In Warrambool there are limited weather activities so having a pool with more opportunities for play would be great. Ballarat pool only has a small slide and even that is great.	1/18/2024 6:44 PM
100	I believe option 2, the enhancement of Aquazone at the existing site is strongly preferable. Aquazone is a fantastic facility and its current, central site means it is accessible for the community. I believe the existing site has the best potential to host an improved version of Aquazone that will serve the community over decades to come. The spot around the current 50-metre pool is picturesque and will only grow nicer as the treed area matures. Apart from the benefits of its centrality and connection to the community, it's important to note that the redevelopment of Aquazone on the existing site is actually cheaper than seeking out a greenfield option.	1/18/2024 6:36 PM
101	I think it's important for the city to have water leisure options. The site is great for schoolchildren from nearby schools to host their events and get their students to, but in my opinion is not a great location due to traffic congestion around school zone times, which are popular times for swimming lessons	1/18/2024 6:26 PM
102	Rebuild the current setup, need to look at diving boards, water slide and activities like a tipping bucket, water cannons and other things, mount Gambier big 4 caravan park for example	1/18/2024 6:02 PM
103	The new centre should look at waurn ponds leisure centre as an example. Lots of splash park type amenities- theirs are indoor which is a great idea but we could also look to do something outdoors like adventure park or dreamworld	1/18/2024 6:01 PM
104	As a previous competitive swimmer, I am excited we may have new facilities. We are so far from any other training facilities that we need something great here. Cold climate means warm pools, possibly salt/magnesium would be highly beneficial to residents. If we would like healthier people, we need a great facility. Smaller local pools are only an option on occasional days. Perhaps the old site could be an indoor activity centre/much needed playgroundor maybe pop the art gallery there next to the gardens	1/16/2024 4:06 PM
105	When asked, what are the reasons people don't get active? Address those. We aren't moving anywhere near enough! Overweight individuals suffer more poor health, increasing the demand on our health care. My Dad complains about the cost of aquazone. If the costs, of these developments will increase admission fee, how is that increasing participants through your door. I have opted for the development of original sight. But I would happily choose option 1 if it meant a reduced admission. Don't make the price a reason people won't get active.	1/14/2024 7:12 AM
106	I'm supportive of a new greenfield site being used to design and build what is require of a regional city the size Warmambool. You don't have to look too far around the state to see what other cities our size have in this space. Some smaller city's or regional towns have better facilities. If building from scratch a 10 lane 50 meter pool would support having large swimming carnivals come to the city, a 25 meter indoor pool as we know some years there's not to many nice days that the beach can be used. A leisure area for kids to be kids with pools and indoor slides, evan a wave pool.	1/12/2024 8:59 PM
107	Good idea for the community	1/11/2024 1:27 PM
108	I wish to comment on Warrnambool's Aquatic Strategy and, in particular, the need to redevelop AquaZone, in preference to creating a new aquatic centre on a greenfield site. I am a former resident of Warrnambool. My father, Gordon William Toleman, was the secretary of the Warrnambool Olympic Pool Committee that built the present pool on a vacant paddock	1/11/2024 11:51 AM

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#### Warrnambool Aquatic Strategy

on the side of a hill off Jamieson Street. Living in nearby Nelson Street at the time, my

father was very familiar with the site and believed strongly in its long-term benefits in a growing area of Warrnambool and the hillside site offered excellent spectator views during school and intra-club swimming carnivals, as well as being a pleasant area to simply relax. The current site has continued to benefit development in northern Warrnambool and complements beach facilities in the south of the city. I am sure it is also in close proximity to many Warrnambool schools. My father was a very keen community worker and as well as being involved in the pool, he was: Secretary-Treasurer of the Hampden Football League in the 1960s; Secretary of the Warmambool Football Club (1932-1939), and oversaw updates of the "Rules of the Warrnambool Football Club 1934", including the advent of the current blue and white colours from the club's previous colours (not blue and white); and Secretary of the Florado Festival. The spirit and hard work of community-minded people like my father should be respected and honoured. He would definitely favour any re-development of the pool he worked so hard to have established, but would also be very disappointed that it has not been maintained as well as it could have been over the years. Robert Toleman Wodonga we need to do something and the redevelopment of current site i best, staged to keep some 1/10/2024 8:18 PM facilities open, spa, red light therapy, cold plunge 1/10/2024 10:55 AM I think the current site should be redeveloped as this is the best site for the facility. Obviously cost is a big factor so defiantly replace the outdoor pool facility. Enhance the remainder of the site once this is complete. We should include a diving board pool back at AquaZone to encourage athletes to take up 1/10/2024 10:48 AM the sport and for fun of course. There is no need for the gym at Aquazone. There are ample gyms in Warrnambool. Council 1/10/2024 8:37 AM should not be competing against business ie ratepayers, where the service is already It is definitely something our area needs. Visiting pools in other locations particularly 1/10/2024 8:20 AM highlights how much our pool is lacking in family friendly atmosphere and community engagement options. If the money is going to be spent on it it may as well be done properly, although if this means increasing membership fee's significantly it wouldn't be good I support a redeveloped aquatic facility at the current site due to its central location in an 1/10/2024 8:10 AM expanding Warrnambool. The current facility, although functional, is dated. The lack of suitable, shaded facilities for viewing competitions and for school sports days is a major concern. I would encourage viewing the redeveloped centre as a hub for various Council and other community facilities, is there scope to include pre-school or kindergarten, or kther facilities on land adjacent to the site? I don't believe the existing pool and the population of warrnmabool requires an extravagant 1/10/2024 12:45 AM pool given there are other pools in Warrnambool and surrounding areas.

	environment and so important for the community, both young and old. We don't need to be the best, we just need facilities that are user friendly and appealing.	
122	Greenfield site, more facilities, more parking, Warrnambool needs something like what Geelong has	1/9/2024 6:41 PM
123	Great strategy that balances future needs and finances. Keeping the location as it is central to all of Warrnambool is a must. So is keeping a pool longer than 25m so we can keep our swimmers competitive but it would be nice to be able to use the outdoor pool all year round. Such a waste only having access for a short time each year.	1/9/2024 6:41 PM
124	An outdoor kid friendly shallow pool Water slides Hoist with higher weight limit to improve access for all Accessible parking	1/9/2024 6:37 PM
125	Better car parking, need flat area from car park to entrance, too difficult, steep to get in door for older & disabled people. Need hydro pool for walkers & non swimmers as can use the small pool as swim school always in it. As long as that is incorporated. Visit mount gambier new indoor pool, this ticks the box. No preferred option,	1/9/2024 6:32 PM
126	The plan to revamp AquaZone is fiscally responsible and sensitive to the needs of people who will benefit from the ramp access. The idea of a new outdoor pool at Aquazone that is partially covered sounds excellent.	1/9/2024 4:53 PM
127	I really like the 3 options put forward although option 1 is not really an option. Option 2 is my preference - redeveloping the existing site. As a member, I find the current location 1 of the main reasons for being a member. Depending on where the green fields location is, I may opt to join another gym and swim only once a week at the new facility if you go down that path. The increased space and new facilities in option 2 really appeal to me as an avid gym user and swimmer. As someone who has a history of melanoma, the partial roof over the outdoor pool is extremely appealing to me - I swim at lunchtime but opt to swim indoors due to the high UV during the day. I would definitely swim in the 50m outdoor pool if it was partially covered - great idea!	1/9/2024 2:10 PM
128	Fantastic idea to upgrade	1/9/2024 1:15 PM
129	A full make over making it for friendly for those watching their kids swim rather than actually swimming, more activities for older kids such as a water slide.	1/9/2024 10:52 AM
130	Move it down to lake pertobe build a full sports centre like the one in geelong	1/9/2024 6:32 AM
131	All 3 options are good. However option 3 being the most comprehensive would be the best. The other 2 option will not solve all problems of gym space, group workout space. Option 2 is the best for pool development.	1/8/2024 9:47 PM
132	Money needs to be spent now. Will only get more expensive. I have just been back to nz and due to lack of maintenance the pools in the local communities have been ruined. The pools in warrnambool are good compared to others however concern that the existing facilities will not be able to facilitate additional growth as warrnambool expands. Best to have two smaller sites. Enhance current site and build another smaller facility to split the population and reduce over population and crowding.	1/8/2024 9:35 PM
133	Aquazone was built for the current climate with no foresight into potential future developments, it has outgrown its current setting quicker than it should've. Consideration needs to be given for competition swimming ti be held indoors, with more seating etc available. There is limited structured play activities for younger children to do in the centre The gym is an appropriate size but the group fitness side of things need to be incorporated. It could also be used as a potential income source but providing consulting rooms (Physio, massage etc.) at the centre for it to be accessed easily.	1/8/2024 8:00 PM
134	The current facility is well past its prime and I foresee further costs in maintenance of aging facilities and building	1/8/2024 7:23 PM
135	The ideal place for a new aquatic / leisure centre is the old saleyards site. The site is flat and there is room for lots of parking.	1/5/2024 9:08 PM
136	50 metre indoor pool so people can swim all year round.	1/5/2024 12:26 PM
137	I think all three strategies are very sound however the problem is going to be funding from the government for such a project as this. I am concerned that because the current site performs so well regarding safety standards the Victorian Government might put this project further down the list until safety standards dip below what is considered an acceptable level. I think the best option moving forward is to upgrade the existing facilities because this option sounds more affordable than building a completely new complex. If we redevelop the current site then it should definitely be done in stages beginning with the 50m outdoor pool	12/28/2023 2:28 PM

	which needs to be replaced. When it comes to the facilities what the council has listed in the current proposal is more than sufficient.	
138	I believe that it is a necessity to replace the rapidly deteriorating pool. As it is severely impacting the swimming community as well as the local community. As large swimming competitions can not be help within the current site. As people will not travel to the pool as it is not efficient. Due to this issue it is bringing significant loss towards the Warrnambool community. As these events brings an abundance of people who bring money into our community as the need accommodation and food which supports our local businesses. In order to reach this goal sooner rather then later. replacing the existing pool will be the most beneficial. Once completed then plans for replacing the Aqua zone facility can commence.	12/27/2023 7:18 PM
139	I dont have a strong preference between 2 and 3 however what ever is done needs to cater for kids all year round. Something like the waterslides that exist at Waurn Ponds and a younger kids splash zone would be good. Warrnambool currently does not have a lot to offer kids in winter so this is a chance to provide something for them	12/23/2023 8:31 AM
140	The cost of these multi-million dollar projects is getting out of hand. It is clear that the ego of the architects and councillors overrides the function of the space. It is a community pool, make it simple, keep costs down. Rate payers of Warrnambool are fed up with the council having their head in the clouds with these projects, we want the infrastructure to service the public, it doesn't need to win world class design awards and attract tourists.	12/22/2023 4:39 PM
141	Option 2 looks fantastic. I think the location of Aquazone is one of its key features and such a beautiful asset to Warrnambool.	12/21/2023 6:18 PM
142	Keep it at the current site and upgrade/redevelop in stages. Doing it in stages will make it easier to ensure at least one pool Stays open and spread the cost over time. The central location is a key feature we don't want to loose. It's easy for people to access from the centre of town, easy for kids on bikes to get to after school. Any greenfield site would likely be further out of town and therefore introduce equality is issues by requiring a car or a special out of the way bus trip to access. Mildura is an example of a pool in the centre of town that is integrated with other services as a central hub. While that's not possible in warrnambool please keep the pool central and therefore accessible. Thank you for starting this important work, the pool is so important to the mental and physical well-being of so many people.	12/14/2023 6:49 AM



- Completed
- Progressing
- On Hold
- Not Progressing
- Not Completed
- Withdrawn



GOAL 1: A HEALTHY COMMUNITY: We will be a healthy, inclusive, and thriving community with equitable access to services, cultural opportunities and recreational activities.

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	Develop a new Customer Service Strategy to ensure it aligns with the Customer Service Charter and provides improved customer service outcomes for the community.	Manager Communications	5%		It is anticipated that Customer Focus Group will begin to address some of our internal processes in the first half of 2024.
1.1.2	Increase access to participation for all abilities and raise awareness of the community regarding the needs of people with a disability.	Manager Community Policy & Planning	50%		Consultations continue to occur with people with disabilities to inform Council's programs and services. The major consultations during the quarter were around the Lava Street Bus Interchange safety, safety along pedestrian networks in the CBD, seating for the elderly and people with disabilities around Lake Pertobe and the foreshore, and pedestrian safety around street crossings requiring tactile refurbishments.
1.1.3	Review and improve the Community Engagement Policy.	Manager Communications	5%		The policy remains current but will undergo an internal review to ensure it meets functional expectations.
1.1.4	Research and align current programs with community demand and need.	Manager Community Policy & Planning	50%		Council continues to engage with the community to align current programs with community demand and need. Based on reforms announced by the Federal Government to the Commonwealth Home Support Program, Council has engaged Lake Advisory Pty Ltd to conduct an independent review on Council's role in the delivery of aged and disability services. As part of this review, a survey was conducted with recipients of CHSP services from Council, their carers and interested community members, which received over 450 responses, mostly appreciating the quality of services being provided by Council. As Warrnambool is experiencing a severe housing crisis, and in line community demand and expectations, Council is exploring the potential of activating Council owned land for key worker accommodation and affordable housing.
1.1.5	Design and deliver a new West Warrnambool Neighbourhood House.	Manager Community Policy & Planning	50%		Council has endorsed the construction of the West Warrnambool Neighbourhood House at Pecten Avenue Park. Initial project planning and preparation of tender documents are underway.

Completed Progressing On Hold Not Progressing Completed Withdrawn 2

Q2, 2023/2024

Objective 2: ENGAGEMENT WITH 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	Facilitate and foster collaborative relationships with Aboriginal and Community Controlled Organisations (ACCOs) to further the achievement of Reconciliation outcomes.	Manager Community Policy & Planning	50%		Council continues to collaborate with first nations peoples in a range of ways to foster opportunities and better outcomes for Aboriginal peoples. Council continues to meet with the Eastern Maar Aboriginal Corporation and the Gunditjmara Aboriginal Cooperative quarterly on a range of strategic issues linked to natural environment, sustainability, governance and compliance, planning and infrastructure, language and culture development, emergency management and health and wellbeing.
1.2.2	Increase participation of Aboriginal families and individuals across Council programs and services.	Manager Children & Family Services	100%		Enrolments for aboriginal children and families have increased across all early years services with the connections made through the Maternal Child Health Program.

## 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	Develop a policy for Liquor Licences in Recreation Reserves.	Service Manager Recreation & Culture	25%		Draft policy commenced.
1.3.2	Develop and action a marketing and customer engagement strategy that capitilises on Aquazone's unique offering.	Aquazone Service Manager	75%		Implementation of marketing and awareness campaigns is showing a projected 5% increase overall in projected attendance for this FY compared to last FY.,  23-24 (YTD) / 22-23 (FY)  Rec Swim
1.3.3	Continue to implement the Municipal Health and Wellbeing Plan 2021-25 (Healthy Warrnambool) through the Committee of Practice model.	Manager Community Policy & Planning	50%		Community of Practice Groups: Four meetings were held over October-December 2023 for the Community of Practice Groups under the Healthy Warrnambool Plan 21-25. These include groups focused on improving; Social and Emotional Wellbeing, Physical Health-Active Living (including a focus on disability inclusion and access), Healthy eating and building better food systems, as well as improving community resilience and safety from the impacts of climate change. Each group is overseeing the implementation of key actions from the Healthy Warrnambool Plan. Council has been successful in receiving funding of \$100,000 over two years as part of the VicHealth Local Government Partnership project. This project

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## Q2, 2023/2024

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
					is designed to fast track the implementation of key initiatives under the Healthy Warrnambool Plan. Actions identified in the project plan include; development of a WCC Youth Strategy, conducting a disability inclusion audit across council services, creating breastfeeding-friendly spaces across council-owned settings, and partnering with schools and youth services to reduce harm from alcohol and vaping in the community.  Climate Action Grants for Warrnambool Primary and Secondary Schools Program:  Council's Climate Action Grants for Warrnambool Primary and Secondary Schools Program has featured in a VicHealth case study which highlights the program as an effective community development approach to mobilising local action on climate change and health. Six local schools have received funding through the program with a diverse range of projects that are due to be completed by June 2024. One of the projects initiated during the quarter is Warrnambool College's project which involved year 10 students designing and establishing an indigenous garden project titled 'The Living Classroom'. This project has increased students' understanding of climate-resilient, sustainable landscaping practices, and also their understanding of Indigenous culture and connection to country.
1.3.4	Implement and review compliance with Child Safe Standards.	Service Manager Early Years Learning & Development	75%		Child Safe Standards training was delivered to 50 staff by The Australian Childhood Foundation. Focusing on staffs responsibilities under the new standards and reportable conduct scheme.
1.3.5	Continue to improve children and families' health and wellbeing as set by the Healthy Achievement Program.	Service Manager Early Years Learning & Development	75%		40 Early Learning Centre staff completed nature play professional development to support children to engage in their natural environment and to support their wellbeing.
1.3.6	Enhance the Maternal Child Health program for children aged up to four years in line with community needs.	Service Manager Early Years Intervention & Support	100%		Mental Health group has been set up and recruiting families from the EMCH program with maximum of 10 participants each week. The program has been developed by family practitioner/social worker.
1.3.7	In line with community demand ensure programs for older people are accessible, relevant and affordable.	Manager Community Policy & Planning	100%		Council continues to provide accessible, relevant and affordable programs for older people in the community to improve their health and wellbeing. During the quarter, the Archie Graham Centre around 6,500 visits to participate in activities ranging from the use of the hydrotherapy pool, physical activities suited to older adults and social activities that focus on safety and independence.

Completed	Drograpaing	On Hold	Not	Not	Withdrawn	4
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## Q2, 2023/2024

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
1.3.8	Advocate for early years workforce initiatives that support recruitment and retention of high quality early years staff and service.	Manager Children & Family Services	100%		Council has worked with the MAV workforce working group and Department of Education providing needs of the industry and the reviewing new initiatives for the sector. An advocacy document was prepared to for Councillors and CEO to advocate to State Government around needs of workforce and infrastructure for the city.
1.3.9	Ensure our early years services meet the needs of our culturally diverse community.	Service Manager Early Years Learning & Development	75%		East Kindergarten have republished the services Reconciliation Action Plan to be implemented in 2024.

# Objective 4: AN 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	Develop a Community Services Infrastructure Plan.	Manager Community Policy & Planning	50%		Council continues to review its facilities and service levels in line with programming and the emerging needs of the community. Council's Community Services Infrastructure Plan 2013 is scheduled to be reviewed in the current year and plans are in place to recruit an external consulting agency to conduct the assessment and provide a structured Community Services Infrastructure Plan up to 2040.
1.4.2	Deliver all-abilities access compliance as part of new infrastructure projects.	Manager Strategic Assets, Property & Projects	50%		Work is underway in the courtyard at Archie Graham to improve the accessibility of the courtyard itself and access to the courtyard. Progress continues with the detailed design for the accessible ramp at beach access 123 due be received in February. The off-street parking in Kepler Street is nearing completion with two new disabled carparks having been created.
1.4.3	Ensure Council's youth programs and activities are accessible, relevant and reflect current community demand and need.	Manager Community Policy & Planning	50%		Council's Green Futures Now, Engage! and FreeZa programs continue to deliver activities that reflect the interest, emerging needs and relevance among young people in Warrnambool and the region.  Highlights of the quarter include: Warrnambool -Moyne Youth Awards  • In 2023, 63 young people were nominated for the awards and the function was attended by over 200 guests, which also featured 6 performances involving 10 young people. The event was also livestreamed with 130 viewers joining.  Green Futures Now  • Eight participants from 2023 Green Futures Now program remain engaged after the completion of their community project to assist council's environment team with the planning and delivery of a community 'Green Futures Festival'.  • Council's FReeZA crew worked collaboratively with

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## Q2, 2023/2024

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
					the Warrnambool Show to organise and hold the first Warrnambool Showdown event - a music quest that was open to performers of all ages. The event was open to the public and attracted 300 people to watch 8 acts perform. All participants were then offered music industry mentoring and information sessions.  Embrace screening  In response to societal and parental concerns about the role social media plays for young people and the impacts it can have on them, we screened Embrace Kids, both in schools for students and staff, as well as a free public evening screening for families. The film was screened to over 750 students and staff
1.4.4	Undertake an accessibility audit of Council playgrounds including playground equipment.	Manager Strategic Assets, Property & Projects	10%		Officers have commenced a scoping exercise to facilitate this audit to be undertaken across Council's playground assets.

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

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
1.5.1	Facilitate development of Warrnambool Art Gallery Strategic Plan 2024 - 2028.	Director Art Gallery	15%		Ongoing. Draft strategic plan scheduled for finalisation by EOFY 2024. Conversations with external consultant to facilitate staff workshops have begun. Research for draft framework ongoing.
1.5.2	Complete the Playspace Strategy for community playgrounds and spaces.	Manager Strategic Assets, Property & Projects	0%		Not yet commenced. Strategic work in relation to Council's playgrounds and playspaces will look to be commenced in the second half of this year. Resourcing and other priorities have meant that this significant piece of work has not been able to be started as yet.
1.5.3	Deliver a Lighthouse Theatre season program that is marketable and relevant to the local/South West audience and provides opportunity to experience a diverse range of performing arts.	Manager Recreation & Culture	50%		Theatre Season 2024 has been launched. The program has been well received with ticket sales looking positive.
1.5.4	Deliver Warrnambool Art Gallery exhibitions and experiences that engage community, attract and increase visitors, support	Director Art Gallery	50%		From November to January, attendance figures have increased by 20% when compared to the same period in the 22-23FY. The exhibition entitled Lisa Gorman + Mirka Mora has received 3K+ paid visitations. This is the first ticketed admission

Completed	Progressing	On Hold	Not	Not	Withdrawn	6
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## Q2, 2023/2024

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
	artists and build new audience.				exhibition for the Art Gallery in 12 years. The accompanying exhibition catalogued has sold 200+copies.
1.5.5	Develop an Arts and Culture Strategy for Warrnambool.	Manager Recreation & Culture	40%		The following key actions have already been achieved: - Increase investment through Council's Community Development Fund to support Arts and Cultural outcomes (a specific category has since been introduced to the grants program for Arts and Culture Seek funding for a dedicated Arts Officer (a vacant position has been redesigned to enable the recruitment of a Cultural Development officer) Develop a Business Case for a new Warrnambool Art Gallery (completed) Develop a Public Art Policy (adopted December 2023).
1.5.6	Ensure the Library and Learning Centre programming is aligned to community need and developed in partnership with community organisations and business sector.	Manager Recreation & Culture	50%		Public programs are one of the most impactful services that the Library and Learning Centre delivers for the community. Core Early Years, Children and Youth, Lifelong Learning and Digital Literacy programs are now embedded in the program schedule and are offered all year round. For the 2023 calendar year, 684 program sessions attracted more than 19,567 attendees, an increase of 27% in participation over the previous twelve month period which included the library opening celebrations. The Library and Learning Centre has positive partnerships with more than twenty external organisations, agencies and businesses and continues to present engaging and quality programs which resonate with the community.

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

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
1.6.1	Maintain and further develop Council's partnership with Deakin University to enable research and development opportunities for community and industry.	Manager Economic Development	25%		Council's Economic Development and Tourism Advisory Committee (EDTAC) has a representative from Deakin and has provided input into the proposed Business Representative Group. Council continues to support and be updated on the progress of the Hycel Technology Hub which is under construction. In December Council became A Refugee Welcome Zone which is a Local Government Area which has made a commitment in spirit to welcoming refugees into the community, upholding the human rights of refugees, demonstrating compassion for refugees and enhancing cultural and religious diversity in the community.

Completed	Brogressing	On Hold	Not Not	Not	Withdrawn	7	
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Q2, 2023/2024

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
1.6.2	In response to State Government kindergarten reforms, deliver a Council transition plan.	Service Manager Early Years Learning & Development	75%		Review of the 12 services outdoor yards and equipment has been completed to inform future requirements and planning.

8

Withdrawn



GOAL 2: A SUSTAINABLE ENVIRONMENT: We will protect and strengthen local ecosystems, enhance biodiversity and enable sustainable communities.

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	The Depot Team and Environmental Sustainability Team will work in collaboration to deliver the Albert Park Re-Vegetation Program.	Coordinator Municipal Depot Operations	25%		Several planting days undertaken by Council staff, community groups etc.
2.1.2	Implement Pest Plant and Animal Management Framework for the control of environmental weeds and pests.	Natural Environment Officer	60%		An action plan is being drafted to prioritise future works. Partnerships with agencies and community to undertake control works continue to be made.
2.1.3	In line with targets in the Green Warrnambool strategy develop and implement programs that improve biodiversity and protect and enhance flora and fauna.	Natural Environment Officer	40%		Collaboration with Glenelg Hopkins Catchment Management Authority, Eastern Maar Aboriginal Corporation and community on projects to improve biodiversity and protect and enhance flora and fauna continues.

## 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	75%		Second & final mail out to high risk property owners completed with site visits being undertaken by Environmental Health Officers. Final report & grant acquittal to DEECA on track for completion by 31 May 2024.
2.2.2	Implement the Warrnambool Coastal Management Plan to guide the future use, development and management of Warrnambool's coastline.	Natural Environment Officer	40%		Implementation of the management plan continues.
2.2.3	Complete the South Warrnambool Flood Study and begin Planning Scheme Amendment.	Coordinator City Strategy	50%		The South Warrnambool flood investigation is progressing on schedule. The third community engagement was held on 8 November with flood maps presented and mitigation options explored and discussed. Flood model has been peer reviewed. Feasibility of mitigation options is

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### Q2, <u>2023/2</u>024

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
					currently underway. Floor level survey of affected properties is currently underway.

# Objective 3: ENVIRONMENTAL IMPACT & 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	Explore option of a seasonal increase of FOGO collection over warmer months.	Coordinator Natural Environment	50%		Preliminary estimates will be presented as part of the 2024/2025 budget process. Estimates based on a seasonal collection only.
2.3.2	Deliver the 2023-2024 Smart Buildings energy efficiency program to reduce greenhouse gas emissions and utilise renewable energy.	Natural Environment Officer	50%		The Smart Buildings energy efficiency program continues to be undertaken with an emphasis on the next phase of projects.
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.	Natural Environment Officer	55%		Understanding of future climate impacts on coastal assets continues. Planning for increased tree canopy across the municipality continues.

# 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	Development of the Lake Pertobe Integrated Water Management Plan.	Coordinator Natural Environment	95%		Final draft of the plan presented to Council and advertised for public submissions, with a view to adopt the plan in Q1 of 2024.

# 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	Develop and deliver education program supporting the reduction of landfill, and a greater understanding of contamination impacts.	Coordinator Natural Environment	25%		The development of an educational program to support the reduction of landfill and reduce contamination impacts is currently underway and will include education material and resources for the community.

Completed	Drogressing	On Hold	Not	Not	Withdrawn	10
Completed	Progressing	Oli Holu	Progressing	Completed	Williardwii	10

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	Monitor and manage organisational greenhouse gas emissions and energy usage.	Natural Environment Officer	40%		Monitoring of greenhouse gas emissions and energy use continues to be refined.

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GOAL 3: A STRONG ECONOMY: We will support a resilient local and self-sustaining regional economy that encourages economic growth and provides increased employment opportunities attracting ongoing investment.

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	Manage Development Plans and Developer Contributions Plans to meet infrastructure requirements of new areas.	Coordinator City Strategy	50%		Development plans continue to be prepared and implemented. More recent plans that have been approved are 191-201 Morriss Road (48 Lots); and amended plan for 119 Bridge Road, Bushfield (increased number of lots from 20 to 30). Officers continue to work with developers on developing and implementing development plans and managing developer contributions across the residential growth areas, and particularly within the North of the Merri.
3.1.2	Develop programs and collateral to promote Warrnambool as an appealing investment destination.	Manager Economic Development	50%		The Economic Development Team is establishing an online and hard copy approach to an investment and attraction prospectus which details all of the information needed for many areas within Council, business, investors, workers and families to consider a move to Warrnambool. The information will fall under 'Live, Work or Invest' categories and be under its own webpage. The prospectus aims to not only be a valuable resource for Council but also local businesses. The first iteration will be provided to Council and some external businesses and groups for feedback in late February before being made available to the wider business community. A winter campaign to encourage locals and increase visitation is in planning with input from business areas which are typically quieter during this period currently taking place.
3.1.3	Grow engagement with local businesses across the municipality through events and training opportunities.	Manager Economic Development	25%		Warrnambool Business Representative Group: The business survey conducted via SED Consulting was completed in late 2023 which focused on the structure and recommendations on what a business group should initially focus on. This was presented at the Mayors Breakfast in late November and the summary provided to all businesses who completed the survey. Consultation has continued with businesses on the survey findings. The next steps are to promote and present the findings to businesses in via some breakfast workshops and obtain their final input into a proposed structure and initial objectives of a business group. The final step will be a process to allow representatives to be elected to the inaugural business group.

Completed Progressing On Hold Not Progressing Completed Withdrawn 12

## Q2, 2023/2024

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
					It's All Happening Christmas promoting and activating the business precincts of Warrnambool ran through all of December. Many family friendly activations and promotion to encourage visiting the precincts were carried out with the Fairy Street Markets, roaming Santa, Christmas projections onto buildings, Christmas neon light structures, buskers and the ever popular elf trail being some of the key initiatives.
					The Economic Development Team has just completed a second round of 'Un-Retiring The Bool' focusing on connecting businesses with staff shortages to those in the community who are retired or semi-retired and may be keen to take on some part-time work. This round aimed to support businesses with the staffing challenges many face at this time of the year. Registrations from businesses are open all of the time and retirees register during a one month period. All businesses receive a tailored report on who might be looking for the type of work which they offer. An evaluation of the second round will take place to evaluate the uptake of retirees by local businesses.

# 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.	Manager Infrastructure Services	50%		Great South Coast Economic Futures will have a stall at evoke AG 2024 in Perth in February. Material and information has been compiled in conjunction with Great South Coast Food and Fibre to ensure strong representation and presentation of Warrnambool and the South West region.
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	30%		The 2023-2028 Economic Development Strategy was signed off by Council in late 2023. Initiatives which are in place to facilitate investment and employment growth include:  (1) Un-Retiring The Bool facilitates retirees returning to work (2) The Ideas Place: Supporting entrepreneurial Start-ups (3) Business workshops & mentoring and business speakers (4) Supporting AgFutures Program (5) Better Approvals - Business Support - New Business Inquiries (6) Facilitate an identify a need for a WBool Business Representative Group (7) WBool Funding Finder - Grant Guru

Completed	Drogranding	On Hold	Not	Not	Withdrawn	42
Completed	Progressing	Oli Holu	Progressing	Completed	Williardwii	13



## Q2, 2023/2024

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
					(8) Provision of economic data to support major events (9) EDA Investment & Attraction Group (10) A draft strategy for the Events & Promotion Team is moving to public consultation with a recommendation to focus on attracting events which have economic benefit  The Economic Development Manager sits on the Local Skills & Jobs Taskforce (DEWR).
3.2.3	Plan for the development and implementation of precinct structure plans to facilitate investment in appropriate development across the municipality.	Coordinator City Strategy	50%		The Allansford Strategic Framework Plan (adopted in 2021) is currently being implemented with a range of technical reports being produced which will support rezoning of key sites. A flood and stormwater investigation is currently underway for the township. The Bushfield-Woodford strategic framework plan is currently being reviewed following community feedback. The Eastern Activity Centre structure plan is being implemented by site-specific rezonings. Currently a rezoning request for land at 19 Horne Road has been exhibited, with the exhibition period ending on 12 February 2024. Council officers continue to work with the Victorian Planning Authority in the development of the East of Aberline precinct structure plan, which is Council's largest residential growth area anticipated to accommodate 5,000 lots. A range of technical reports are underway for the precinct to support the future urban structure. Implementation of Council's other 4 residential growth areas is progressing with development occurring across the 4 growth areas at a healthy rate.

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	25%		Work is progressing on the Destination Action Plan led by Great Ocean Road Regional Tourism.
3.3.2	Increase visitation with events across the year and enhance the profile of Warrnambool as a destination.	Service Manager, Events & Promotion	50%		The Events and Promotion branch processed 20 events through the Council Event Control Group to provide event support and land owner consent. 40 events were supported, through in kind support, logistics and marketing support. 18 events in total were funded to a total of \$104,515.

Completed	Drogranding	On Hold	Not	Not	Withdrawn	14
Completed	Progressing	Oli Holu	Progressing	Completed	Williardwii	14



## Q2, 2023/2024

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
					Key destination events that proceeded in Warrnambool, supported by Council to deliver increased economic impact and visitation included: 22 October Triumph Owners Association Rally - New Event - Funded via Festivals and Events Fund 25TH Biennial Conference of the Pacific History Association - New Event - Funded via Festivals and Events Fund Jericho Cup Warrnambool Warrnambool Rodeo Warrnambool Gift
					The Summer "It's All Happening Campaign" commenced in November to promote event in Warrnambool over Summer. The campaign was designed as a cross promotion events campaign for Warrnambool Summer 2023 / 2024 following a successful following 2022 / 2023 campaign. The campaign is bright, colourful and fun designed to represent Warrnambool in Summer. It is adaptable for businesses and events to drive visitation to the What's On website. The campaign will conclude at the end of Summer 2024.
					On November 14, Level Up 23 was delivered at the Lighthouse Theatre. A ticketed business event with a series of speaker and workshops to drive business and event engagement, with a focus on building capacity in the business events market. Speakers included Alex Wadelton - The Right Brain Workout, Business Events Victoria, Nick Pearce - HoMie CEO and Danielle Pearce - CEO and Founder of Merry People. 80 people attended the event.
2 2 2	Doyelon and share	Managar	25%		Economic data from Spandmann, DEMDLAN and
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	25%		Economic data from Spendmapp, REMPLAN and Localis continues to be shared with major events and organisations to support them. The Council website continues to be maintained with economic data to maintain accuracy.
3.3.4	Ensure that Council's position is advocated strongly to the Great Ocean Road Coast and Parks Authority.	Manager Infrastructure Services	35%		Further discussions with CEO of GORCAPA have occurred, a working group comprising of officers from Council and GORCAPA is proposed to be set up to facilitate discussion and planning.

Completed	Drogranding	On Hold	Not	Not	Withdrawn	45
Completed	Progressing	Oli Holu	Progressing	Completed	Withurawn	15

Q2, 2023/2024

# 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	95%		In November 2023, we successfully utilized all allocated positions for our region, reaching the annual ceiling of 100 worker nominations within the first 8 months of Year 5 under our Great South Coast DAMA Head Agreement, scheduled to conclude in late March 2024.  For the second consecutive year we reached the ceiling well ahead of schedule. This situation prevents us from endorsing additional businesses, despite the agreement still being in effect. To ensure the continuity of the program in such circumstances, we have officially requested the Department of Home Affairs an increase in our nomination ceiling from 100 to 150 positions for the remainder of the year.  On 28 September, Council formally submitted a comprehensive business case to the Department of Home Affairs, seeking an extension of our existing DAMA for an additional 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	50%		An application for a further 5 year agreement for the Great South Coast DAMA was submitted in September 2023 with the current agreement expiring at the end of March 2024 and a decision still pending from the Department of Home Affairs. The new agreement application has requested an increase from 100 worker endorsements per year to 300 and the number skilled occupations available going from 38 to 125. The ceiling of 100 workers has been met in the past two years indicating business across the Great South Coast are supportive of the program.  The Ideas Place (Entrepreneurial Start-ups Program) funded by Launchvic and supported by South West TAFE is currently working with a second intake with a final intake in mid 2024. Program numbers have been strong with throughout with some participants already moving from the program into their own start-up.

### Objective 5: THE DIGITAL ECONOMY: 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	Executive Manager IT Strategy &	100%		Council has concluded its participation in the Great South Coast Digital Plan. The Plan has been produced in its final version and issued to the participating Councils.

Completed	Drogranding	On Hold	Not	Not	Withdrawn	46
Completed	Progressing	Oli Holu	Progressing	Completed	Williardwii	10



Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
	address connectivity issues for industry and households.	Transformation Shared Services			

GOAL 4: A CONNECTED & INCLUSIVE PLACE: We will provide quality places that all people value and want to live, work, play and learn in.

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 City Parking Strategy including accessible parking and expansion of off-street parking areas.	Coordinator Natural Environment	50%		Project brief advertised for submissions, with a view to appointing preferred consultant in Q3 of 2023/24.

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	Participate in regional activity efforts for improvements to safety on the Princes Highway.	Director City Infrastructure	100%		The regional action group advocating for the Princess Highway has ceased operating and a broader transport advocacy model is proposed to be developed covering all modes of transport investment.
4.2.2	Review Pathway Asset Management Plan and identify key gaps and opportunities for improvement.	Manager Strategic Assets, Property & Projects	10%		The Strategic Assets Team have commenced work in relation to reviewing the Pathways Asset Management Plan.
4.2.3	Facilitate the implementation of Cycling Reference Group actions adopted by Council.	Projects Engineer	50%		Council continues to facilitate the implementation of Cycling Reference Group actions adopted by Council. A report was provided to Council in November 2023 detailing the Cycling Reference Group Review 2020-23 Report and group updates.

Objective 3: STRONGER NEIGHBOURHOODS: Council will fostering 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	Deliver Stage 1 of the Brierly Reserve redevelopment.	Manager Recreation & Culture	50%		Ground works are progressing as planned and a separate electrical and lighting tender process has been finalised.
4.3.2	In consultation with the community, carry out preliminary design and costing for a new accessible sports pavilion at Brierly Reserve and research community need for potential community hub.	Manager Recreation & Culture	5%		Development of project brief and tender documents to engage a consultant have commenced.
4.3.3	Implement 2023-2024 initiatives of the Open Space Strategy.	Coordinator City Strategy	50%		The Open Space Strategy 2014-2024 is nearing the end of its life. A review of the strategy will be undertaken with the likelihood of a new strategy to be developed in 2025. One outstanding recommendation of the strategy is the development of an Open Space Contributions policy. A background review has been completed and externally peer reviewed. Economic modelling and analysis will be commenced in 2024.

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	Implement environmentally sustainable development targets into the Planning Scheme to provide for improved sustainability outcomes across the municipality.	Coordinator City Strategy	50%		Warrnambool, together with 23 other Councils, are working under the lead of the Council Alliance for a Sustainable Built Environment (CASBE) to implement elevated ESD targets into the planning scheme. A planning scheme amendment has been prepared and lodged with the Minister for Planning for authorisation by all individual 24 Councils in July 2022. The Minister has yet to authorise the amendment, however CASBE are holding regular meetings with state government to advocate for the progression of this work. In addition to the local initiative, the State Government is rolling out a number of planning reforms in the ESD space, including transitioning to a gas free community.
4.4.2	Review the Sustainable Buildings Policy.	Coordinator Natural Environment	20%		The review of the Sustainable Buildings Policy & Guidelines is underway. This includes consideration of the policy's implementation and further opportunity to embed sustainable design in

Completed	Drogranding	On Hold	Not	Not	Withdrawn	40
Completed	Progressing	Oli Holu	Progressing	Completed	Williardwii	10



Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
					the built environment of Council buildings and facilities.
4.4.3	Participate in the Sustainable Subdivisions Framework trial.	Coordinator City Strategy	100%		The Sustainable Subdivisions framework trial was completed in 2022.



Q2, 2023/2024

GOAL 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.

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 our suite of policies and procedures are current.	Manager Governance	50%		Senior Leadership Team has been briefed on the current situation of policies and the importance having polices updated explained. A tracking software solution has been implemented, allowing regular reporting to the Executive Management Team.
5.1.2	Improve Council's governance process and systems to support good governance.	Manager Governance	65%		Software for addressing both policies and delegations have been implemented. Key policies have been reviewed a reporting on Council's policy framework to the executive is now ongoing. Key instruments of delegation and authorisation are also being reviewed and updated.
5.1.3	Work with the South West Alliance to deliver benefits for the region.	Manager Governance	100%		Council has taken on the role of Chair of the South West Alliance and is providing active leadership in the region across a number of areas.
5.1.4	Continue to enhance organisational awareness of Victoria's Child Safe Standards via customised training programs. Implement measures to maintain and improve compliance with the Standards.	Manager Organisation Development	75%		Over 500 employees have now completed the updated mandatory Child Safety Training Module via LITMOS. The Learning and Development Team have also arranged and delivered additional training for dedicated areas, provided in a face to face session from a third party provider.

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	Monitor and report on the reach and effectiveness of Council's communications measures including engagement through the Your Say website.	Manager Communications	50%		This quarter was busy on the community engagement front with consultations undertaken for the Aquatic Strategy, Warrnambool Art Gallery, Lake Pertobe Integrated Water Plan, Warrnambool Foreshore Framework, Key Worker Housing, Kepler Street trees, Council Plan and Budget, Flagstaff Hill Re-Imagined, the South

Completed Progressing On Hold Not Progressing Not Completed Withdrawn 20

### Q2, 2023/2024

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
					Warrnambool Flood Investigation and the investigation into whether the business community was interested in the establishment of a representative group.
5.2.2	Provide communications support to promote Council services, facilities, programs and events.	Manager Communications	50%		Communications materials were prepared for summer activities including the fireworks, summer markets, the twilight market, Level Up event and a Green Futures event.

## 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	Improve outcomes in the delivery of Council's customer services.	Manager Communications	30%		Council has been working to improve some issues arising with phone software to provide a better customer experience.

# 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	Support an organisational approach to strategic procurement to ensure effective operational decision making that improves organisational performance.	Director Corporate Strategies	80%		Procurement Policy is being updated in line with MAV Best practice guidelines (released early 2024) and will be presented to Council for consideration before 30 June 2024.
5.4.2	Continue to evolve the staff training and development programs in order to drive enhanced employee engagement and culture.	Manager Organisation Development	100%		Staff centralised staff training and development model has now been fully embedded into everyday operations and is working well.
5.4.3	Implement workplace actions identified within Councils Gender equity Action Plan, (GEAP), resulting in improved gender equity outcomes.	Manager Organisation Development	80%		Actions identified within the GEAP continue to be implemented in line with the plan, overseen by the Gender Equity Action Committee.
5.4.4	Review Council's Workforce Management Plan.	Manager Organisation Development	40%		Workforce Plan is under constant review.
5.4.5	Continue implementation of Council's Volunteer Strategy.	Manager Community	50%		Training of volunteers around child safety standards have commenced and 100 volunteers received the training in November. This training

Completed	Drogranding	On Hold	Not	Not	Withdrawn	24
Completed	Progressing	Oli Holu	Progressing	Completed	Withurawn	21



## Q2, 2023/2024

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
		Policy & Planning			will be rolled out further in 2024 to cover all of Council's 350 volunteers. A celebration event was organised for Council volunteers on 14 December and attended by 130 volunteers.

# 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	Ensure procurement compliance and risk mitigation and that Council is operationally effective.	Manager Financial Services	50%		Procurement policy has been updated with input from Best Practice guidelines and advice from Procurement Australia. It will be presented to Council for adoption in Q2 of 2024. New procurement training modules are in design phase and will be rolled out to organisation in the second half of 2024. Management is also reviewing new contract management software solutions as part of the Coastal Connect project.
5.5.2	Review Council's property management processes in relation to leases and licensing.	Manager Strategic Assets, Property & Projects	40%		Council's lease and licence management systems are being reviewed in line with the Coastal Connect project. Work continues with business improvement activities for open space bookings, and information sharing between departments in relation to consents, bookings, and conditions of use on Council and Crown land that Council is CoM for.
5.5.3	Review and update the Long Term Financial Plan to ensure Council remains financially sustainable into the future.	Manager Financial Services	40%		Will be updated in line with 2024-25 budget process.
5.5.4	Enhance business processes including IT systems integration.	Manager Financial Services	50%		Implementation of Coastal Connect project in progress and due for completion before end 2024.
5.5.5	Improve digital capacity for Council staff.	Executive Manager IT Strategy & Transformation Shared Services	30%		Council has commenced adoption of Office 365. The organisation so far has rolled out MS Teams, migrated email servers to the cloud, and is in the process of implementing a new remote desktop application.

# Warrnambool City Council Council Plan Actions

Q2, 2023/2024

# 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 by collaborating with Corangamite and Moyne shires to develop a shared Cyber Security strategy.	Executive Manager IT Strategy & Transformation Shared Services	75%		Council's ICT team continues to work through the recommendation and requirements of the VPDSF. The 2022-23 attestation has been completed. Concurrently the teams are working through a joint Cyber Strategy plan with Corangamite Shire Council and Moyne Shire Council to provide better resilience and data security. Security improvements will be rolled out in line with the Coastal Connect implementation.
5.6.2	Implement the 2023-2024 elements of Council's Victorian Protective Data Security Plan lodged with the Office of the Victorian Information Commissioner in August 2022.	Executive Manager IT Strategy & Transformation Shared Services	50%		Council's Victorian Protective Data Security Plan was lodged with the Office of the Victorian Information Commissioner by 31 August 2022 this concluded the first year of actions. Work is progressing on the second year of actions with a joint efficient approach planned across three councils.
5.6.3	Ensure effective Business Continuity Planning (BCP) is in place.	Manager Organisation Development	100%		All organisational and corporate risks have undergone a thorough review with controls and action owners identified and allocated.
5.6.4	Enhance Council's risk management processes to ensure key strategic and operational decision-making considers risk factors.	Manager Organisation Development	80%		Training sessions for all directorates outlining Councils enhanced risk identification and control processes were delivered throughout October 2023. Councils Risk Policy is currently being reviewed and updated with expected adoption in February 2024.
5.6.5	Continue the development and implementation of Council's 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	65%		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 page. OHS Training Calendar is now operational.

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.

Actio Code		Responsible Officer	Progress	Traffic Lights	Comments
5.7.1	Provide materials to support advocacy efforts	Manager Communications	50%		Council continues to take opportunities to raise advocacy projects with relevant politicians.

Completed	Drawnasing On Hald	On Hold	Not	Not	Withdrawn	22
Completed	Progressing	Oli Holu	Progressing	Completed	Williardwii	23



# Warrnambool City Council Council Plan Actions

Q2, 2023/2024

Action Code	Action Name	Responsible Officer	Progress	Traffic Lights	Comments
	and report on advocacy outcomes.				

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.	Executive Manager IT Strategy & Transformation Shared Services	35%		The Design and Configuration stage of the Coastal Connect project is nearing completion, with the project soon to move into a data migration stage. Once the data migration is complete, a period of User Acceptance testing will be undertaken before final commissioning. The ERP will provide a solid basis for a shared services model to gain the efficiencies promoted by the original business case.
5.8.2	Pursue funding for animal shelter redevelopment in collaboration with surrounding municipalities to facilitate a regional facility if appropriate.	Coordinator Natural Environment	20%		Regional discussions have been undertaken and indicate that a regional facility may not be appropriate for all surrounding municipalities at this stage.

#### Attachment 1- Submissions received from various agencies

From:

Sent: Monday, 22 January 2024 4:46 PM

To:

Subject: EPA response to Council enquiry\_C214WARR\_REQ004210

Warning: 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.

**OFICIAL: Sensitive** 



Thank you for your follow up email and letter on 12 January 2024.

As you have outlined that Ministerial Direction 19 was not triggered by the proposed Amendment, we will not be making a submission on the Amendment, and as such, we do not wish to receive any further correspondence in relation to the Amendment.

To assist Council, we do highlight however, that Planning Practice Note 30 *Potentially Contaminated Land* (PPN30) provides no guidance for land that has a 'low' potential for contamination. EPA reminds Council that Ministerial Direction 1 *Potentially Contaminated Land* (MD1) requires a planning authority to firstly satisfy itself whether or not the land is potentially contaminated. Council may wish to seek further clarification from the proponent, or author of the PSI, as a 'low' potential for contamination statement does not indicate whether the land is or is not potentially contaminated, and therefore does not address MD1.

I hope this is helpful. Feel free to contact me on the number listed below should you wish to discuss this matter further.

Regards,

he/him Senior Planning Advisor Development Advisory





epa vic gov au



Ref: PPR 37986/21-A

Warrnambool City Council 25 Liebig Street Warrnambool

VIC3280 Dear

PLANNING APPLICATION NO.: C214
DEPARTMENT REFERENCE NO: PSA

565/24

PROPERTY ADDRESS: 19 HORNE ROAD, WARRNAMBOOL

Thank you for your letter regarding the above matter. This referral response supersedes any previous response on C214.

The Head of the Department of Transport and Planning has considered this Planning Scheme Amendment and only wishes to make the following comment:

1. The rezoning and overlay controls proposed must accord with the approved Precinct Structure Plan and any development proposals that trigger a referral to the Head, Transport for Victoria is referred for comment.

Please forward a copy of any decision to this office as required under the *Planning and Environment Act* 1987.

Should you have any enquiries regarding this matter, please contact

Yours sincerely

Team Leader Statutory
Planning BARWON SOUTH
WEST REGIONAL TRANSPORT
DEPARTMENT OF TRANSPORT AND PLANNING
Under delegation from the Head, Transport for Victoria

09/02/2024



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Hi

I hope you are well.

We have reviewed the proposed amendment and have no comments at this time.

Servicing requirements for any future subdivision/ development on the land will be communicated at the time Wannon Water is referred a planning application.

Notification of any application would also be appreciated, including a two (2) lot subdivision of the land, so that we can be pro-active in providing advice to the developer and consider the impacts on the network.

Kind regards

**Manager Development Services** 



From:

To:

Subject: RE: Notice of the Preparation of an Amendment-C214WARR-CFA

Date: Monday, 12 February 2024 11:17:48 AM

Attachments:

image008.pn

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image009.pr

Hi

Thank you for calling me back last week and providing the opportunity for feedback on the proposed amendment. We understand Council is considering a planning scheme amendment to rezone land at 19 Horne Road, Warrnambool from Farming Zone to the Commercial 2 Zone and apply a new schedule to both the Development Plan Overlay (DPO) and Design and Development Overlay (DDO).

On review of the exhibited amendment documentation, the site is located within a Bushfire Prone Area. Clause 13.02-1S Bushfire planning applies to all decision making under the *Planning and Environment Act 1987* to land that is within a designated bushfire prone area. There appears to be limited information on how the proposal addresses bushfire policy and for a proposal like this, mitigation from the bushfire hazard to the north is required. While the proposal is likely to be able to achieve bushfire policy, the bushfire requirements to do this should be included in either the proposed schedule to the DPO or DDO.

To assist in developing an appropriate bushfire policy response, it is recommended that you consider the following:

- A landscape hazard assessment that identifies surrounding bushfire considerations and likely
  fire behaviour within the wider landscape. It appears that the broader landscape is generally
  farming zoned land and is relatively flat. A grassland fire could potentially impact the town
  of Warrnambool from the north or north west.
- A localised bushfire hazard site assessment that identifies bushfire hazards, including
  vegetation classification in relation to AS3959 and relative slopes located within proximity of
  the site. At the site scale there appears to be grassland vegetation to the north in the
  farming zone land.
- Information on alternative locations for development and justification as why the site and surrounds is appropriate to encourage an increase in population given the bushfire risk.
- Details on the availability of safer areas and evacuation options in the event of an emergency.
   This includes details on the road networks and access and egress opportunities to and from the site and to the urban areas to the west within townships of Warrnambool.
- Details on the ability of the proposal to achieve radiant heat exposure benchmarks.

  Bushfire policy seeks that radiant heat exposure of greater than 12.5kw/m² is avoided.

  Setbacks of 19 metres from the grassland vegetation to the north and future development will be required to satisfy this policy.

• The identification of bushfire protection measures to ensure future development satisfy bushfire policy and be implemented into the planning scheme amendment.

It is recommended that the following bushfire protection measures are considered in the drafting of the DPO/DDO schedule:

- Setbacks of 19 metres from the grassland vegetation to the north that will lead to exposure
  of radiant heat no greater than 12.5kW/m².
- The provision of a perimeter road along the northern boundary between the grassland vegetation and future development.
- Building envelopes are identified on all lots that require vegetation to be managed for the purposes of defendable space.
- Requirements for vegetation within areas of defendable space to be managed in accordance with Table 5 of Clause 53.02.
- Any other bushfire protection measures identified as a result of the bushfire assessment.

There are some examples on how other Councils have incorporated bushfire requirements into schedules, feel free to contact me if you wish to discuss this in more detail.

Regards





Land Use Planning Coordinator ire Risk, Research & Community Preparedness From:

Sent: Wednesday, 21 February 2024 4:39 PM

To:

Subject: RE: C214warr-Response to the CFA submission

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Thank you for the updated amendment documentation, including the *Bushfire Management Statement* for the land at 19 Horne Road, Warrnambool, prepared by Myers Planning & Associates dated 14 February 2024.

The additional information provides the appropriate context to consider the proposal against Clause 13.02-1S. The updated changes to the Development Plan Overlay include the recommended bushfire protection measures, this is a positive change to the amendment.

However, our preference is to avoid referring to Table 2 of Clause 53.02 for site based exposure requirements. Alternatively, refer to Column A of Table 1 of Clause 53.02, or state the requirement as 19 metre setbacks for site based exposure.

Please feel free to contact me if you have any questions.

Regards





Land Use Planning Coordinator

Planning and Environment Act 1987

# WARRNAMBOOL PLANNING SCHEME AMENDMENT C214warr

# **EXPLANATORY REPORT**

## Overview

The amendment implements part of the Warrnambool Eastern Activity Centre Structure Plan (Warrnambool City Council, amended February 2020) by allowing for a transition from farming land to commercial land

It does this by proposing to rezone the land at 19 Horne Road, Warrnambool from Farming Zone to the Commercial 2 Zone. The amendment also seeks to introduce the Design and Development Overlay Schedule 18 as well as the Development Plan Overlay to help guide future development.

#### Where you may inspect this amendment

The amendment can be inspected free of charge at the Warrnambool City Council website at <a href="https://www.warrnambool.vic.gov.au/planning-scheme-amendments">https://www.warrnambool.vic.gov.au/planning-scheme-amendments</a>

The amendment is available for public inspection, free of charge, during office hours at the following places:

25 Liebig Street, Warrnambool VIC 3280

The amendment can also be inspected free of charge at the Department of Transport and Planning website at <a href="http://www.planning.vic.gov.au/public-inspection">http://www.planning.vic.gov.au/public-inspection</a> or by contacting the office on 1800 789 386 to arrange a time to view the amendment documentation.

#### **Submissions**

Any person may make a submission to the planning authority about the amendment. Submissions about the amendment must be received by 12 February 2024.

A submission must be sent to:

Warrnambool City Council

25 Liebig Street

Warrnambool VIC 3280

#### Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- directions hearing: 11 March 2024
- panel hearing: 08 April 2024

# **Details of the amendment**

# Who is the planning authority?

This amendment has been prepared by the Warrnambool City Council which is the planning authority for this amendment.

The amendment has been made at the request of Myers Planning Group Pty Ltd on behalf of the entity '82 Raglan Parade Joint Venture'.

## Land affected by the amendment

The amendment applies to all land at 19 Horne Road, Warrnambool also known as Lot 2 on Plan of Subdivision 510713S. Refer to Figure 1 below.

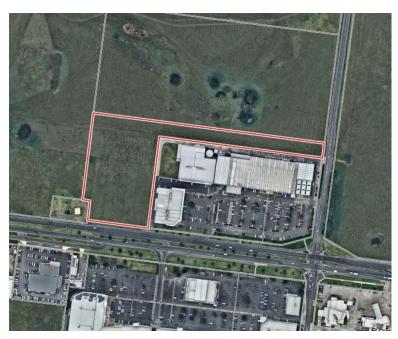


Figure 1 - Land affected by this amendment (19 Horne Road, Warrnambool)

#### What the amendment does

#### The amendment:

- Rezones 19 Horne Road, Warrnambool from Farming Zone to Commercial 2 Zone and by amending Planning Scheme Map No. 10ZN and 14ZN.
- Applies the Design and Development Overlay Schedule 18 by amending Planning Scheme Map No. 10DDO and 14DDO.
- Applies the Development Plan Overlay Schedule 15 by amending Planning Scheme Map No. 10DPO and 14DPO.
- Corrects administrative anomalies to Clause 11.03-1L-04 and Schedule to Clause 72.08.

#### Strategic assessment of the amendment

#### Why is the amendment required?

The amendment to rezone the subject site from Farming Zone to the Commercial 2 Zone is required to facilitate the use and development of the land for commercial uses identified within the Warrnambool Eastern Activity Centre Structure Plan (WEACSP). The purpose of this planning scheme amendment is to also introduce the Design and Development Overlay Schedule 18 as well as the Development Plan Overlay to the subject site.

The Farming Zone is currently seen as a 'holding zone' until such time that the land is proposed to be rezoned in line with the WEACSP.

The amendment provides for a zoning which is compatible with the future land use character precinct identified as office / employment.

It is considered that such an amendment will result in a net community benefit for residents of Warrnambool and its surrounds.

#### How does the amendment implement the objectives of planning in Victoria?

It is considered that the proposed amendment will assist in implementing the following objectives of planning in Victoria.

The objectives of planning in Victoria, as set out at Section 4(1) of the Planning Environment Act 1987 are:

• To provide for the fair, orderly, economic and sustainable use and development of land.

The rezoning will assist in the fair, orderly, economic and sustainable use of land by facilitating the development of future commercial development of the land which could not be achieved under the existing Farming Zone.

 To provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity.

The subject site has very little ecological values and there are no known natural or man-made resources which require protecting. The amendment is not expected to cause an adverse impact on any environmental values of the area.

• To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.

The site is ideally located on an underutilised prominent entrance to the city, with frontage to the Princes Highway (Raglan Parade) and Horne Road. Any future redevelopment of the site facilitated by the rezoning can result in improved urban design outcomes for the entrance, in addition to the economic benefits it will bring to the city.

Accordingly, the proposed amendment is expected to contribute to a continued pleasant, efficient and safe working, living environment for residents and visitors to Warrnambool.

 To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.

The site is largely vacant with no known places of historical or cultural value. The proposed amendment is not expected to cause detriment to any buildings, places or values on the site which would require protection.

 To protect public utilities and other assets and enable the orderly provision and coordination of public utilities and other facilities for the benefit of the community.

There are no public utilities or assets on or nearby the subject site which require protection. The

proposed amendment is not expected to adversely impact upon any public facilities benefiting the community.

To facilitate development in accordance with the objectives set out in the points above.

A rezoning application to alter the subject site from Farming Zone to Commercial 2 Zone is considered to facilitate development. The existing Farming Zone is within the rural zoning provisions of the Planning Scheme and requires rezoning in order to implement the recommended actions of the WEACSP.

• To balance the present and future interests of all Victorians.

The proposed amendment is considered to be anticipated by the WEACSP and is therefore considered to balance the present and future interests of all Victorians. The proper Victorian Planning Provisions have been utilised for the site in order to facilitate development.

How does the amendment address any environmental, social and economic effects?

#### **Environmental effects**

The proposal is not considered to have any significant environmental impacts. The site does not contain any native vegetation and has been improved with landscaping surrounding internal roads and residential buildings, with cleared areas of improved pasture. The site has access to all urban services but requires appropriate drainage upgrades to stormwater assets at development stage.

#### Social effects

The provision of additional commercially zoned land within Warrnambool will result in additional floor area able to keep up with Warrnambool and the surrounding region's increasing commercial needs on account of population growth. The proposed amendment will support Warrnambool's role as the regional centre through enhancing development opportunities within its second major Activity Centre.

#### Economic effects

The proposal will facilitate future commercial development which is not currently possible under the existing Farming Zone. Future commercial development in accordance with the WEACSP will provide for a strong economic base and employment associated with goods and services within this precinct. The proposal is expected to have a positive economic impact and will result in an overall net community benefit.

#### Does the amendment address relevant bushfire risk?

The Amendment is accompanied with a Bushfire Management Statement (prepared by Myers Planning and Associates, 14 February 2024) which identifies the land is as being within a designated Bushfire Prone Area. The land but is not included within the Bushfire Management Overlay.

The subject land is highly modified and characteristic by exotic dominated pasture. One classifiable vegetation type (Grassland) was recorded within the 100-metre assessment area, with an effective slope of 'Flat' to each aspect. The surrounding landscape was identified as Broader Landscape Type One. The potential bushfire scenario with the highest probable impact on the site involves grassland vegetation to the north and west.

The bushfire hazard site assessment identifies that the subject land can achieve BAL-12.5 defendable space and construction in accordance with Column A of Table 12 to Clause 53.02. The defendable space requirements can be wholly contained within the boundary of the site. The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level, as the bushfire risk can be managed within the property boundary.

Appropriate measures have been included within the Development Plan Overlay – Schedule 15, in consultation with the Country Fire Authority.

The typography of the site is relatively flat but comprises areas of gradual low slope. The land adjoins Farming Zone land to the north and west as well as Commercial 2-Zoned land to the east.

All planning and decision making under the Planning and Environment Act 1987 relating to land that is within a designated bushfire prone area must consider Clause 13.01-2S 'Bushfire Planning', as appropriate. The following comments are made having regard to the bushfire hazard.

The subject site is considered to be within Landscape 'Type 1' (BMO Technical Guide - DELWP-2017) on the basis that:

- There is little high-threat vegetation beyond 150 metres of the site (except grasslands)
- Extreme bushfire behaviour is not possible due to the modified condition of the surrounding-landscape.
- The type and extent of vegetation is unlikely to result in neighbourhood-scale destruction of property.
- Immediate access is available to a place that provides shelter from bushfire (parks, ovals and residential areas).

. The subject land is located in close proximity to roads and buildings.

Any future development will be required to meet Building-Code of Australia bushfire prone area-requirements.

The proposed amendment has regard to Clause 13.02-1S as it considers the existing site and surrounding conditions from a bushfire hazard perspective. Parts of the Eastern Activity Centre are-transitioning from a rural setting into an urban setting which will further reduce the bushfire risk to the subject site and surrounding properties as the land becomes developed. The site is well within the Urban Settlement Boundary and the site has good access to roads for emergency vehicle access.

# Does the amendment comply with the requirements of any Minister's Direction applicable to the amendment?

Relevant Ministerial Directions which have been considered in the preparation of this combined amendment / application are as follows:

The proposal is generally consistent with the Ministerial Direction on the Form and Content of Planning Scheme under section 7(5) of the Act.

Ministerial Direction 1 seeks to ensure that potentially contaminated land is suitable for a use which is proposed to be allowed under an amendment to a planning scheme and which could be significantly adversely affected by contamination. The proposed rezoning from Farming Zone to Commercial 2 Zone does not allow as-of-right sensitive uses and is not considered to be a high risk. A Preliminary Site Investigation was carried out which concluded that the site is considered to have a low potential for contamination and that the risk to human health and environment associated with potential contamination is low. Risks of harm to human health and the environment can be managed with the measures outlined in Development Plan Overlay – Schedule 15, through further site contamination testing and remediation as appropriate. Given such measures are outlined in the Development Plan Overlay – Schedule 15, then it can be concluded that the site is suitable for the purpose specified in the amendment, and no further action is required.

The proposal has been drafted in accordance with the requirements of Ministerial Direction No. 11 – Strategic Assessment Guidelines.

Ministerial Direction 19 requires planning authorities to seek the views of the Environment Protection Authority (EPA) in the preparation of planning scheme reviews and amendments that could result in use or development of land that may result in significant impacts on the environment, amenity and human health due to pollution and waste. The views of the EPA are known, and Ministerial Direction 19 was deemed not relevant to the amendment. The views of the EPA will be sought throughout the planning process. The amendment application is not expected to result in any land use conflicts or allow for uses which may have an adverse impact upon the surrounding area. A Preliminary Site Investigation was carried out which concluded that the site is considered to have a low potential for contamination and that the risk to human health and environment associated with potential contamination is low.

# How does the amendment support or implement the Planning Policy Framework and any adopted State policy?

The amendment is appropriate in the context of the Planning Policy Framework as set out below:

The proposal gives effect to Clause 11.01-1S, Clause 11.01-1R and Clause 11.02-1S through providing for an appropriate settlement pattern. The proposed Commercial 2 Zone is co-located with an existing isolated commercial centre also within the Commercial 2 Zone and has appropriate highway frontage for exposure and access opportunities. The subject site is well within the Urban Settlement Boundary and is a logical site for rezoning to facilitate urban commercial outcomes in line with the Warrnambool Eastern Activity Centre Structure Plan. The rezoning will help ensure that Warrnambool's supply of commercial land supply is available to meet the needs of the growing population within the region.

The proposed amendment is consistent with Activity Centre clauses within the Planning Policy Framework, including Clause 11.03-1S, Clause 11.03-1L-01 and Clause 11.03-1L-04. The rezoning application is applied to a site which is identified as an office and employment precinct within the Warrnambool Eastern Activity Centre Structure Plan. The proposed rezoning will allow for future use and development which is currently not permitted under the existing Farming Zone. The amendment is considered to enhance Warrnambool's commercial land supply offering and will allow opportunities to support the Eastern Activity Centre as Warrnambool's secondary major activity centre. The rezoning

is also considered to facilitate new gateway development opportunities on an underutilised site with high exposure to the eastern entrance to the city. The proposed amendment is not expected to prejudice the activity centre hierarchy or to compromise the primacy of the Warrnambool City Centre. The application of the Design and Development Overlay and the Development Plan Overlay will ensure that the Site will be planned holistically and developed in accordance with the design objectives of the WEASCP.

Although the subject site is within five (5) kilometres of the coastline the proposed amendment is not expected to impact the sustainable development of the Great Ocean Road region or have an adverse impact upon coastal settlement patters (Clause 11.03-4S and Clause 11.03-5R).

The proposal is not considered to have any significant environmental impacts as the site does not contain any native vegetation and has been improved with landscaping surrounding internal roads and residential buildings, with cleared areas of improved pasture (Clause 12.01-1S). Additionally, due to its distance from the coastline the proposal is not expected to have an impact upon the marine and coastal environment (Clause 12.02-1S).

The surrounding land uses and zoning have been acknowledged and it is considered that the proposed rezoning from Farming Zone to Commercial 2 Zone will not have an adverse impact upon surrounding properties from a land use compatibility perspective (Clause 13.07-1S). The Commercial 2 Zone is considered to be the appropriate zone to facilitate land uses anticipated under the Warrnambool Eastern Activity Centre Structure Plan. With respect to Clause 13.04-1S the land is expected to be used and developed safely having regard to the potential contamination risk to the land. Sensitive uses are not anticipated through the Warrnambool Eastern Activity Centre Structure Plan. A Preliminary Site Investigation was carried out which concluded that the site is considered to have a low potential for contamination and that the risk to human health and environment associated with potential contamination is low.

The proposed amendment has regard to Clause 13.02-1S as it considers the existing site and surrounding conditions from a bushfire hazard perspective and is. Parts of the Eastern Activity Centre is transitioning from a rural setting into an urban setting which will further reduce the bushfire risk to the subject site and surrounding properties as the land becomes developed. The site is well within the Urban Settlement Boundary and the site has good access to roads for emergency vehicle access-accompanied with a Bushfire Management Statement (prepared by Myers Planning and Associates, 14 February 2024) which identifies the subject land is highly modified and characteristic by exotic dominated pasture. One classifiable vegetation type (Grassland) was recorded within the 100metre assessment area, with an effective slope of 'Flat' to each aspect. The surrounding landscape was identified as Broader Landscape Type One. The potential bushfire scenario with the highest probable impact on the site involves grassland vegetation to the north and west. The bushfire hazard site assessment identifies that the subject land can achieve BAL-12.5 defendable space and construction in accordance with Column A of Table 12 to Clause 53.02. The defendable space requirements can be wholly contained within the boundary of the site. The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level, as the bushfire risk can be managed within the property boundary.

The proposal gives appropriate consideration to Clause 14.01-1S with respect to the existing Farming Zone to be transitioned to the Commercial Zone. As the proposal implements the recommended actions of the Warrnambool Eastern Activity Centre Structure Plan the reduction of and within the Farming Zone is not considered to cause detriment to the City's agricultural base.

The rezoning proposal itself is not expected to result in an adverse impact upon the water catchment or the water quality of the area (Clause 14.02-1S and 14.02-2S). The Warrnambool Eastern Activity Centre Structure Plan identifies shared infrastructure responsibilities for projects such as drainage in order to manage stormwater runoff, water quality and the overall catchment once the land is developed in the future.

The Site is identified as being within an 'area of cultural heritage sensitivity' pursuant to the Aboriginal Heritage Regulations 2018. At a policy level, the proposal for the rezoning considers Clause 15.03-2S Aboriginal cultural heritage. No cultural heritage management plan is required for the rezoning component; however, it is noted that the Warrnambool Eastern Activity Centre Structure Plan sets the expectation that prior to the approval of a planning permit for use, development or subdivision that cultural heritage is considered. This is likely to involve a cultural heritage management plan process.

Considering Clause 17.01-1S, Clause 17.01-2S and Clause 17.02-1S the proposed amendment facilitates a rezoning process which will allow for the commercial expansion of the Eastern Activity Centre. Facilitating future land use and development is likely to have a positive economic impact and provide for further economic diversity within Warrnambool. A new supply of Commercial 2 Zone land will encourage new businesses to establish or existing businesses to expand or relocate in order to

meet a continued growth in demand for the commercial needs of the City and a growing regional population.

The proposed rezoning is unlikely to have a detrimental impact upon the existing transport system given its location. The site benefits from dual access (Horne Road and Raglan Parade) and the provision of a service lane from Raglan Parade is anticipated with future development of the site (Clause 18.01-15).

The subject site is within an area requiring provision of infrastructure to support future development. The proposed amendment will not cause an immediate need or concern having regard to the provision of infrastructure or water management as these elements will be dealt with through a future development plan process in accordance with the Warrnambool Eastern Activity Centre Structure Plan and the Warrnambool Eastern Activity Centre Shared Infrastructure Plan (Clause 19.03-2S and Clause 19.03-3S), consistent with the drafted ordinance for the Development Plan Overlay.

#### How does the amendment support or implement the Municipal Planning Strategy?

The proposed amendment is considered to advance the objectives of the abovementioned clauses within the Municipal Planning Strategy as set out below:

Clause 02.01 identifies Warrnambool's position demographically and geographically in the region and how the city provides support to the region in many ways including through its retail hierarchy, with the Eastern Activity Centre as the secondary retail centre to the Warrnambool City Centre. The proposal is considered to add value to the Eastern Activity Centre and will support its role within the activity centre hierarchy.

Clause 02.02 notes that the Council Plan (2017-2021) sets out a vision for Warrnambool. Consistent with the identified Council Plan objectives within this clause, the proposed amendment will advance Warrnambool's commercial sector through supporting the expansion of commercial zoning within the city to allow for future uses, development and subsequently employment.

Clause 02.03 specifies that one of Warrnambool's strengths is its diversified economy and its activity centre hierarchy. The proposed amendment supports the eastern activity centre and enhances its function to support the Warrnambool City Centre and the broader region which is expecting substantial residential growth, creating additional demand for bulky goods, higher-order retail stores, services and other facilities. The facilitation of value-adding opportunities will play a major role in the City's future economic development.

The loss of agricultural land is strategically anticipated on account of the Warrnambool Eastern Activity Centre Structure Plan. The amendment therefore has regard to Clauses 02.03-4 and Clause 02.03-7 with respect to agricultural policies and the reduction of and within the Farming Zone is not considered to cause detriment to the City's agricultural base.

The proposed amendment is considered to be appropriate with respect to the Warrnambool Strategic Framework Plan (Clause 02.04) as it further facilitates the expansion of the Eastern Activity Centre nominated as 'B' as well as its role within the Warrnambool activity centre hierarchy (at Clause 11.03-1L-01). The subject site is well within the Urban Settlement Boundary and will facilitate anticipated urban commercial growth in this part of the municipality. The application of the Design and Development Overlay and the Development Plan Overlay will ensure that the commercial growth of this site will be consistent with the WEASCP via both a development plan process and a subsequent planning permit process.

#### Does the amendment make proper use of the Victoria Planning Provisions?

It is considered that the amendment makes proper use of the Victorian Planning Provisions available.

The use of the Commercial 2 Zone is considered to be the most appropriate zoning provision to apply on the basis that it implements the strategic work already undertaken by Warrnambool City Council through the planning process of the WEACSP. The envisaged outcome for the WEACSP is for an office and employment precinct which are allowable within the table of uses within Clause 34.02.

The introduction of the Design and Development Overlay – Schedule 18 (DDO18) is consistent with the Victoria Planning Provisions as it is anticipated to control future development outcomes on the land in accordance with the WEACSP. Further, the use of DDO18 is expected for the subject site and surrounds by implementing the schedule to Clause 74.01.

Similarly for the proposed application of the Development Plan Overlay it is considered to be implementing the actions of the WEACSP as well as the schedule to Clause 74.01. The provision of the DPO to the Site will ensure that the land is planned holistically via a development plan process.

#### How does the amendment address the views of any relevant agency?

The views of relevant agencies will be sought as part the exhibition process, with no foreseen issues. The following agencies were consulted in the preparation of the Amendment. The following provides a summary of key feedback received from consulted authorities.

#### **Environment Protection Authority (EPA)**

The EPA advised that Ministerial Direction 19 was not triggered by the proposed amendment; however, confirmed that that Planning Practice Note 30 Potentially Contaminated Land (PPN30) provides no guidance for land that has a 'low' potential for contamination. EPA reminded Council that Ministerial Direction 1 Potentially Contaminated Land (MD1) requires a planning authority to firstly satisfy itself whether or not the land is potentially contaminated.

The EPA confirmed the historical land use of the site (grazing) did not create risk in terms of contamination for future commercial uses proposed by the amendment.

#### Wannon Water

Wannon Water advised that servicing requirements for any future subdivision/ development on the land will be communicated at the time Wannon Water is referred a planning application.

Notification of any application would also be appreciated, including a two (2) lot subdivision of the land, so that we can be pro-active in providing advice to the developer and consider the impacts on the network.

#### **VicRoads**

<u>VicRoads advised the rezoning and overlay controls proposed must accord with the approved Precinct Structure Plan and any development proposals that trigger a referral to the Head, Transport for Victoria is referred for comment.</u>

## <u>EPA ....</u>

In relation to Ministerial Direction 19, concerns are not expected to be raised by the relevant agency as the proposed zoning does not introduce as-of-right sensitive land uses. A Preliminary Site Investigation was carried out which concluded that the site is considered to have a low potential for contamination and that the risk to human health and environment associated with potential contamination is low.

#### VicRoads ...



Country Fire Authority (CFA)-

Insert The CFA advised that the amendment includes the appropriate bushfire protection measures to respond Clause 13.02-1S in the Development Plan Overlay – Schedule 15.

Wannon Water ....

#### Does the amendment address relevant requirements of the Transport Integration Act 2010?

The amendment is not expected to have a significant impact on the transport system. The adjoining Raglan Parade (Princes Highway) is within the Transport 2 Zone and is managed by Regional Roads Victoria. It is anticipated that future development of the site will require the provision of a service lane consistent with the WEACSP. The proposed rezoning of land is not expected to place any additional pressures on land use and development in the area.

# Resource and administrative costs

What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?

The proposed amendment is not expected to have any significant impact on the administrative costs of the Responsible Authority. The rezoning application can be said to have been invited on account of the WEACSP.

#### -/-/2023 SCHEDULE 15 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO15** 

# EASTERN ACTIVITY CENTRE OFFICE AND EMPLOYMENT CHARACTER PRECINCT

#### 1.0 Objectives

--/--/2023

To implement the vision of the *Warrnambool Eastern Activity Centre Structure Plan (Mesh Pty Ltd*, 2016, amended 2020) by providing for an attractive business park for a range of office, employment and other services-based industry uses to support the primary role of the Warrnambool CBD.

To create a distinct and defined character precinct for office and employment and to enhance the gateway role of the Eastern Activity Centre.

To achieve a high quality built form outcome which minimises visual bulk, provides for high standards of environmentally sustainable design and presents an active interface to Horne Road, Princes Highway, internal connector roads and open space.

To achieve a high quality and attractive landscape outcome which considers water-sensitive urban design and is integrated with surrounding interfaces and land uses.

To provide for a high level of connectivity that supports a range of transport options and enhances accessibility within the Eastern Activity Centre and to surrounding uses.

#### 2.0 Requirement before a permit is granted

--/--/2023

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

- Minor buildings and works to existing buildings.
- The use of an existing building.
- Removal or creation of easements or restrictions.

Before any planning permit is granted the responsible authority must be satisfied that the permit will not prejudice the future use and development of the land in accordance with the objectives and requirements of this schedule and the *Warrnambool Eastern Activity Centre Structure Plan (Mesh Pty Ltd, 2016, amended 2020).* 

#### 3.0 Conditions and requirements for permits

--/--/202

The following conditions and/or requirements apply to permits:

- A written statement describing how the proposed subdivision or development of land addresses the approved Development Plan.
- A condition requiring a Section 173 agreement to be registered on the title of the land to provide for apportionment of financial contributions to higher order shared infrastructure in accordance with the Warrnambool Eastern Activity Centre Shared Infrastructure Plan (Mesh Pty Ltd, 2016, amended 2020).

#### 4.0 Requirements for development plan

--/--/202

A development plan must include the following requirements:

A site and Context Analysis that includes an analysis of existing conditions comprising the following items to the satisfaction of the responsible authority:

 Analysis of surrounding land uses and development, adjoining roads, public transport routes and relevant infrastructure.

- A feature and level survey prepared by a suitably qualified expert which nominates the ground level and contours of the land, identifies existing and adjoining structures on the surface including current buildings and fences, shows trees and other vegetation, and identifies an existing drainage or utility services.
- O An environmental assessment prepared by a suitably qualified expert of the flora, fauna and habitat significance of the land which includes recommended actions for management, revegetation and restoration of any identified conservation and vegetation protection areas where relevant. The assessment must also make recommendations with regard to management of noxious weeds as identified by the Catchment and Land Protection Act 1994.
- An archaeological survey and heritage assessment prepared by a suitably qualified expert which includes recommendations for the protection, restoration and interpretation of significant sites, and where appropriate, design measures to sensitively integrate sites. The assessment must also identify areas where a Cultural Heritage Management Plan is required by the Aboriginal Heritage Act 2006.
- An environmental audit prepared by a suitably qualified expert identifying any environmental hazards or contamination on the land and proposed treatments, if any; or a qualified statement indicating the absence of such hazards or contamination.

#### A Land Use Plan that addresses the following:

 A clear definition of the Office/Employment land uses generally in accordance with the Warrnambool Eastern Activity Centre Structure Plan (Mesh Pty Ltd, 2016, amended 2020).

**Built Form** and **Urban Design Guidelines** that demonstrate consideration of the design guidelines, objectives and requirements listed in the *Warrnambool Eastern Activity Centre Structure Plan (Mesh Pty Ltd*, 2016, amended 2020) and include the following:

- Built form
- Public realm and adjoining land interfaces
- Landscaping and fencing
- Car parking provision and accessibility
- Environmentally Sustainable Design and Water Sensitive Urban Design
- Signage
- Subdivision

#### An Access and Street Network Plan that includes:

- An overall street level concept plan that demonstrates compliance with the Design Guidelines in the Warrnambool Eastern Activity Centre Structure Plan (Mesh Pty Ltd, 2016, amended 2020).
- A service road to be provided in accordance with the Warrnambool Eastern Activity Centre Structure Plan (Mesh Pty Ltd, 2016, amended 2020) adjoining Raglan Parade to the satisfaction of the Department of Transport.
- A plan of pedestrian and bicycle connectivity and integration within and external to the precinct.
- Internal street cross-sections to be provided consistent with the Infrastructure
  Design Manual (IDM) for the applicable standard of road, also demonstrating how
  street trees can be integrated in road reserves.

#### An Integrated Water Management Plan that includes:

Details of an integrated approach to stormwater system management for the whole
precinct which addresses all off-site drainage infrastructure requirements
(including any on adjoining land external to the area affected by the schedule), is
designed with reference to the whole catchment.

- Identification of all land to be set aside for drainage purposes, detailing the approximate size and location of all drainage reserves and system requirements.
- A stormwater management system that ensures peak discharge rates, volumes, and
  pollutant loads of all stormwater leaving the site post development are no greater
  than pre-development and that ensures no adverse impacts to any surrounding
  area.
- The design, sizing, construction details and maintenance requirements of all Water Sensitive Urban Design facilities including, swales, wetlands, and sedimentation basins, in particular during and post-construction when any wetland plants are establishing.

#### A Landscape Masterplan that includes:

- The location of any existing vegetation, the nomination of any existing vegetation to be removed or any measures required to provide for its retention, where appropriate.
- An overall landscape master plan, for any proposed open space, including street tree master plan with an emphasis on landscaping adjoining the interface of development, Princes Highway, Horne Road and internal connector roads.
- A description of landscaping themes and written justification for the type and location of landscaping.
- A management plan for the establishment of all landscape treatments, including any open space, trees or vegetated wetland areas.

A Bushfire Management Plan that achieves development that is bushfire resilient for both the completed development and during any staging of the development by addressing the following requirements demonstrates:

#### For permanent bushfire hazards:

- A perimeter road on all interfaces with a permanent bushfire hazard.
- A building exclusion zone adjoining all permanent bushfire hazard equivalent to Column A in Table 21 to Clause 53.02.
- A subdivision design and approach to lot layout that:
  - Provides for lots to the front of the interface of a permanent hazard.
  - Provides building envelopes on any lot within the building exclusion zone showing that a dwelling will not be constructed within the building exclusion zone.
  - Defendable space management requirements to all lots (including lots, road reserves and other public open space) for a distance of 50 metres from the edge of all permanent hazards.

#### For interim bushfire hazards:

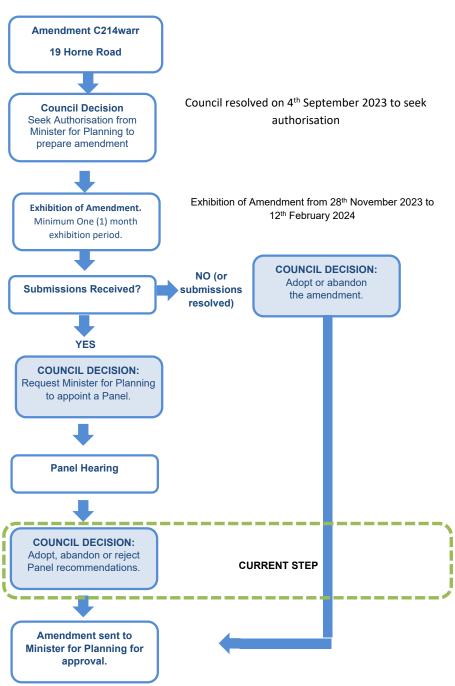
- The management of the bushfire hazard within the distance specified in Column A in Table 21 to Clause 53.02 (19 metre setback):
- The mechanism to be used (for example, condition on planning permit or Section 173 Agreement) is to ensure implementation and compliance during the fire danger period.
- Ensure that the location, design, and construction of development and landscaping incorporates and implements bushfire protection measures as required.
- Identify areas where the bushfire hazard requires specific bushfire management measures for subdivision and/or building works to be implemented.
- Provide more bushfire resilient development for the completed development and during the staging of the development.

#### A Planning Report that addresses the following:

- How the Development Plan demonstrates consistency with the requirements described within this schedule and the requirements of the Warrnambool Eastern Activity Centre Structure Plan (Mesh Pty Ltd, 2016, amended 2020).
- The infrastructure projects relevant to the precinct and that financial contributions are to be secured via a Section 173 Agreement in accordance with the requirements of this schedule and the Warrnambool Eastern Activity Centre Shared Infrastructure Plan (Mesh Pty Ltd, 2016, amended 2020).



### PLANNING SCHEME AMENDMENT FLOWCHART





# **Delegate Planning Assessment Report**

# **Application Details:**

Application is for:	An amended Development Plan which seeks to facilitate the implementation of a master plan for an existing education facility		
Applicant's/Owner's Name:	Myers Planning & Associates Dispensary Lane WARRNAMBOOL, VIC 3280		
	Received: 20 December 2023	Further Info Rec: Not Required	
Statutory Days:	N/A	Notice Period: newspaper ad published 27 January 2024	
Application Number:	DP2022-0003.01		
Land/Address:	Lot 1 on PS 327562 and Lot 2 PS619541, known as 140-150 Botanic Road, WARRNAMBOOL VIC 3280 And Lot 2 PS724625 and Lot 65 LP59001, known as 13 and 15 Crawley Street, WARRNAMBOOL VIC 3280		
Zoning:	General Residential (Schedule 1)		
Overlays:	Development Plan (partial, Schedule 1) Heritage (partial, Schedule 18)		
Under what clause(s) is a permit required?	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 require	ed for subdivision and development.	
Restrictive covenants on the title?	None		
Current use and development:	Education Facility (140-150 Botanic) Vacant/Education Facility under construction (13 Crawley) Dwelling (15 Crawley)		

# **Proposal**

The proposal seeks approval for an amended Development Plan which would facilitate the implementation of a master plan to guide future development of an Education Facility. Specifically, Emmanuel College has been operating with facilities and students in disparate locations, and has undergone a recent masterplanning exercise to explore the possibility of integrating facilities on one single 7-12 campus. The main development features of this plan would include the development of the 'Year 9 Centre' on the adjoining land on 13 and 15 Crawley (2200m2 of total space with 10 classrooms and gathering spaces), a new teaching wing on the existing Goold Campus, and a new 2-storey senior learning and arts centre. An original master plan was prepared in 2012 and approved as a Development Plan which allowed oversite of the future intentions of the school for their needs at the time. An amended plan was then approved in 2023 that acts as an amendment to that document in an updated format.

Construction of the Year 9 building specifically has since been approved via a permit granted at the direction of the State Government, where construction activities are underway.

Figure 1: Approved amended Development Plan (source: endorsed under DP2022-0003)



As shown in the previously approved plan, access was intended via Crawley Street, but described in the associated traffic assessment as for service vehicles only, where the Year 9 building did not formally front Crawley Street, and was in fact separated via landscaping. The current proposal seeks to include the recently acquired 15 Crawley Street within the master plan area, and develop the frontage onto Crawley as a parking lot. Some landscaping elements continue to be proposed. To support the application and revised master plans, the applicant has also provided:

- A revised landscape plan (Baldasso Cortese, 2023)
- A revised traffic impact assessment (T&TS, 2023)
- A revised stormwater management strategy (CSE Group, 2023)

# Subject site & locality

The original (Botanic Road) site has a total area of 10.4 hectares over two titles and currently contains several buildings comprising the Emmanuel College secondary school campus. An

existing heritage building is located in the southeast corner being the original convent building known as "Wyton" and formerly known as "St Anne's Convent or Mercy". The convent building dates back to 1874 with an orphanage constructed in 1881, a chapel in 1888, an extension to the boarding school in 1906, construction of the west wing in 1954 and the construction of the courtyard buildings in 1972.

Emmanuel College has undertaken several developments on the subject site with the provision of new buildings and facilities being undertaken on a regular basis since its inception as an education centre. Each of these developments has required planning permission based on the nature of the use in the General Residential zone.



Figure 2: Aerial photograph showing northern portion of site context (source: Nearmaps, January 2024)

The site is adjoined by two local roads: Hopetoun Road to the west and Ardlie Street to the east, and major arterials road Raglan Parade (Transport zone 2) and Botanic Road (Transport zone 3) to the south.

The site is zoned General Residential and is surrounded by a neighbourhood under the same zone, however the site shares its south western border with a Commercial 2 Zone while an Industrial 3 Zone is sited to the west of the site on the opposite side of Botanic Road with premises fronting Raglan Parade.

The additional lots known as 13 and 15 Crawley are located to the northwest of the main site where 13 Crawley was recently vacant and cleared of vegetation, and now forms part of the Year 9 Building construction site. 15 Crawley currently contains a small single dwelling, and has been recently purchased by the school. Vegetation on the general site could be characterised as sparse with only limited scattered trees. No intermittent waterbodies are noted on site, however it is acknowledged that the topography of the land leads to some drainage concerns.

# **Permit/Site History**

**Permit History:** 

A review of Council's online system indicates that a number of planning permits have been approved in relation to the land as follows:

Planning Permit ID	Description	Issue Date
PA2201869	Buildings and works relating to the Year 9 Building (issued under the authority of the Minister for Planning)	2023
PP2022-0229	Construction and alterations to a fence	19 September 2022
PP2022-0130	Construction of a shade sail structure	14 June 2022
PP2020-0282	Alterations and additions, including partial demolition works, to the existing science building	18 December 2020
PP2020-0147	Extension, external alterations and painting of an existing library	27 August 2020
PP2018-0156	Alterations to an existing building and construction of a verandah	24 September 2018
PP2017-0095	Extensions and alterations to existing hall, construction of a bus shelter and associated works.	20 July 2017
	Secondary consent applications for amended plans on 30 November 2017 and 4 October 2019	
PP2016-0197	External alterations to a building	17 November 2016
PP2016-0053	Construction of a new entry to the existing library of the McAuley Campus and removal of a hedge and replacement of boundary fence	1 June 2016
PP2012-0225	Installation of security screens to leadlight windows	10 December 2012
PP2012-0133	Additions to school hall	12 July 2012
PP2010-0316	Construction of an educational building	27 January 2011
PP2010-0314	Extension to existing verandah	7 February 2011
PP2009-0236	Portable classroom.	14 October 2009
	This permit was amended on 21 December 2009 with the addition of a verandah to a portable classroom	
PP2008-0225	Proposed science facility upgrade and associated works.	10 December 2007

	This permit was amended on 3 September 2008 to change cladding from cement sheet to Colorbond	
PP2008-0200	Partial demolition of an existing building and buildings and works to construct a new classroom (food technology classroom)	3 September 2008
PP2008-063	Construction of a shed	19 March 2008
PP2007-0240	Construction of two relocatable classroom buildings	26 November 2007
PP2007-0225	Buildings and works to construct a classroom (science laboratory) and associated works.	10 December 2007
	This permit was amended on 15 September 2008 with changes being made to the endorsed plans.	
PP2006-0268	Construction of a new portable classroom.	11 January 2007
PP2006-0232	Construction of a storage shed	16 November 2006
PP2006-0100	New library building. This permit was amended on 24 August 2006 and 28 June 2007.	23 December 2005

#### Restrictions on title:

There are no restrictions registered on any of the three titles.

#### **Cultural Heritage Sensitivity:**

The site is located within an area of Aboriginal Cultural Heritage Sensitivity. Clause 46(3) of the *Aboriginal Heritage Regulations 2018* states that despite subregulation (1) of this clause which lists an education centre as a high impact activity the construction of a building or the construction or carrying out of works on land is not a high impact activity if it is for, or associated with, a purpose listed under subregulation (1)(b) for which the land was being lawfully used immediately before 28 May 2007. The land was being used for an education centre prior to 28 May 2007 as is evident from the previous planning approvals. Therefore the proposed buildings and works are not classified as a high impact activity.

Notwithstanding, the applicant has engaged a consultant to prepare a CHMP, and an approved plan has been provided. As the subject site is proposed to expand to include 15 Crawley, the CHMP will need to be amended to reflect the entire area. The applicant has indicated that an amended plan is being developed for approval, and will be submitted before relevant future 'authorisations'. Specifically, a CHMP is not required for a Development Plan to be approved. Notwithstanding, future authorisations can incorporate required changes should the updated CHMP return relevant findings for 15 Crawley.

# **Public Notification**

In line with Council's current processes relating to Development Plans, the application was subject to a non-statutory notification period of two weeks via a newspaper ad, and a post on Council's website. The newspaper ad was run on 27 January 2024. At the time of writing, no submissions have been received in relation to the proposal.

## Referrals

### **External Referrals:**

A non-statutory referral request was sent to the Department of Transport based on the adjacent Transport zone 2 road, where it is acknowledged that the road in question is not contiguous with the portion of the site which is now subject to amendment. While a response has not been provided at the time of writing, it is also acknowledged that the Department would be notified as part of the amendment process relating to the planning permit, and has ample opportunity to comment as necessary.

#### **Internal Referrals:**

The original application was referral internally to Council's Infrastructure and Sustainability departments, as well as Council's heritage advisor. On account of the amendments not relating to the identified heritage assets on site, and the fact that Sustainability had no issue with the previous iteration, referral of the current amendment was limited to Infrastructure.

Given there was simultaneously a referral from the Department of Transport and Planning in relation to the permit for the Year 9 building, Council's Infrastructure department replied 12 February 2024 requesting confirmation of a consistent and final stormwater plan, which was provided.

A written response was provided 15 February 2024 confirming no objection. While it was indicated that the updated traffic report failed to quantitatively assess the impact of increased traffic on Crawley, an independent assessment reveals that proposed capacity is sufficient. Specifically, as the road width is consistent with an 'Access Street', current capacity is ~2500 vehicles per day (vpd). Current use is calculated at approximately 616vpd, and the additional 17 spaces proposed are assumed to generate in the vicinity of 68 additional trips, for a combined total of 1292vpd. The road therefore has adequate capacity.

Additionally, the marginal impact of stormwater flows has been accounted for in the updated plan, and the allowance for retention and treatment for post development flows is adequate.

## **Assessment**

The master plan remains identical relating to all land in the southern portion of the site. The amendments relate to two main changes:

- 1) The area at 13 Crawley was previously shown as primarily landscaped, with a rear access onto the street which was described as being used for maintenance and service vehicles only. The area is now shown as a formal parking lot supporting the Year 9 building, inferring that vehicle access onto Crawley would be regular.
- 2) The area at 15 Crawley did not previously form part of the Development Plan, and it is now included and shown as a formal parking area intended for staff of the Year 9 building. The total number of spaces between the two areas is seventeen (17).

Figure 3: Snip of 'master plan' showing amendments in question (source: applicant submission)



#### **PLANNING POLICY**

The following policies continue to be relevant to this amended application:

- Clause 02.03 (Strategic Directions)
- Clause 02.04 (Strategic Framework Plan)
- Clause 15.01 Built Environment
- Clause 15.03-1S Heritage conservation
- Clause 19.02-2S Education facilities
- 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. Warrnambool's Strategic Framework Plan is provided in Clause 02.04, where the subject site is located adjacent to the major arterial highway bisecting the city, but in an otherwise unmarked/undesignated area.

The PPF includes policy directives for retaining settlement boundaries and seeking growth and diversity in locations with excellent access to service and amenities. Development that respects existing or preferred neighbourhood character and minimises impacts on neighbouring properties is also sought. The proposal supports the renewal, maintenance and improvement of buildings within the Emmanuel College education campus. The proposal appropriately avoids amenity impacts on adjoining properties, the subject site is highly accessible to public and other forms of transport, and the proposed development respects and facilitates pedestrian access.

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.

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 public open space, however there is adequate provision in surrounding areas. The amendments in question do not have a material impact on the proposal's assessment against policy; 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, where the use is existing and the campus contributes to the existing character of the area. As discussed, the area sought to be amended will similarly require amendment of the existing permit that relates to this portion of development.

### **OVERLAYS**

Heritage (Clause 43.01 and Schedule 18)

The site is partially under this overlay, where the purpose is as follows:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To conserve and enhance heritage places of natural or cultural significance.
- To conserve and enhance those elements which contribute to the significance of heritage places.
- To ensure that development does not adversely affect the significance of heritage places.
- To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

The approval of a Development Plan does not require consideration under this overlay; moreover the area of development in question is not within the overlay.

#### 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 to amend 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. As the approved permit for the Year 9 Building would no longer be 'generally in accordance' with the development plan, the plan needs to be amended.

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 1 to Clause 43.04 Development Plan Overlay has been undertaken in the tables below. It is clear that the existence of this particular DPO is a legacy of the surrounding zone, as the specific schedule relates to 'Residential Development'; consequently there are a number of objectives which do not immediately translate to the non-residential use. Notwithstanding, the overall purpose of the overlay is to guide future use and development, leading to the plan's continued relevance.

Objective	Comment
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	Acceptable An updated Existing Conditions Plan has been provided including 15 Crawley, where the development plan responds to the site topography.  Limited significant vegetation exists on site. The addition of 15 Crawley has no appreciable impact on the site analysis.
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.	Acceptable  No subdivision is proposed, however it has been noted that the integration of new lots (13 and 15 Crawley) may lead to confusion with different legal points of discharge. It has been recommended to the applicant that consolidation would be supported, where the decision to consolidate or not does not affect this assessment.
Identify the means by which sites of conservation, heritage or archaeological significance will be managed during the construction phase of the subdivision.	Acceptable An approved Cultural Heritage Management Plan was submitted in support of the original Development Plan. The activity description in the CHMP notes the site is currently used as a school and associated sporting areas, and the description assumes full ground disturbance for those area intended for development. No heritage material was identified during the assessment.  The applicant acknowledges the CHMP will require amendment to incorporate the new activity area. The approval of the DP does not require this approved amendment to the CHMP, and it is not anticipated that cultural assessment at 15 Crawley will lead to
Identify Appropriate Building Areas on the	significant divergence from the current status.  Acceptable
site and within individual lots that are	

Objective	Comment
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.	The Plan identifies areas for potential future growth in line with the findings of the masterplanning exercise. The proposed Year 9 building, the swimming pool, and Food Tech buildings area on land with slope in excess of 10%, however they have been justified in their context, and the stormwater management plan has been developed to manage future development.
	The additional parking area has been included in updated traffic and stormwater reports.
Include a Landscaping Plan showing the location of existing vegetation to be retained and proposed vegetation.	A Landscaping plan has been submitted. Limited significant vegetation exists. The plan proposes street planting of indigenous trees, and new integrated landscaped areas integral to the plan.  The amendment involved the removal of an area previously designated as landscaped, to be replaced with a car park. The car park design integrates some level of landscaping commensurate with its use, and sufficient landscaping detail is included to soften the interface along Crawley Street.
Show suitable road and pedestrian linkages between the site and adjacent areas.	Acceptable  An updated Traffic Report has been submitted in support of the application. Council's Infrastructure department continues to work with the applicant to address specific concerns. Although the 'linkage' to Crawley Street was shown on the previous version, its use is anticipated to change based on the connection with the new parking lot. The traffic report outlines that the vehicle movements and impact onto the road will not lead to adverse impacts to local users, and therefore the nature of this linkage can be supported.
Outline arrangements for the provision and funding of physical infrastructure.	Acceptable  As the plan involves privately-owned land, it is assumed additional infrastructure will be located on site and also privately owned.  Where any Council assets are impacted by potential future development, Council's Infrastructure department is working with the applicant to understand and plan for any impact.
Identify the staging of the subdivision.	Acceptable  Not applicable as no subdivision proposed, however staging of construction is outlined in the plan.

In summary, the amended plan has sought to adjust the existing approved plan, and while it continues to accommodate a wider range of facilities across the entire site instead of clustering around historical buildings in the southeast corner, the nature of the Year 9 building specifically is being altered on account of land acquisition opportunities.

The intent of a Development Plan is to describe future development patterns. In this regard the proposal responds to the overall purpose of the overlay, and represents an appropriate outcome.



# Recommendation

That having considered all the matters normally required under Section 60 of the Act for planning applications, Council should approve the amended development plan under the relevant provisions of the Warrnambool Planning Scheme in respect of the land described as Lot 1 on PS 327562 and Lot 2 PS619541, known as 140-150 Botanic Road, WARRNAMBOOL VIC 3280 and Lot 2 PS724625 and Lot 65 LP59001, known as 13 and 15 Crawley Street, WARRNAMBOOL VIC 3280, which seeks to facilitate the implementation of a master plan for an existing education facility.

## Myers

Planning & Associates

Myers Planning & Associates ABN 53 253 414 622 www.myersplanning.com.au Dispensary Lane, Warrnambool VIC 3280 (03) 5562 9443 admin@myersplanninggroup.com.au



18 December 2023

Planning Department
Warrnambool City Council
25 Liebig Street
Warrnambool VIC 3280

By email only: planning@warrnambool.vic.gov.au

Dear Robert Wandell,

### **Application for an Amended Development Plan**

Emmanuel College – 140-150 Botanic Road, 13 & 15 Crawley Street, Warrnambool

On behalf of our client (Emmanuel College) we wish to lodge an application for the approval of an amended Development Plan.

A Development Plan was approved for the school site on 6 March 2023 by Warrnambool City Council (Ref: DP2022-0003).

Planning permits have been issued by both Warrnambool City Council and the Department of Transport and Planning for development consistent with the development plan (such as the Year 9 Centre and car parking areas).

The revised Development Plan facilitates the most recently prepared Emmanuel College Masterplan prepared by Baldasso Cortese (December 2023), commissioned by Emmanuel College. The masterplan document enclosed provides a detailed overview.

The revised masterplan seeks two (2) key changes at the Crawley Street interface of the school:

### Existing approved Development Plan

- 13 Crawley Street, previously showed landscaping and rear access use for maintenance vehicles and the like.
- 15 Crawley Street, was not entertained by the previous Development Plan and was not in ownership by the school.

#### Proposed Development Plan

- 13 Crawley Street, now shown as an area to be used for car parking with associated landscaping.
- 15 Crawley Street, to now be included within the scope of the Development Plan and to include staff car parking, with associated landscaping.

This application includes the following documentation:

- Revised master plan (prepared by Baldasso Cortese)
- Revised Master plan report (prepared by Baldasso Cortese)
- Revised landscape masterplan (prepared by Baldasso Cortese)
- Revised Traffic Impact Assessment Report (prepared by T&TS)
- Revised Stormwater Management Strategy (prepared by The CSE Group)
- Copies of title, including 15 Crawley Street.

Emmanuel College has grown over time and is representative of the population growth of Warrnambool. The school has demonstrated the need for additional school buildings, spaces and an increased use of the Botanic Road site known as the McAuley Campus, including through the relocation of senior year levels from the other existing Emmanuel College Campus located nearby on Canterbury Road.

Construction is currently underway for the new Year 9 Centre as well as the larger car park adjoining Hopetoun Road.

An assessment against the Development Plan Overlay is provided below, having regard to the changes since the previous document approval on 6 March 2023.

### Schedule 1 to the Development Plan Overlay

In line with Section 4.0 of Schedule 1 to the Development Plan Overly, a development plan must include the following requirements:

DPO1 Requirements for Development Plan	Response
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.	The masterplan document responds to this requirement for a well-considered site analysis.
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.	No subdivision is proposed.
Identify the means by which sites of conservation, heritage or archaeological significance will be managed during the construction phase of the subdivision.	Aboriginal Cultural Heritage – as the site is within an area of Cultural Heritage Sensitivity a Cultural Heritage Management Plan (CHMP) is required to be prepared.
	An approved CHMP exists for the site at 140-150 Botanic Road and 13 Crawley Street.
	15 Crawley Street has recently been purchased by the school with the intend of converting it to staff car parking. This area was not covered by the previous CHMP and a new CHMP is required to be prepared for the 15 Crawley Street site.
	At time of lodgement a notice of intent to prepare a CHMP has been submitted. Jem Archaeology has been engaged and is working with Eastern Maar to ensure appropriate site testing and results analysis.
	Whilst a CHMP is currently underway. It is requested that Council proceed with a decision on the development plan, deferring any CHMP requirements for 15 Crawley Street until planning permit stage. There are many cases where development plans have been approved in the absence of an approved CHMP.
	Legislation is in place to ensure that no works commence until. This would still be the case as either Council or DTP would get to assess a future application and will require evidence of a CHMP prior to the statutory authorisation.
	European Heritage – the site is partially covered by Heritage Overlay (HO18) which represents some of the older school buildings on campus. The amendment to the development plan relates to car parking areas to the rear of the site at the Crawley Street frontage – well away from the Heritage Overlay.

	<b>T</b>
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.	The proposed masterplan has strategically identified the location of various building based on the needs of Emmanuel College.
	It is submitted that it would be inappropriate for a secondary school as a non-residential use to provide for building envelopes or similar for this requirement.
	The car parking additions as part of this revised Development Plan will provide for a staff car park, distinct from parent, students and visitors expected in the other areas of car parking provided.
	The masterplan has provided for a solution which responds to an indepth site analysis and workshop with the school and various technical consultants.
	On balance, the proposal represents a level of spaciousness between buildings and develops available land within the site without creating an adverse impact to neighbours.
	Notably the proposal still avoids the development of the wetland area which is a low point within the site. The stormwater management strategy has been updated to account for additional harstand.
Include a Landscaping Plan showing the location of existing vegetation to be retained and proposed vegetation.	The documentation is accompanied by a landscape master plan which should be taken as an appropriate response to this requirement. Please refer to the landscape masterplan for detail. Key changes are to the Crawley Street frontage to make way for additional staff car parking as desired by the school. Landscaping has been provided where possible around the edges of the car parking areas to soften the hardstand when viewed from Crawley Street.
Show suitable road and pedestrian linkages between the site and adjacent areas.	The proposal shows how the site is master-planned and how it integrates with the existing conditions of the site, including its interface with the surrounding street network. The proposed staff car parking spaces at the Crawley Street interface will link with the existing network without putting strain on the capacity or safety of the network.
Outline arrangements for the provision and funding of physical infrastructure.	Any additional infrastructure is located on-site and will be privately owned, including car parks at the Crawley Street end.
Identify the staging of the subdivision.	No subdivision is proposed; however, relevant allotments are intended to be consolidated prior to occupancy.

I trust that this letter along with the accompanying documentation, including the **Traffic Impact Assessment** and **Landscape Master Plan** provides for an appropriate amended Development Plan proposal for Council to consider.

If you have any questions, please contact me on telephone (03) 5562 9443 or email admin@myersplanninggroup.com.au.

Yours sincerely,

Cameron McNeill Principal Planner

Cameron Meleill.

# **BALDASSO CORTESE**



EMMANUEL COLLEGE, WARRNAMBOOL MASTER PLAN REPORT REV 06

PROJECT: 20210026

December 2023

## **PREPARED BY**

**BALDASSO CORTESE P/L ARCHITECTS** 

LEVEL 1/103 OXFORD STREET COLLINGWOOD, VIC, 3066

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For queries, please contact:

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**Revision History** 

Revision 05 Date Issued By Checked By 17/11/2023 TP Tim Pyke

Reference: G:\2021\20210026\_Emmanuel College Warrnambool MP\DWG\02\_MP\MP Report

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## **OVERVIEW I** 1. EXECUTIVE SUMMARY

In March 2021, Baldasso Cortese was commissioned to undertake a masterplan for Emmanuel College in Warrnambool. This report captures the investigations, discussions and design outcomes of the masterplan process over 2021.

This work was undertaken at the college and online between representatives of the school and Baldasso Cortese. Site investigations were carried out via the provision of site and building plans, photographs, property report investigations, conversations with the school, and site visits to inspect the existing conditions.

Three workshops with the school were conducted by Baldasso Cortese:

- Briefing Workshop to understand the education brief, issues, and future aspirations.
- Options Review Workshop to review potential masterplan design responses, including landscape input
- Confirmation, Staging & Decanting, Risk Analysis Workshop

   to confirm the preferred masterplan layout, proposed
   staging, how decanting will occur, and potential risks and
   issues that future projects will need to address.

(The minutes for these workshops can be found in the Appendices of this report.)

Emmanuel College was established in 1991 with the joining of St Anne's and CBC schools. The historic convent building constructed in the 1870's still stands at the front of the campus, facing onto Botanic Road.

Until the construction of the new Year 7/8's building on the Goold Campus in 2011, campus growth overtime and the construction of new facilities had concentrated to the north of the original convent building. This was followed by the Emmanuel Centre in 2016, the Performing Arts Centre in 2018 and the library refurbishment in 2020. The existing science building is currently undergoing a major refurbishment and extension due for completion later this year.

Many of the earlier facilities, located around the existing convent, are limited by their current location, connectivity and layouts. A number of the facilities no longer support the directions that the college wishes to take concerning learning and teaching and offer limited refurbishment opportunities due to age and condition.

Feasibility studies have identified the location of the future Year 9 building to be on the McAuley Campus. This study has instigated the need to undertake a new master plan and explore the impact of bringing the Year 9s and Year 11/12s onto an integrated 7-12 campus.

The college aspires to the following:

- Living the six Mercy Values of Courage, Hospitality, Justice, Respect, Service and compassion
- Provide a master plan that reflects a college that provides Identity, Ownership and Safety.
- Additional general learning areas to cater for growing numbers and to build capacity for a 1350 student enrolment.
- To build upon the heritage of the school.
- Contemporary dynamic learning environments that are adaptable and support a variety of learning modes.
- Integration of well-being into all new facilities and landscape spaces.
- The rationalisation of floor levels within the buildings to enable DDA compliance throughout.
- Provide an integrated landscape master plan and explore both social and play space and wetlands along the Botanic Road frontage.
- · Better connectivity and 'flow' across the campus.
- Provide group learning facilities
- · Provide additional parking for 'returning' Senior Students.

Priority projects include the following:

- Stage 1 Completing the proposed Year 9 Centre would add approximately 2,200sqm of enclosed floor area to the overall campus. There would be the addition of up to 10 classrooms with associated shared/ breakout space, adaptable specialist spaces and a gathering space for up to 250 students
- Stage 2 Construct a new teaching wing, food tech spaces and shared collaboration space on the Goold Campus for the year 7/8s.
- Stage 3 Construct new 2-storey senior learning and arts centre to the area northwest of the existing science block.

In 2023, Emmanuel College acquired the property at number 15 Crawley St, and is incorporated into version 06, of the masterplan.

# **OVERVIEW I** 2. SCHOOL & PROJECT TEAM

School

Peter Morgan Principal

Stephen Kerr Business Manager Michael Wrigley Deputy Principal

Claire Wrigley Assistant Principal - Students

Justin Houlihan Assistant Principal – Learning and Teaching

Shane Smith Director Senior School
Josie Munro Director of Year 9

Jaqui Floyd Environment and Sustainability Coordinator

**Mercy Education** 

Joe Konynenburg Manager Strategy & Innovation

**Baldasso Cortese** 

Peter Brown Associate Director

Tim Pyke Associate

Consultants

Lindsay Fraser Landscape Architect Land Design Partnership





## **OVERVIEW I 3. ENROLMENT DEMAND & LOCATION**

Emmanuel College is located in Warrnambool, approximately 1km north of the town centre. The college is a dynamic Catholic Learning Community and continues to develop its students academically, physically, socially and spiritually. Whilst there is considerable pressure on rural schools, Emmanuel College is continuing to grow its number of enrolments.

The enrolments for Emmanuel College are predicted to continue to grow, with a maximum number of students set by the school at 1,350. The current enrolment figure for 2021 is 1,200 students. Once the Senior school moves back onto the McAuley Campus in 2022, followed by the Year 9s in 2025, the existing facilities will need to be expanded to cope with the growing student cohort. Particularly with the shortfall of General-Purpose Learning Areas (GPLA), specialist spaces, art, food tech and gathering spaces for multiple classes.

While the forecast enrolments are predicted to continue to grow over the next five to ten years, the shortfall of facilities will only continue. Reconfiguration and addition to the existing facilities is required to accommodate the 10-stream enrolment, enable enhanced and collaborative teaching and learning, and meet the expectations of the wider school community.

The master plan framework will enable the increase in required numbers of the teaching facilities, adding considerably to the overall floor area of the school and is a great opportunity to provide an enhanced learning environment that supports the dynamic learning objectives of the college.

The opportunity also exists to create new general learning spaces that can then be used, in the short term, as decanting space whilst other parts of the school are redeveloped.

Stage 1 - the construction of the proposed Year 9 Centre would add approximately 2,200sqm of enclosed floor area to the overall campus. There would be the addition of up to 10 classrooms with associates shared/ breakout space, adaptable specialist spaces and a gathering space for up to 250 students.

Stage 2 - Construct new teaching wing, food tech spaces and shared collaboration space on the Goold Campus for the year 7/8s.

Stage 3 - Construct new 2-storey senior learning and arts centre to the area northwest of the existing science block.

# **EXISTING CONDITIONS I** 4. EXISTING BUILDING & SITE ASSESSMENT

Emmanuel College is located at 140 Botanic Road, Warrnambool, and occupies a campus area of around 11.1ha. The college has grown over time with the addition of the Goold Campus and the current integration of the parcel of land at 13 Crawley Street, and number 15 Crawley Street in 2023

The site has a considerable fall from north to south, impacts floor levels and access, but also overland water flow. There is little original vegetation across the site.

The campus is bound by Botanic Road to the south, Ardlie Street to the east and Hopetoun Road to the west. The adjacent neighbours are mostly 1& 2 storey residential homes, including the Mercy Place nursing home to the northwest of the campus and St John of God Hospital to the southeast.

The historic buildings, including the original convent, are located in the southeast corner of the campus facing Botanic Road. The administration and library building steps back toward the central oval. A small car park sits to the west of the heritage building.

Further to the west is the Emmanuel Centre, a large gymnasium and materials technology facility, constructed over two levels, taking advantage of the slope towards Botanic Road. To the west of the main agregation of buildings is sizeable unutilised paddock that slopes heavily to the south. The grassed frontage to the school forms part of a flood mitigation system required by the local authority.

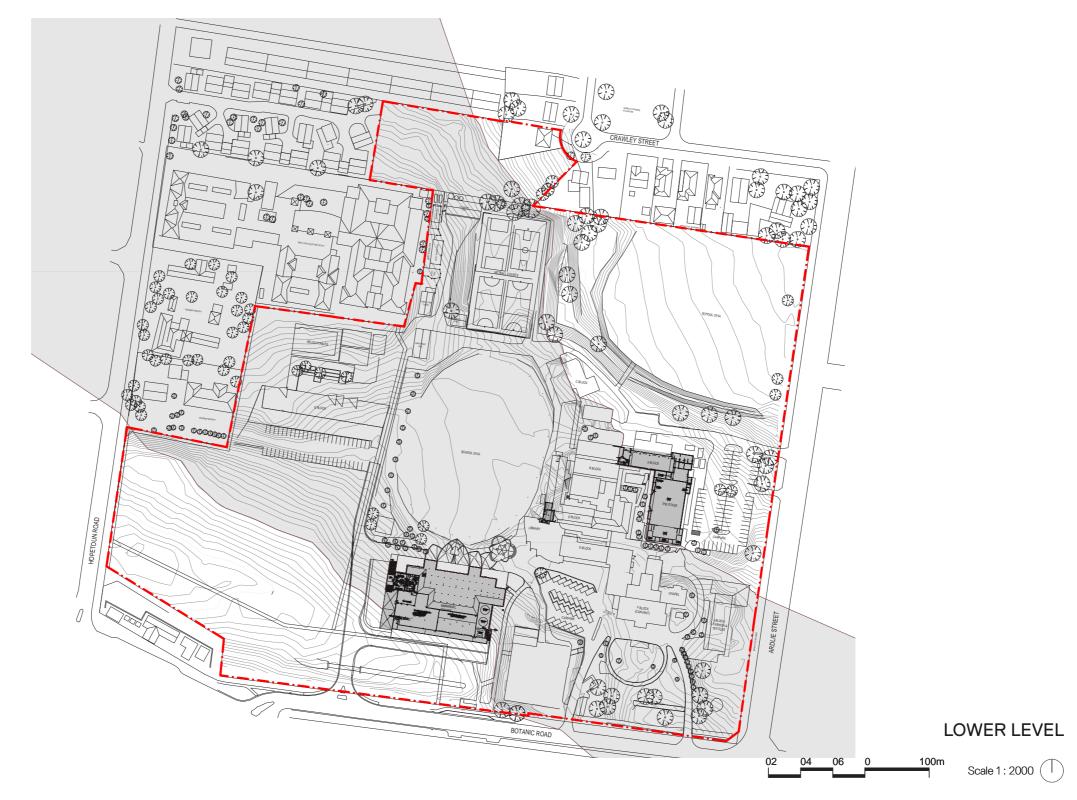
A large sport's oval sits at the centre of the campus with the Year 7+8s building located to the west, maintenance sheds and hard courts to the north and a series of buildings to the east that enclose the oval. Unfortunately, none of the buildings surrounding the oval can open up and engage with the outdoor spaces.

A secondary(lower) playing field sits at the northeast corner of the campus, surrounded by a steep embankment.

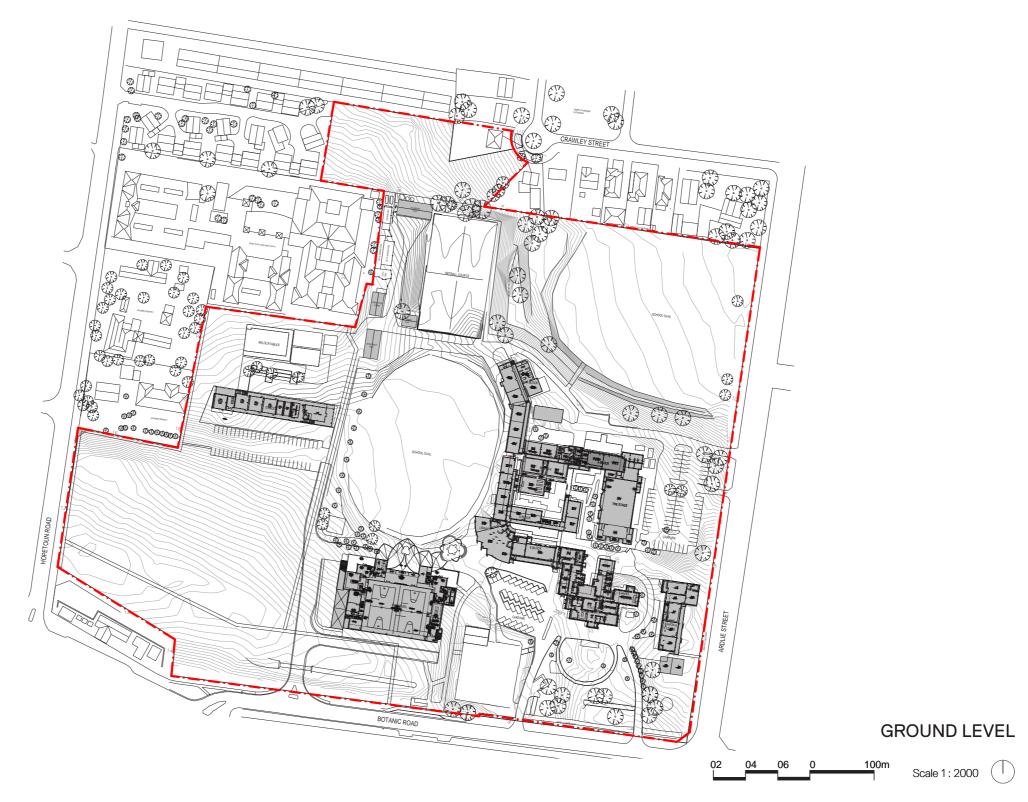
There is a main staff carpark to the eastern side of the site off Ardlie Street that patrons of the performing arts venue also use. Drop-off and pick-up occur mainly along Botanic Road and includes both local and school buses.



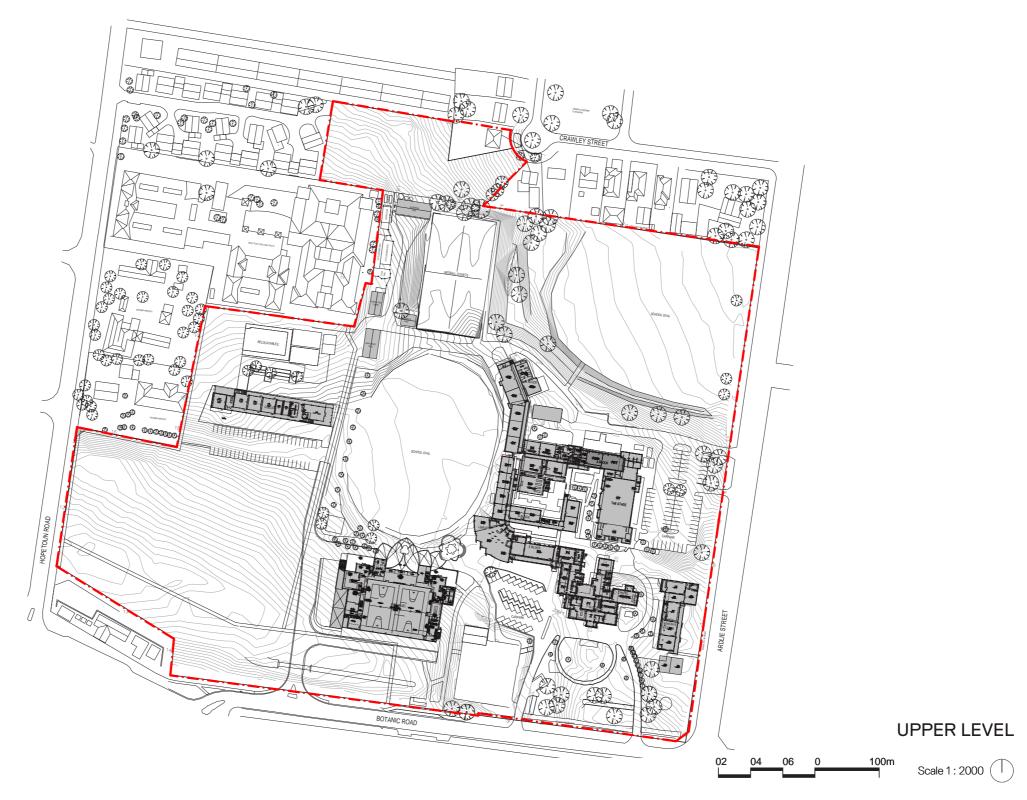
# EXISTING CONDITIONS I 5. EXISTING CONDITIONS PLAN



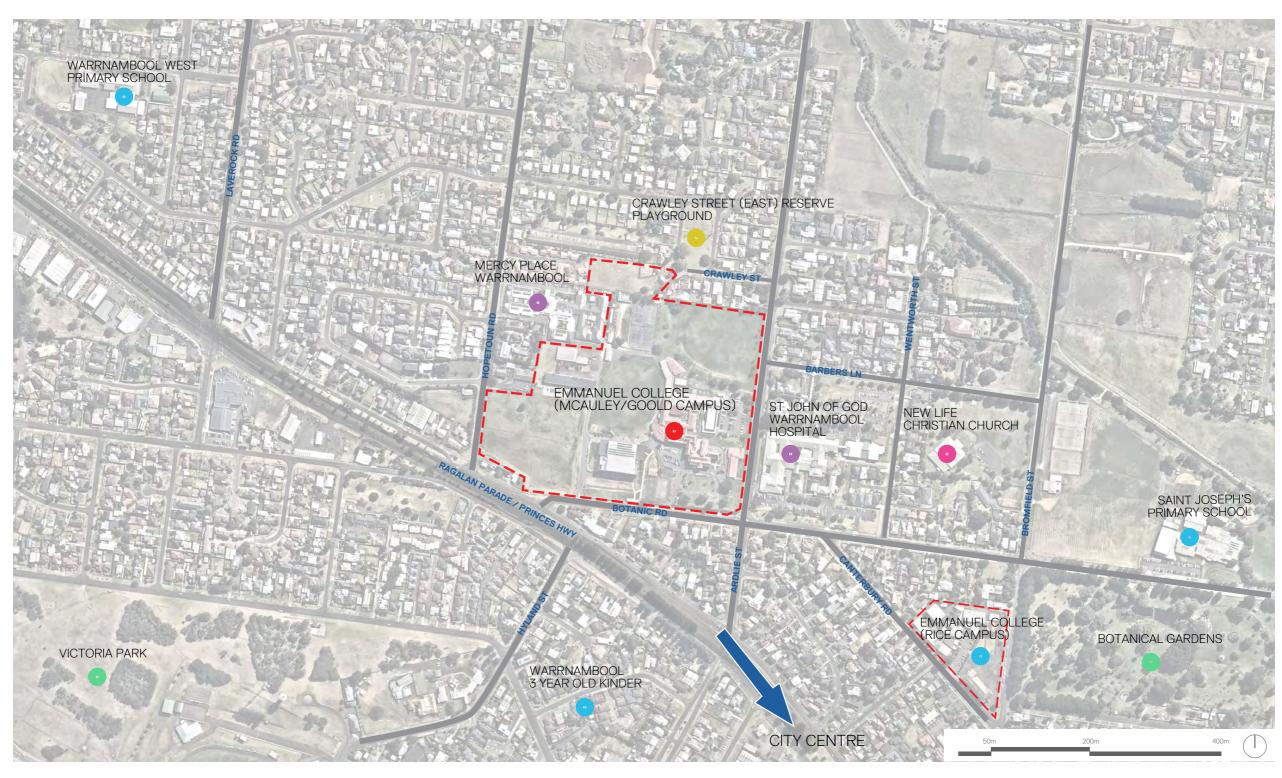
# EXISTING CONDITIONS I 5. EXISTING CONDITIONS PLAN



# EXISTING CONDITIONS I 5. EXISTING CONDITIONS PLAN



# MASTERPLAN I 6. SITE CONTEXT



### Site Utilisation

The existing College buildings are located mainly on the southwestern portion of the site. They have grown north from the convent building, creating a dense coverage of facilities over a small area of the campus. It is not until the more recent developments were built that land to the south and west has been utilised. Despite the feeling of over crowing and ad-hoc growth, this older area of the campus has a fine grain and character that is rich and active. Small courtyard spaces provide social space and pathways to the various buildings.

There are multiple floor levels across this part of the campus as the various buildings rise toward the heritage convent at the top of the hill. The resultant stairs and ramps make access difficult and are not compliant with the current requirements for disabled access

Opportunity exists to create additional facilities in several locations:

- · The open land to the west
- · Location of the current Year 8 relocatables
- · Play courts and maintenance areas to the north
- · Unused play courts to the front of the school

### Site Access, Drop offs and Pick ups

Emmanuel College has street frontage along both Botanic Road and Ardlie Street. The majority of students enter the school through multiple entry points along both of these roads. Many students arrive at the college via local and school buses with the bus drop-off point on Botanic Road in front of the Emmanuel Centre. Cars also pull into the western entry alongside the Emmanuel Centre to drop-off/pick-up students, but this creates the possibility of conflict with pedestrians and other school users.

There is also rear pedestrian access from Ardlie Street, where there is a road crossing. Additional drop-off occurs further along both Botanic Road and Ardlie Street, with students walking a short distance to the school. Visitors and some staff can enter the school via Botanic Road directly to the front of the convent and park.



## **Topography**

The campus is oriented along a ridgeline that runs from the north west to south east, The St Annes Convent was founded on this ridgeline, along with the school oval. The site falls away from this ridgeline, becoming more pronounced towards the oval at the north east corner of the site, whilist the southwestern corner of the site, is a significant depressionthat is incorporated into a local council overland flow mitigation scheme.

Compliance with access requirements across the site will be an essential feature of future work, including access to the proposed Year 9 centre, from the main entries to the campus. The large site and hillside setting has created multiple floor levels throughout the existing buildings and ways of enabling equality of access will need to be explored.

### **Climatic Conditions**

The College campus, situated on a large open south-facing hillside, is exposed to the local weather conditions. Warrnambool has approximately 100 days of rain per year, low winter temperatures and is buffeted by s for many days of the year. The main wind directions are southeasterly over the summer months and south /southwesterly during the winter. It will be important to create sheltered outdoor areas and protected landscapes to enable outdoor learning and comfortable social spaces across he campus.

### **Planning Overlays**

The campus sits within a Planning Scheme classification of General Residential with a Development Plan Overlay. The permit process for any future building works will require the preparation of a development plan (DP), followed by a permit that aligns with the DP. A DP is a higher order outline of land use and development areas, which also comes with no formal planning notice to neighbours and reduces third party rights. Councillor approval would be sought by Council. There is currently in place a process managed by the Department of Environment, Land, Water and Planning(DELWP) where the Planning Minister becomes the responsible authority for planning approval for Victorian school projects over \$3M and may be an alternative route to be considered.

### Influence on the Masterplan

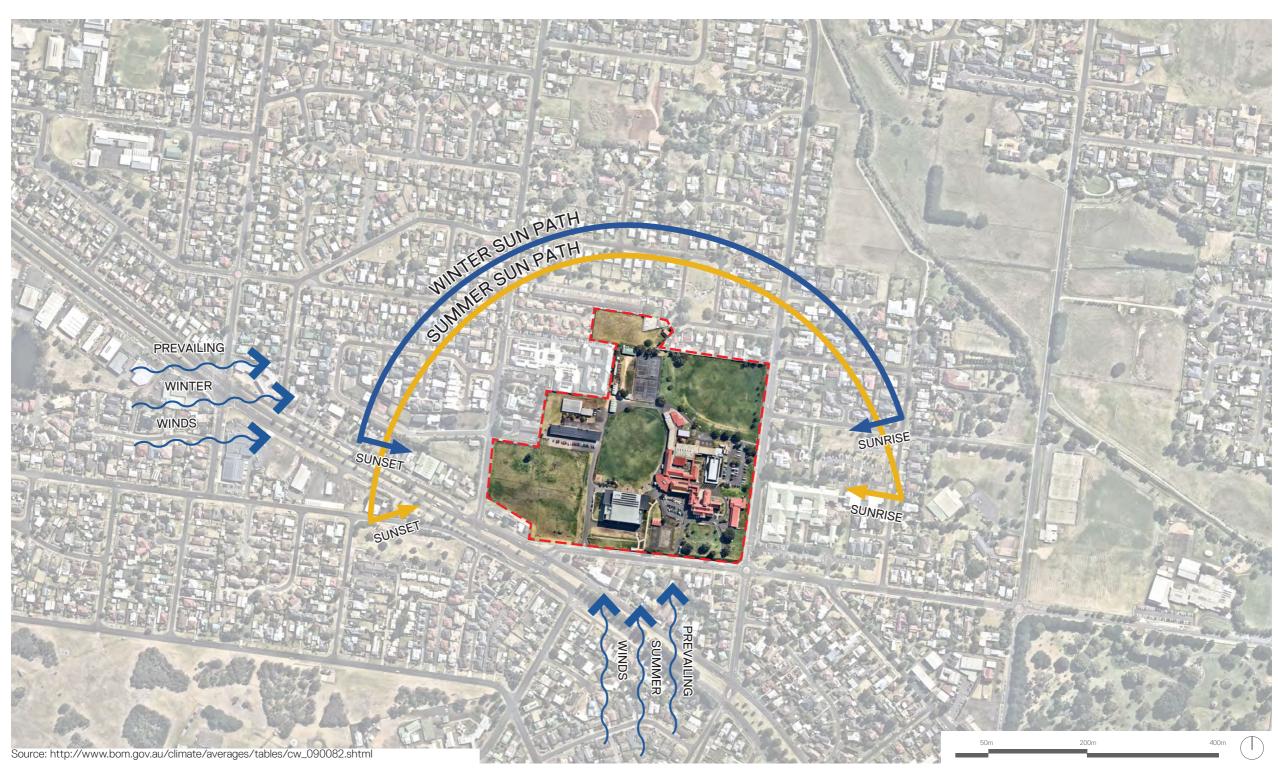
IDENTITY OWNERSHIP SAFETY

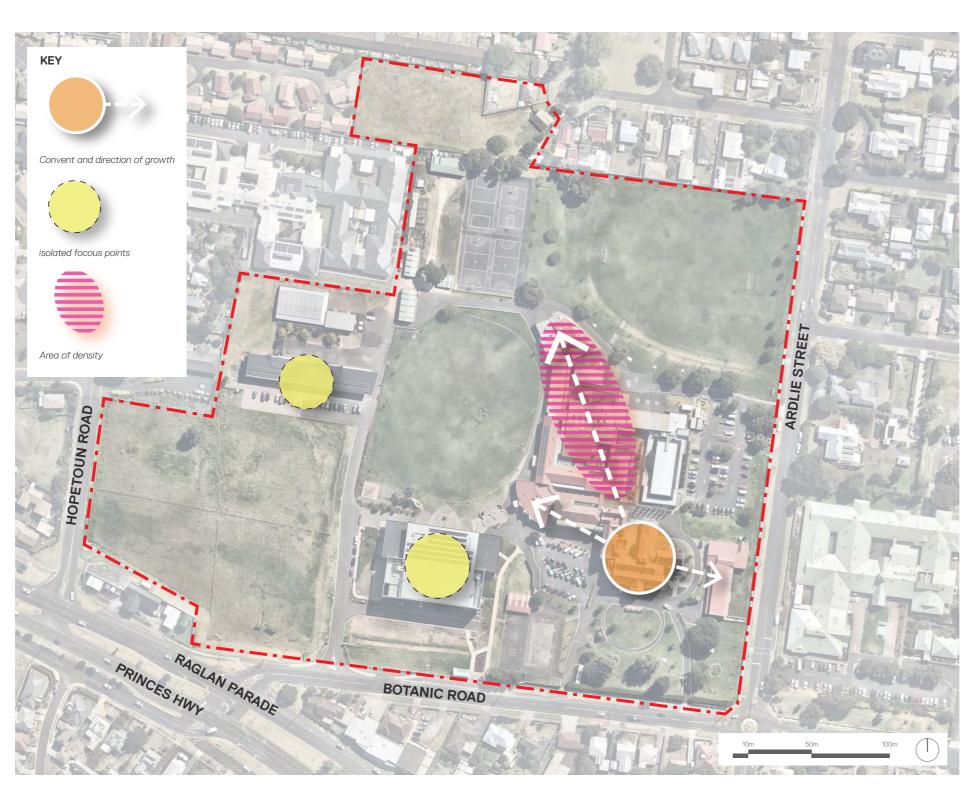
The reworking of the master plan has provided the opportunity to reduce the historical concentration of the built form of the campus onto the eastern side of the site and create a greater distribution of facilities across the campus.

This will enable the central oval to become a become contained and protected by surrounding buildings and a more important landscape within the campus.

The current lack of movement from east to west across the campus is also an issue that we can help repair by generating clear and efficient movement patterns across the school, both internally and externally.

The site topography and climate will also play a role in determining the purpose and location of future buildings and social spaces. As the college grows we wish to ensure that the historic convent building retains it's important role of being the main outward presentation of the college but creating new facilities that present a contemporary and dynamic educational picture for the future.



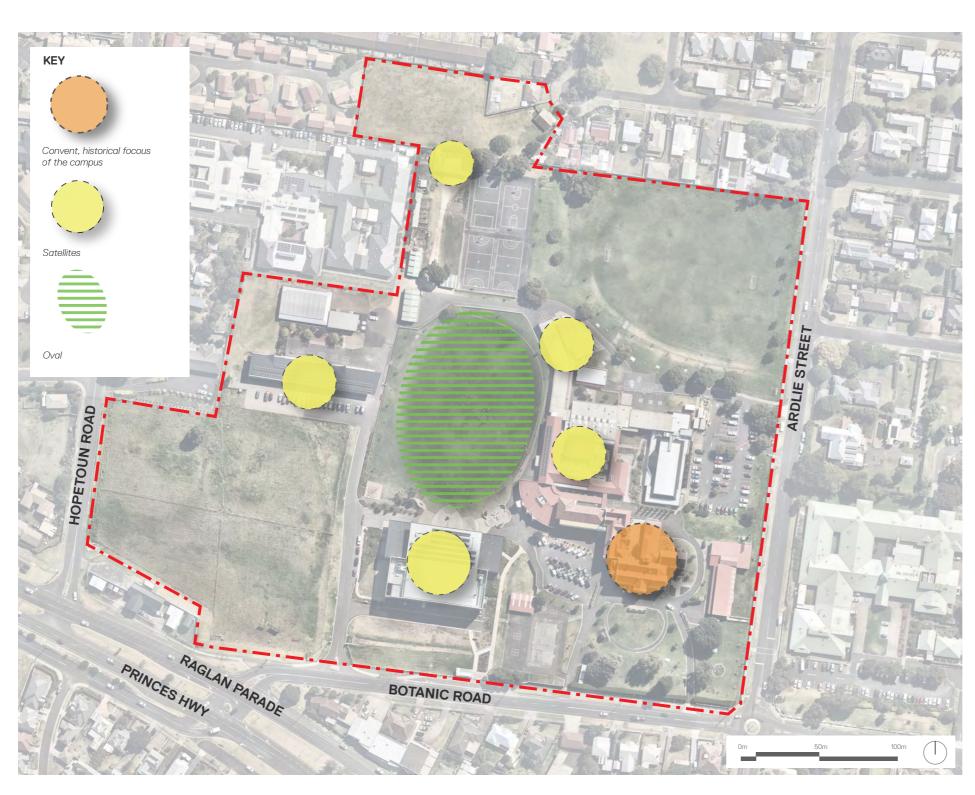


## 01 - GROWTH

The original focus of campus development was the location of the convent at the top of the hill and lands around it. The focus in the future will shift to the connection that links up buildings and spaces in-between.

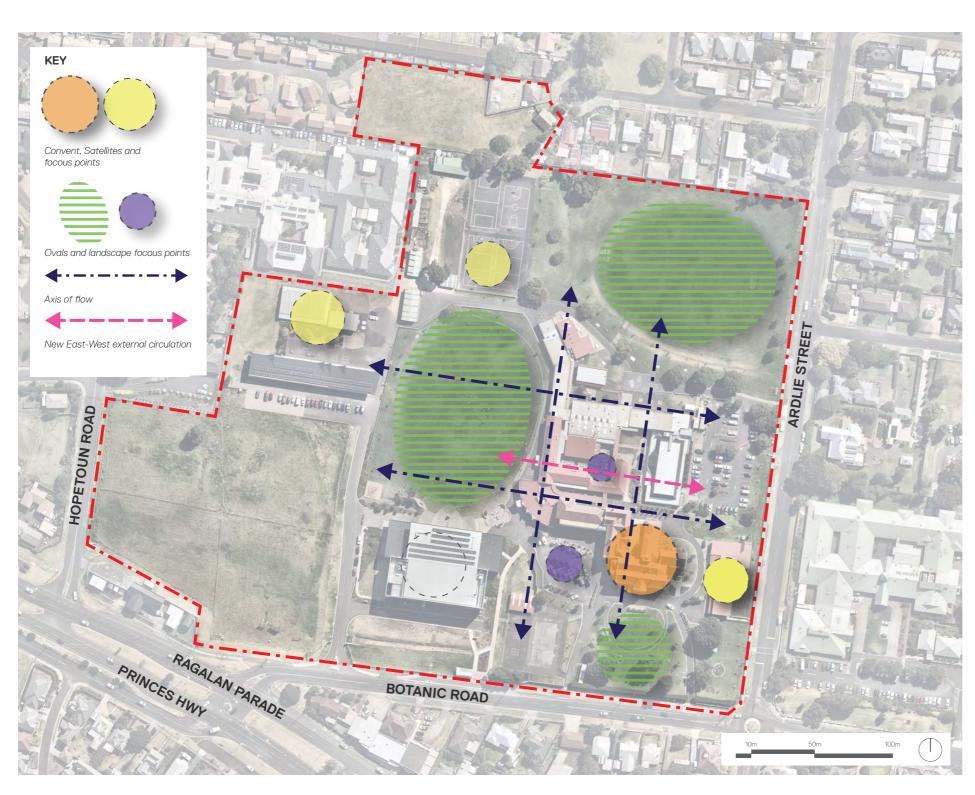
The growth of the College around the convent creates densification of all activities on one part of the site.

The nature of the site has broken up and separated without a sense of equality by the past planning. Therefore, there is a need for a more integrated community.



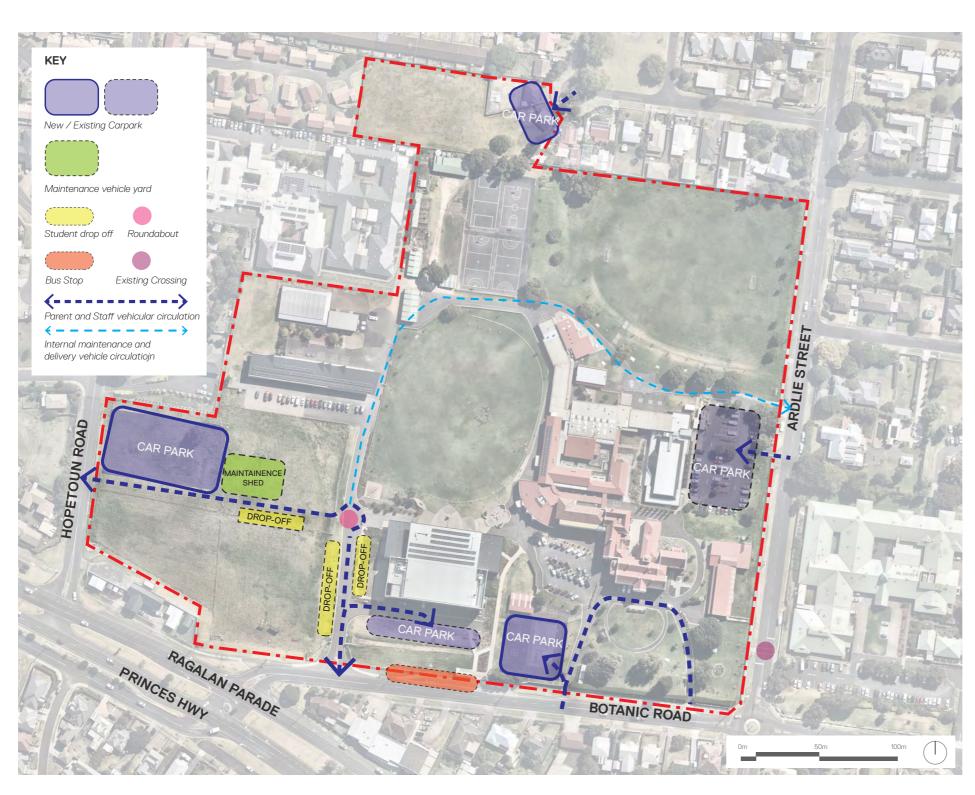
## 02 - SATELLITE

The devolution of the centre towards a 'satellite' model that disseminates uses more broadly around the campus has created the McAuley Campus as a single campus with parts of individual identity.



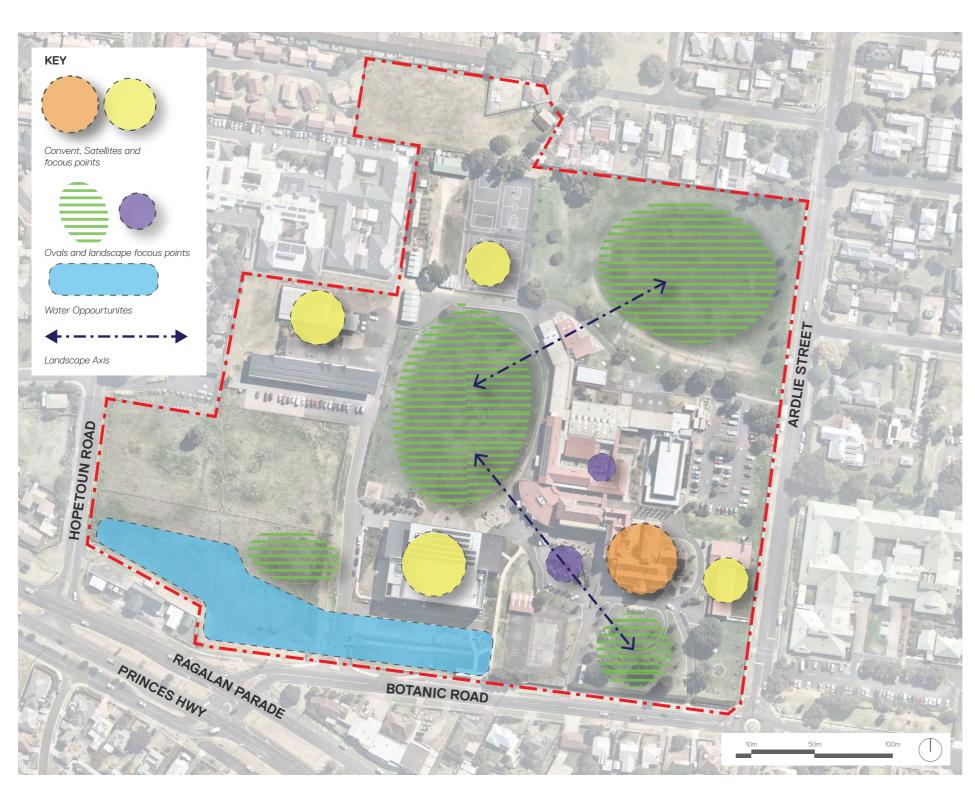
## 03 - FLOW

A greater and clearer movement for connection across the campus, both north – south and east – west will be developed. The campus has to enable a 'Flow' to manage the movement of different users through the college in a clear, intuitive, and safe way.



# 04 - CAR PARKING & DROP-OFF POINTS

Better connectivity and 'flow' for students, staffs and visitors with multiple pick-up and drop-off points, and additional parking for 'returning' senior students ensure people can get priority over vehicles.

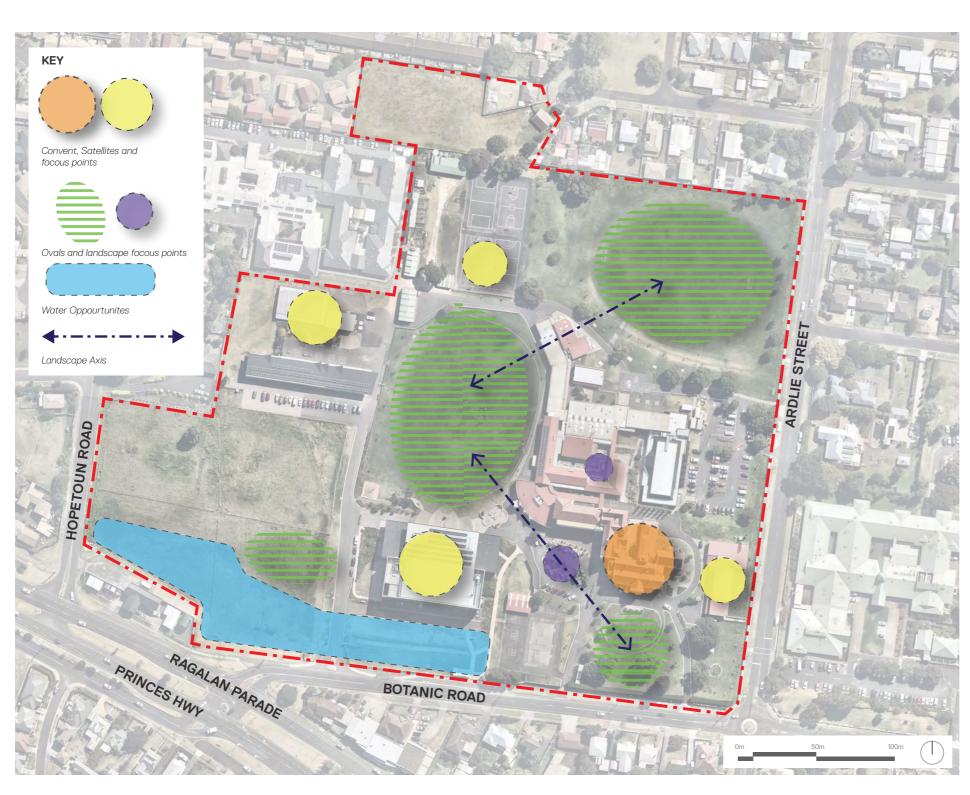


## 05 - OPPORTUNITIES

The existing College buildings are located mainly on the south eastern portion of the site that creates a dense coverage of facilities over a small area of the campus.

To break open the current model and reduce reliance on the tight, cramped buildings, corridors, and outdoor spaces surrounding the convent, will create a more open, de-centralised campus that will provide greater student connectivity and engagement opportunities.

The idea of 'Slow Campus' provides places to stop, look around, and engage with buildings and landscapes differently. It creates spaces to enjoy and recognise different parts of the campus, e.g. from the arrival or convent to the canteen, and from the library to the Year 9 centre.



## 06 - CONNECTIVITY

The wider distribution and connectivity of landscape provide sports, play, social and outdoor learning space, from the arrival to the oval and from the courts to courtyards.

The Emmanuel College campus is located in General Residential Zone - Schedule 1 (GRZ1).

It is bounded be residential areas on the NW and SE, the Mercy Place nursing home on the NW, the St John of God Hospital across Ardlie Street, and more residences to the south of Botanic Road.

## Overlays

There are development plan, heritage and aboriginal cultural heritage overlays on the school campus property, and the land of surroundings.

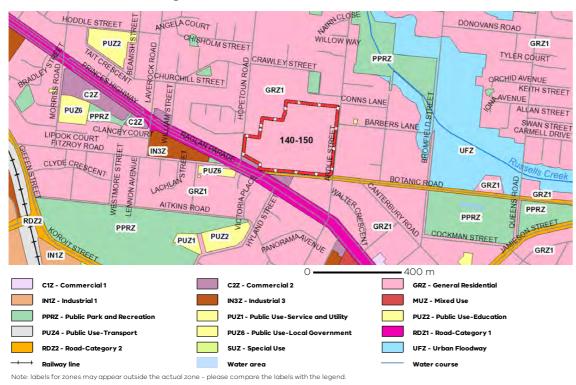
## Town Planning Applications and Timeline

Baldasso Cortese contact the Planning Department at the Warnambool City Council.

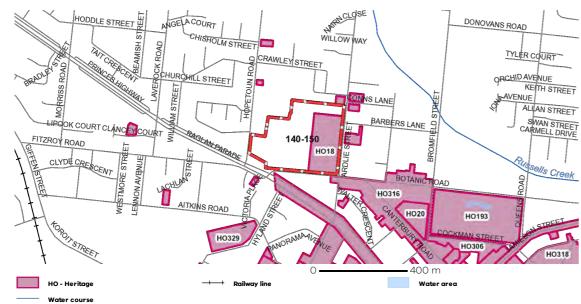
Planning applications might typically take up to 3 months for planning approvals.

Depending on the value of the Stage 1 project, i.e. if over \$3M, will go for Victorian State Planning approvals rather than the local government planning approvals.



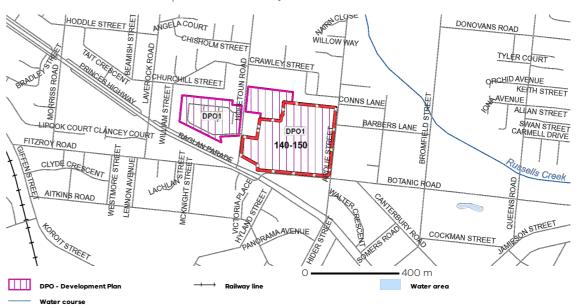


## MCAULEY/Goold - Heritage Overlays



#### Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

## MCAULEY/Goold - Development Plan Overlays

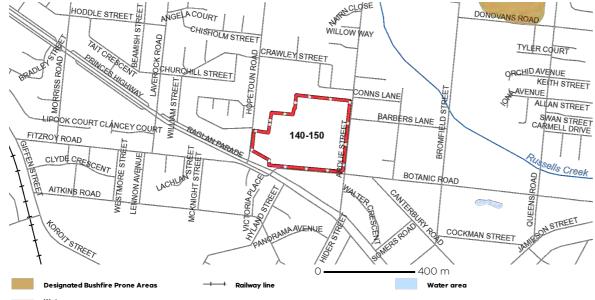


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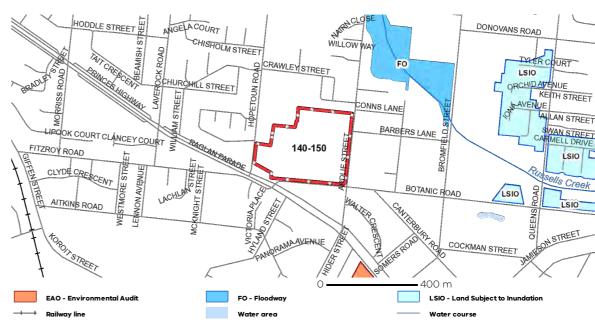
## MCAULEY/Goold - Areas of Aboriginal Cultural Heritage Sensitivity







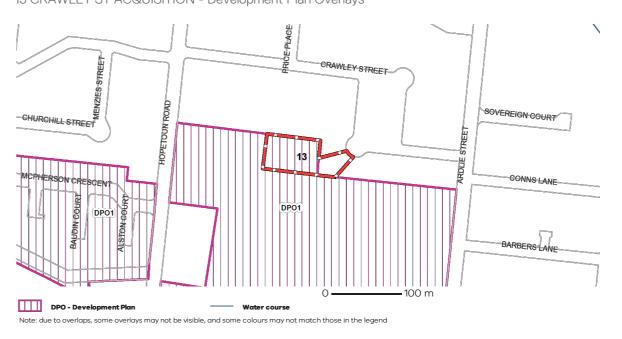
## MCAULEY/Goold - Other Overlays



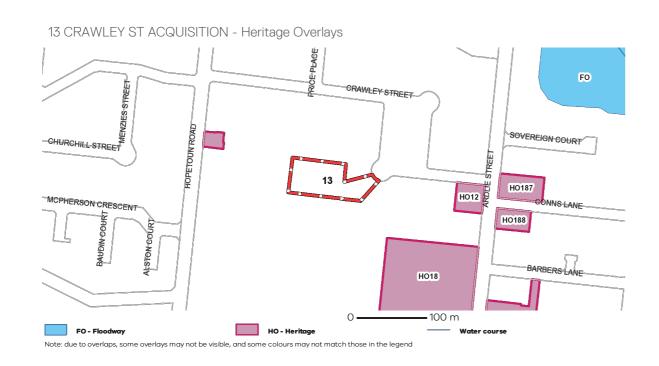
## 13 CRAWLEY ST ACQUISITION - Planning Zones



## 13 CRAWLEY ST ACQUISITION - Development Plan Overlays



EMMANUEL COLLEGE, WARRNAMBOOL - MASTERPLAN REPORT | BALDASSO CORTESE



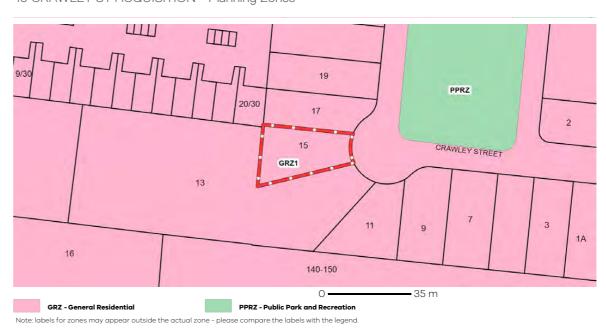






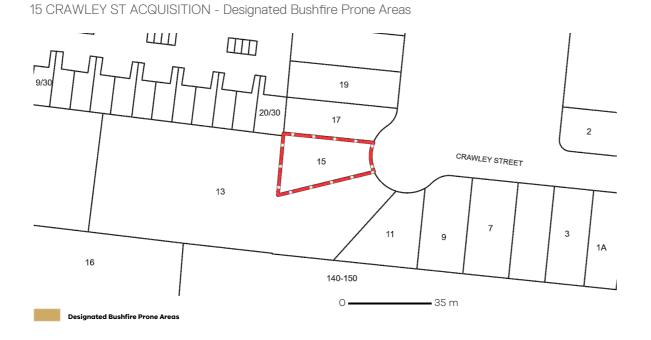


## 15 CRAWLEY ST ACQUISITION - Planning Zones

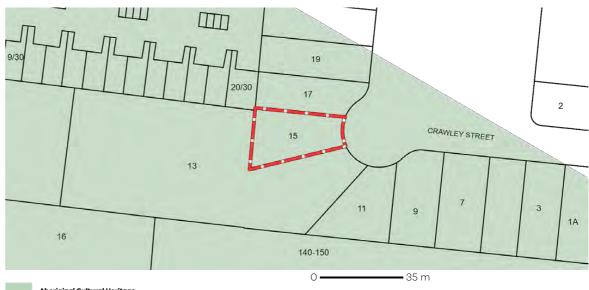


15 CRAWLEY ST ACQUISITION - Development Plan Overlays





15 CRAWLEY ST ACQUISITION - Areas of Aboriginal Cultural Heritage Sensitivity



This master plan has endeavoured to address the requirements established in the briefing sessions and workshops held with the school, and the earlier conversation held concerning the development of the future Year 9 Centre.

The decision to move the Senior Year 11+12 cohort back onto the McAuley Campus, with the desire for senior students to be seen and known by the Junior school, will considerably impact the number of students occupying the site. This return of senior students in 2022, along with the inclusion of the Year 9 Centre onto the northern parcel of land at 13 Crawley Street, will provide the ability to create an inclusive and integrated campus for students from years 7-12. This integrated campus and anticipated growth will put much pressure on existing facilities and play/ social spaces. The school has noted that it has largely caught up with the infrastructure shortfalls resulting from significant student numbers from 2004 to 2015. Further and additional and improved teaching areas continue to be a priority for the school. Improving connectivity and a sense of community were also essential elements. Reinforcing the visibility of the history and enhancing the accessibility of the existing buildings are also crucial. Creating spaces for inclusion, hospitality and welcome, both internally and externally, is essential.

The school wishes to enhance the delivery of the Arts and 'bring it back to the fore' and to help students explore and foster their passions.

The proposed master plan proposes a more equitable distribution of facilities across the wider campus and creates a greater focus on the central oval as the 'village green'. The edges of the 'green' will be activated by built form and outdoor learning opportunities and a covered way or promenade will wrap around the oval, providing a walking circuit and outdoor learning/social spaces.

The new buildings to the northeast will house senior learning spaces and the art's faculty, with outdoor learning opportunities adjacent to the oval. Tailored specialist spaces would provide excellent learning opportunities for the students. An enhanced perception of the importance of the arts within the college and

the development will provide additional classroom spaces but also a variety of shared and break out spaces to support the general leaning and provide a greater choice for both students and staff in the way they wish to learn or to teach.

Directly to the north of the oval, the building on the Crawley Street site will house the new Year 9 Centre. It will be connected back to the main campus via a 'bridge' landscape that will establish a transition space for students to separate themselves from the rest of the campus, enabling the new centre to appear as a standalone facility.

The proposed building to the northwest of the oval will house the extension of the Year 7+8s cohort with additional classroom spaces and new shared/breakout space constructed to work jointly between the existing building and the new. The relocation of the food tech facilities to the ground floor of this new block will again create a greater distribution of all year groups across the school and create learning spaces directly connected to outdoor learning, garden spaces and possibly a kitchen garden. These uses will also provide an opportunity to connect with the adjacent Residential Aged Care Facility

The parcel of land to the southwest of the oval will be developed to provide new car parking opportunities for staff and senior students and a new location for maintenance buildings and a new outdoor sport's store, bus parking and deliveries. The long term also provides the possibility of creating a swimming pool facility and with the proximity of the Emmanuel Centre, a sports and health precinct.

The convent and library, both having undergone recent refurbishment work, will remain as they are. However, with the relocation of the arts faculty, the opportunity exists to construct a new outdoor court/play area for the senior students, who will be housed back in the convent building. The area directly to the north of the historic building currently contains narrow covered walkways and a linear classroom block. It is proposed to demolish these and create a protected central garden courtyard. This space will act as a new heart to the school, a beautiful and

peaceful landscaped space that will reflect the faith and identity of the college. It could act as a sculpture garden and be used for gatherings and conferences.

It is also an important aspect of the master plan to look at the image of the College onto Botanic Road and to enhance the presentation. We are planning to improve the landscape elements around the convent to introduce a new garden where the existing car park is located and moving the car park to the area of unused courts. In front of the Emmanuel Centre and to the west it is planned to introduce a large area of wetland landscape and to revegetate with native trees and fauna to create both a wonderful landscape and also a new learning environment for the sciences.

Equitable access, in compliance with the Disability Discrimination Act, to all areas is not currently possible with many different floor levels inhibiting direct access around the campus, particularly within the congromelation of buildings astemming from the convent. The proposed masterplan and future design proposals will seek to address this with the provision of new lifts or the installation of stair wheelchair lifts that can be folded out of the way when not in use.

To rollout this masterplan while maintaining a functioning school day to day, the works need to happen in a staged approach across the campus. Certain refurbishment works can only happen in a logical sequence once other works are completed. People and programs will need to decant into temporary spaces and maybe not ideal spaces, for the duration of each stage of works.

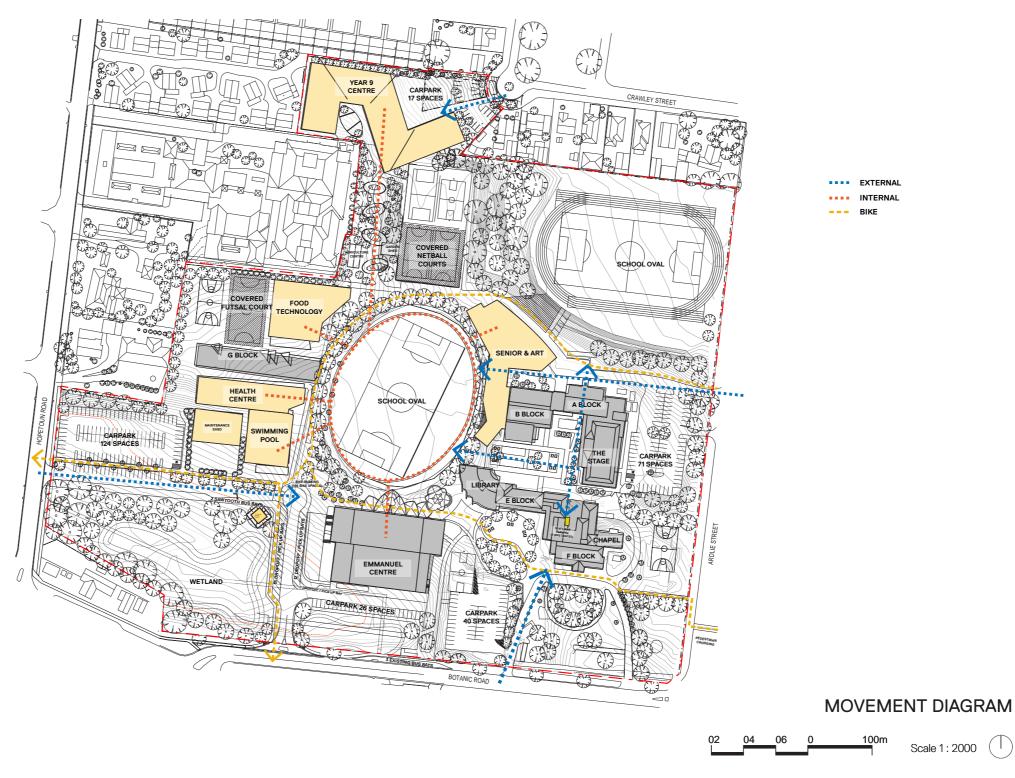
A staging and decanting strategy is outlined in Section 11 of this report – Priority Projects and Staging.

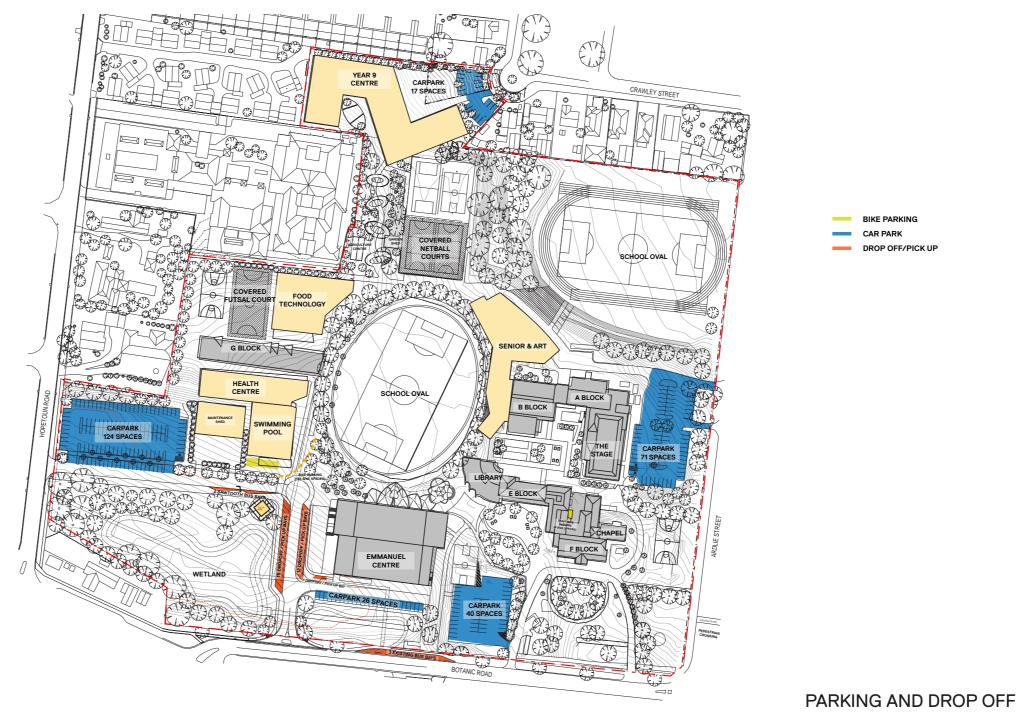
Whilst the master plan has created a framework for future development across the campus and outlined new opportunities, any future developments will be impacted by the outcomes of future design workshops and the Planning process. The master plan is seen as a work in progress and has to be adaptable to future changes in circumstances.



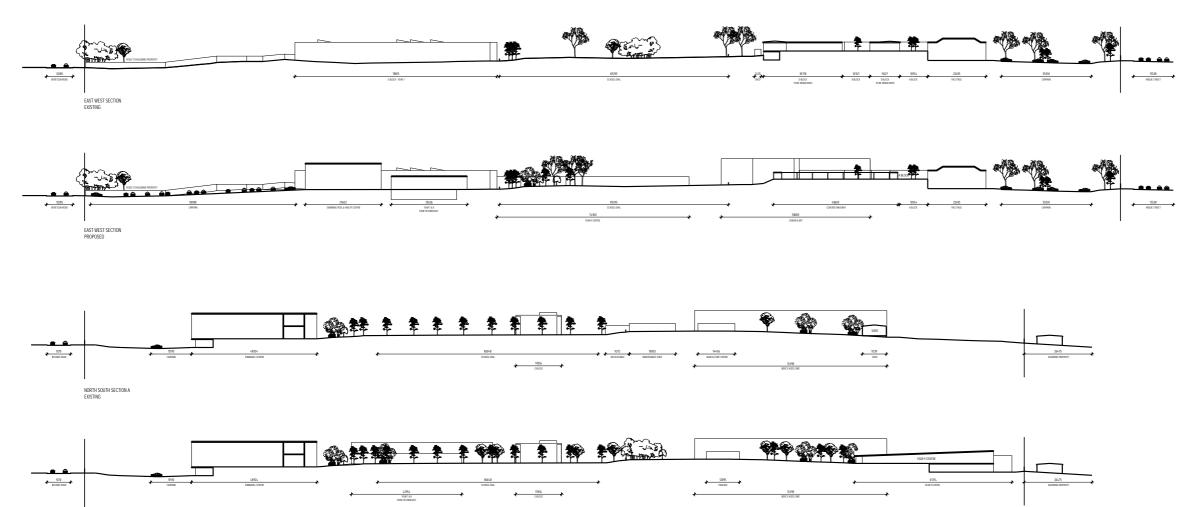
## **MASTERPLAN**







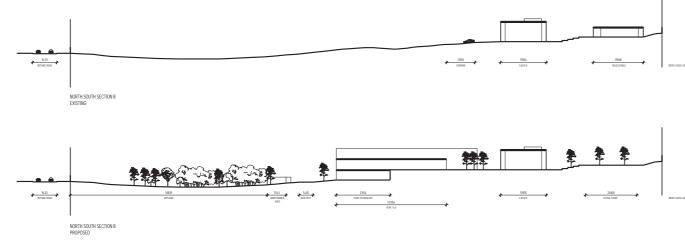
## **EXISTING AND PROPOSED SITE SECTIONS**

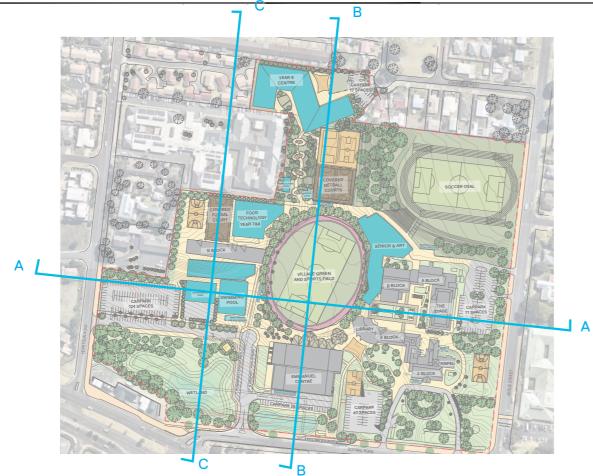


## **EXISTING & PROPOSED SITE SECTIONS**



NORTH SOUTH SECTION A PROPOSED





## **EXISTING & PROPOSED SITE SECTIONS**



- Lower oval enhanced with formal soccer pitch (potentially synthetic surface) and perimeter running track.

  (Note: running track can achieve 400m running length with some modification of the western batter)
- 2 Existing grassed batter enhanced as a 'parkland' space with informally spaced trees and potential paths and seating.
- 3 Upgraded hardcourts.
- 4 'The Bridge' a landscape space expressing the transition from the main campus to the Year 9 campus with planted structures, seating 'pods' and site specific vegetation.
- 5 Existing science wing / canteen courtyard enhanced to provide additional space for student socialisation and improved circulation.
- The 'Village Green'- the existing central oval is transformed into a focus of formal and informal campus activity through strategic building placement and landscape development.
- 7 Year 7/8 courtyard developed as an interactive multifunctional space with a play space, informal hardcourt and kitchen garden.
- The unused lower corner of the site is developed as an environmental zone, including wetland and woodland areas providing exploration opportunities, environmental studies and potentially windbreak planting.



The existing swale is softened as a landscape element through planting of trees and wetland species where appropriate.

The existing garden form and features, including the recently restored grotto, are retained and enhanced with new complementary plantings to create a quiet, peaceful space for students and community.

11 The existing car park in the vicinity of the historic building (now the Senior Centre) is removed to create a landscape forecourt / gathering space and a new car park is constructed closer to Hopetoun Road.

Removal of existing buildings creates the opportunity for a new formal courtyard with potential for sculpture and group learning /collaboration and College events.

Memorial garden retained into the future.

Existing courtyard simplified to provide clear access and integration with formal courtyard (12)

Existing batter modifed to provide terraced seating looking over enhanced lower oval

### MASTERPLAN I 10. AREA GUIDELINES & ANALYSIS

The school's current enrolment is approximately 1,250. There is projected local growth, to a preferred long-term enrolment (LTE) to a maximum of approximately 1,350 students.

We have used the standard are figures produces by the Melbourne Archdiocese Catholic Schools (MACS) as a comparative figure to illustrate either the shortfall or oversupply of the facilities across the campus.

The overall existing floor area, as of August 2021, is approximately 12,000sqm, making the square metre rate per student around 7sqm/student or 20% below the MACS guideline of a maximum 9.75sqm/student for secondary schools.

Compared to the MACS guidelines, there is a particular shortage across the school of general learning areas. This outcome is supported by the briefing sessions held with the school as part of this master plan process - but also reflects the use of the Rice Campus for senior students. The long term floor area for General Learning Areas is well below the guidelines but will be increased by the additional space realised in the proposed Year 9 Centre.

The current reduction in science will be improved by the current work being undertaken, and this has been allowed for in the existing conditions area analysis.

The existing student amenities are currently low within all existing buildings. The proposed masterplan will aim to increase the number of student amenities across the campus. Existing Administration/Staff areas closely match the MACS guidelines. The shortfall in staff area could easily be achieved with the inclusion of localised staff rooms within the proposed facilities.

Additional floor area would be realised in Stage 1 works as follows:

- Up to 9x additional GLAs
- · Science
- · Prohject Based Learning
- · Shared/breakout space
- Amenities
- · Staff facilities
- · A central gathering space for multiple classes
- · A covered outdoor court.

Additional floor area would be realised in Stage 2 works as follows:

- · Larger food tech room and kitchen garden
- · Up to 10 x additional GLAs and new shared/breakout space
- · Amenities
- · Staff facilities

MACS Area Allowances vs Emmanuel College's Areas

EMMANUEL COLLEGE Rev\_02 Master Plan Facilites Schedule 24-Apr-22 itled Areas of Spaces Existing Areas (m2) Area per Student(m2) Student (m2) Proposed Areas (m2) Excess +/- (m2 1250 students 1350 stsudents eneral Learning Areas 4650 -221 2434 neral Learning Relocatable 149 1.20 1496 nysical Education / Courts + Gym 1496 1.11 730 730 dminstration / Staff 0.83 1.11 1500 1037 474 900 upil's Amenities 0.60 1.00 1350 -601 749 ience 603 0.48 0.56 750 Technology / VET -163 602 0.48 0.57 765 PAC / Music / Drama / Dance 0.45 563 0.42 563 Foyer/Reception 129 0.10 129 107 290 Agriculture / Horticulture other/walkway/cafeteria 1757 14787.7 Total Area

#### Note:

<sup>\*</sup> Travel / Engineering is included in area

 $<sup>\</sup>hbox{$^*$ Classification of Gym \& Library not included as teaching space}\\$ 

The masterplan proposes increasing the McAuley Campus's overall capacity to realise a fully integrated Year 7-12 College slowly. The relocation of both the senior students followed by the Year 9s on McAuley Street will considerably increase the number of students across the campus and require supporting teaching and specialist spaces. A landscape design that will provide successful sports, play, social and outdoor learning space will be essential for the college. Catering for the school's growth and an integrated landscape is at the heart of the proposed masterplan.

The following staged rollout considers the need for Emmanuel College to maintain a fully operational business while construction and refurbishment projects happen around them.

#### Stage 1 consists of the following works:

The work on the Crawley Street site can potentially establish building works independent from the existing campus and therefore have minimal impact on the school's operation. The connecting landscape will only be completed once the maintenance facilities have been constructed in their new location on the only land on the west of the campus adjoining Hopetoun Road. At this stage, the works area will be fenced off to ensure separation between the school staff and students and the contractor's team.

The opportunity to construct the maintenance facilities, the new road network and carpark, could be considered a single contract along with the relocation of the car parking at the front of the school and could take place at any time before the completion of the Year 9 Centre.

#### Stage 2 consists of the following works:

The existing relocatables will have to be relocated to the south of the existing Year 7/8 building before this stage of the works. This works site will have to be separated from the current student routes into the Year 7/8 building for the duration of the build, meaning alternative access paths will have to be set out. The link building that provides shared / breakout space for both the existing and proposed buildings will have to be constructed during the long break to enable the continued use of the year 7/8 building.

The new external spaces including productive garden, will form part of this project, along with the refinishing of the internal access road used for maintenance.

The landscape works around the central oval - including the covered walkway - could be undertaken at any time after the completion of the Stage 2 works

#### Stage 3 consists of the following works:

Stage 3 is a more difficult area to work in, being in the centre of the school but similar to the science centre. The refurbishment will be fenced off to separate the students from the building works and contractors. Construction access could be achieved from Ardlie Street with huts occupying part of the car park. Demolition of the existing food tech spaces and the western classrooms can then commence. The new 2-storey senior learning centre can then be constructed and will include the new art faculty.

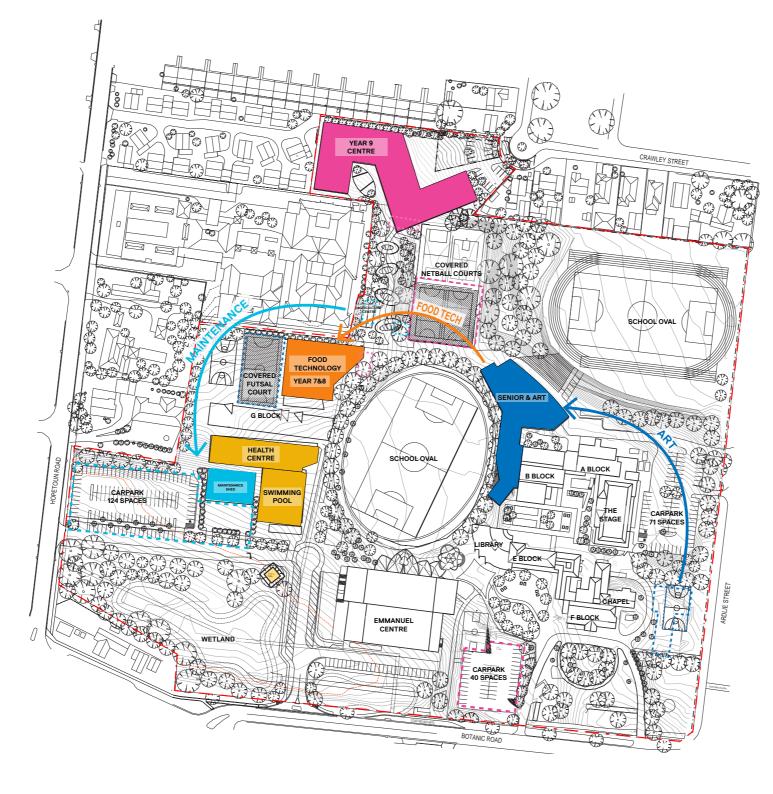
On the completion of this stage of works, the classroom directly to the south of the science block can be demolished to enable the new central, sculpture courtyard to be constructed. The existing art block can also be demolished, and a new sport's court completed for the senior students. A new a sport's court to the north of G Block for students will be completed as well.

## Improvements to Student Outcomes, Engagement and Wellbeing

- Connecting the convent back into the campus, through a central courtyard at the heart of the school.
- Increasing the overall number of teaching spaces to accommodate future growth and create more flexible spaces.
- Creating a fully integrated campus and the ability to have all age groups within the single site.
- Access to a variety of learning and teaching spaces provide students with opportunities to engage in their passions and greater self-directed learning.
- · Improved opportunities to engage with outdoor learning.
- Improved vertical access across the school and accessibility of classrooms for disabled students or staff.
- Improved landscape play and social spaces throughout the campus.

#### **Durable, Flexible and Sustainable**

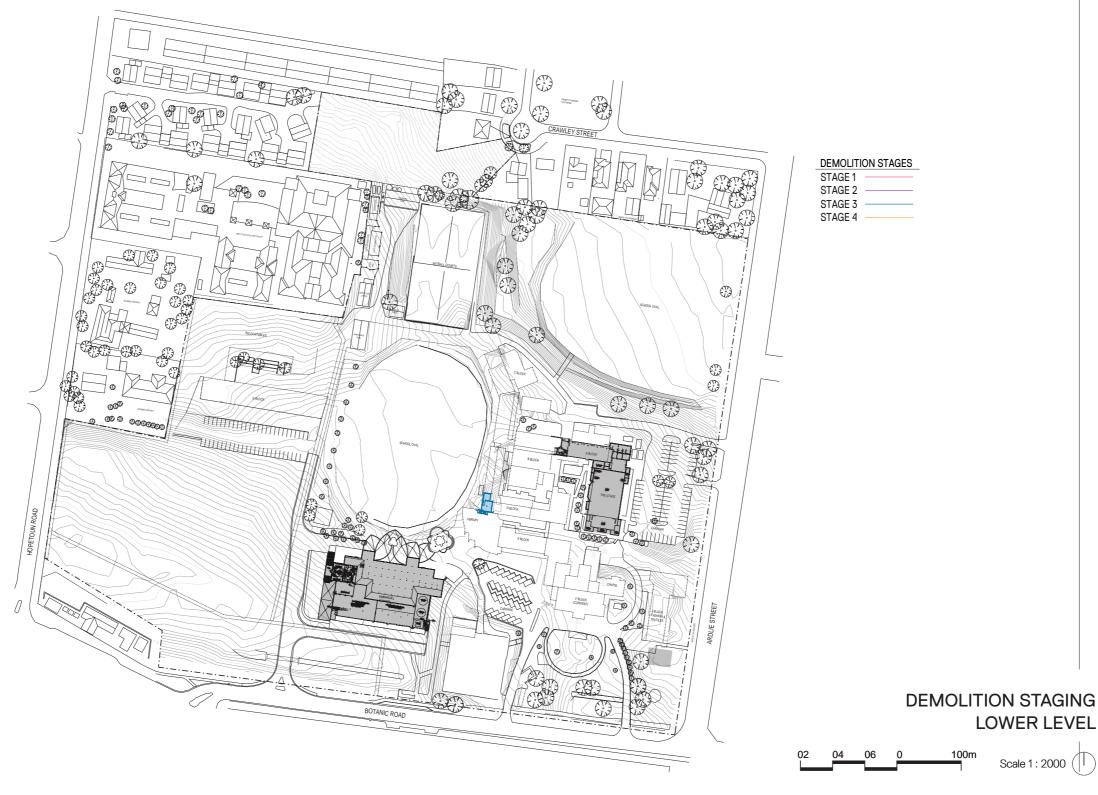
- Opportunities for use of solar energy generation and storage to be explored
- · Opportunities for water capture and reuse can be explored
- Introduction of high levels of passive environmental design to be incorporated in new facilities.
- Materials and finishes will be selected for their robust performance, low-maintenance requirements and longevity.
- Revegetation of parts of the site would restore flora and fauna, prevent water rain runoff and provide learning opportunities.

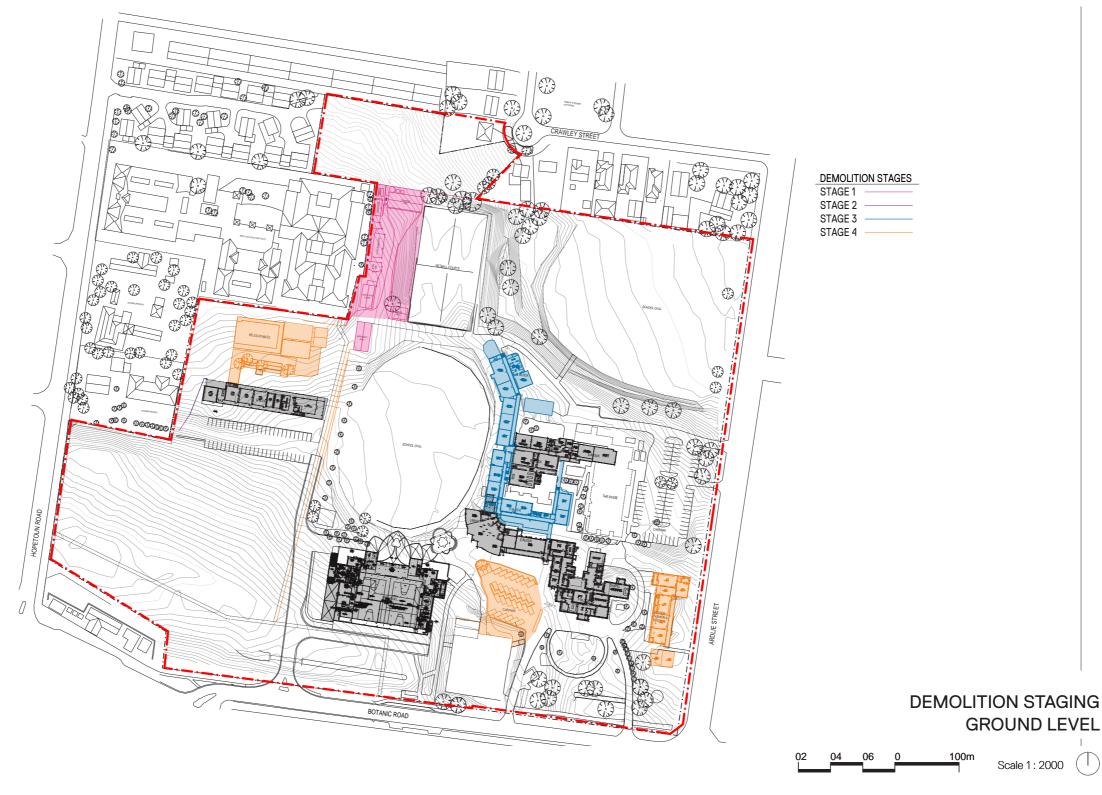


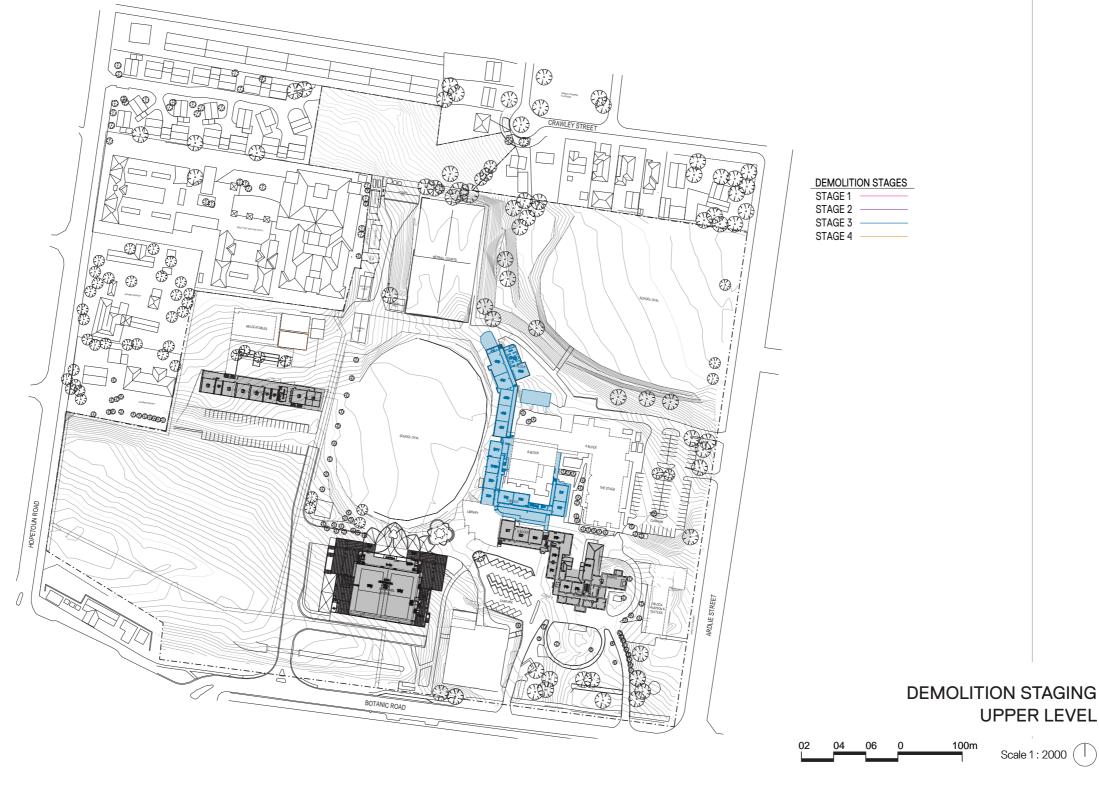


STAGE 1
STAGE 1A
STAGE 2
STAGE 3
STAGE 4

Scale 1: 2000







# **BALDASSO CORTESE**

collaborate · create · connect

### **Informal Meeting of Council Record**

Name of Committee or Group (if applicable):	Informal Meeting of Council (Councillor Briefing)
Date of Meeting:	12 February 2024
Time Meeting Commenced:	3.04pm
Councillors in Attendance:	Cr. B. Blain, Mayor Cr. O. Akoch Cr. D. Arnott Cr. V. Jellie Cr. M. Taylor Cr. R. Ziegeler
Council Officers in Attendance: Coordinator Project Management	Andrew Mason, Chief Executive Officer Luke Coughlan, Director City Growth John Brockway, Acting Director Corporate Strategies Abel Farrell, Manager Infrastructure Services Brooke Love, Director Community Development Wendy Clark, Executive Assistant James Plozza, Governance Manager Stephen Hoy, Economic Development & Events – 3.05pm – 3.56pm Lauren Edney, Service Manager, Events & Promotion – 3.05pm – 3.56pm Victoria Black, Events & Promotions Coordinator - 3.05pm – 3.56pm Chloe Jewell, Events & Promotions Admin Officer - 3.05pm – 3.56pm Justin Harzmeyer, Coordinator Natural Environment & Sustainability - 3.57pm – 4.04pm
Other persons present:	0.07 pm 1.0 1pm
Apologies	Cr. A. Paspaliaris
Matters Considered:	<ol> <li>Winter Campaign 2024.</li> <li>Fair Access and Use Policy.</li> <li>Green Warrnambool Implementation Update.</li> <li>Local Government Reforms 2024.</li> </ol>
Council and Officer Items Raised	<ul> <li>Warrnambool Football-Netball Club loan guarantees.</li> <li>Federal Government pre-election commitments.</li> <li>Upcoming visit of Victorian Governor.</li> <li>Mobile accessible restroom.</li> <li>Parking Freckled Duck, Allansford.</li> <li>DAMA Agreement extension.</li> <li>Motions for Municipal Association of Victoria State Council meeting.</li> <li>Australian Local Government Associations conference motions.</li> <li>Local Government Mayoral Ministerial Panel.</li> <li>Foreshore carnival site.</li> <li>Shipwreck Bay Caravan Park.</li> <li>Chamber of Commerce.</li> <li>Public behaviour in City streets.</li> <li>Foreshore strategy.</li> <li>Harrington Road housing EOI.</li> <li>Playground fencing at Dennington Cricket Club.</li> </ul>
Councillor Conflicts of inte	rest Disclosures:
Councillor /Officer Name:	
Meeting close time:	4.56pm
Record Completed by:	Wendy Clark

Executive Assistant

### **Informal Meeting of Council Record**

Name of Committee or	Informal Meeting of Council (Councillor Briefing)
Group (if applicable):	
Date of Meeting:	19 February 2024
Time Meeting Commenced:	3.00pm
Councillors in Attendance:	Cr. B. Blain, Mayor Cr. O. Akoch Cr. D. Arnott Cr. V. Jellie Cr, A. Paspaliaris - Virtual Cr. M. Taylor
Council Officers in Attendance: Coordinator Project Management	Andrew Mason, Chief Executive Officer Luke Coughlan, Director City Growth John Brockway, Acting Director Corporate Strategies Infrastructure Services David Leahy, Director City Infrastructure Brooke Love, Director Community Development Wendy Clark, Executive Assistant James Plozza, Governance Manager Nick Higgins, Manager Communications – 3.43pm – 4.00pm Stephen Hoy, Economic Development & Events – 4.04pm – 4.12pm Lauren Edney, Service Manager, Events & Promotion – 4.04pm – 4.12pm
Other persons present:	Andrew Sloane, CEO, South West Academy of Sport and junior Adele McNamara
Apologies	Cr. R. Ziegeler
Matters Considered:	<ol> <li>MAV State Council motions.</li> <li>Confidential Item – Tender - Road Sweeper.</li> <li>Online Engagement.</li> <li>Funding opportunities.</li> <li>Winter Solstice Event.</li> </ol>
Council and Officer Items Raised	<ul> <li>RSPCA Animal shelter.</li> <li>Electoral boundary review.</li> <li>East of Aberline Road development and VPA.</li> <li>Shipwreck Bay caravan park.</li> <li>Chamber of Commerce update.</li> <li>EOI's Harrington Road key worker housing.</li> <li>Hermitage Drive property query.</li> <li>Brierly masterplan.</li> <li>CCTV at Breakwater.</li> <li>Bus shelters responsibility.</li> <li>Odour issues in West Warrnambool.</li> <li>Vegetation along walking track at foreshore.</li> </ul>
Councillor Conflicts of inte	rest Disclosures:
Councillor /Officer Name:	
Meeting close time:	4.38pm
Record Completed by:	Wendy Clark Executive Assistant

### **Informal Meeting of Council Record**

Name of Committee or Group (if applicable):	Informal Meeting of Council (Councillor Briefing)
Date of Meeting:	26 February 2024
Time Meeting Commenced:	3.00pm
Councillors in Attendance:	Cr. B. Blain, Mayor Cr. O. Akoch Cr. V. Jellie Cr, A. Paspaliaris Cr. M. Taylor
Council Officers in Attendance: Coordinator Project Management	Andrew Mason, Chief Executive Officer Luke Coughlan, Director City Growth John Brockway, Acting Director Corporate Strategies Infrastructure Services David Leahy, Director City Infrastructure Brooke Love, Director Community Development Wendy Clark, Executive Assistant James Plozza, Governance Manager Julie McLean, Manager, City Strategy and Development - 3.41pm - 4.10pm Rob Wandell, Coordinator, City Development - 3.41pm - 4.10pm Ali Kemp, Manager Recreation & Culture - 4.06pm - 4.18pm Simon Fleming, Manager Organisation Development - 4.20pm - 4.54pm Julie Anderson, Manager Strategic Assets, Property and Projects - 4.55pm - 5.07pm Thomas Hall, Coordinator Project Management -4.55pm - 5.07pm
Other persons present:	Marc Tims, Executive Officer, South West Sport
Apologies	Cr. D. Arnott
Matters Considered:	<ol> <li>Cr. R. Ziegeler</li> <li>Council Plan Actions 2023 - 2024: October - December (Quarter 2)</li> <li>Planning Scheme Amendment C214warr - 19 Horne Road, Warrnambool</li> <li>DP2022-0003.01 - Application To Amend A Development Plan - 140-150 Botanic Road, And 13 And 15 Crawley Street (Emmanuel College)</li> <li>Saleyards Highest And Best Use Master Plan Draft</li> <li>Warrnambool City Council Aquatic Strategy</li> <li>Mav State Council Motions</li> <li>Gender Equality Update</li> <li>Internal Audit Recommendations Report 2023-2024: Pulse Report (Quarter 2)</li> <li>West Warrnambool Neighbourhood House Project Update</li> <li>Mayoral Diary Update</li> </ol>
Council and Officer Items Raised	<ul> <li>Warrnambool College.</li> <li>GORCAPA meeting.</li> <li>Battery project.</li> <li>Portuguese Festival.</li> <li>GORRT Board meeting.</li> <li>Adelaide Caravan and Camping show</li> <li>Waste charges.</li> <li>Bus shelters.</li> <li>City Memorial Bowls Club.</li> <li>Off-shore wind farms.</li> <li>Evelyn Crescent/Glenbane Court traffic island concern.</li> </ul>

Councillor Conflicts of interest Disclosures:		
Councillor /Officer Name:		
Cr Vicki Jellie AM – General Conflict - Item, 3.3 - DP2022-0003.01 - Application To Amend A Development		
Plan - 140-150 Botanic Road, And 13 And 15 Crawley Street (Emmanuel College)		
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Meeting close time:	5.40pm	
Record Completed by:	Wendy Clark	
	Executive Assistant	